PLANNING

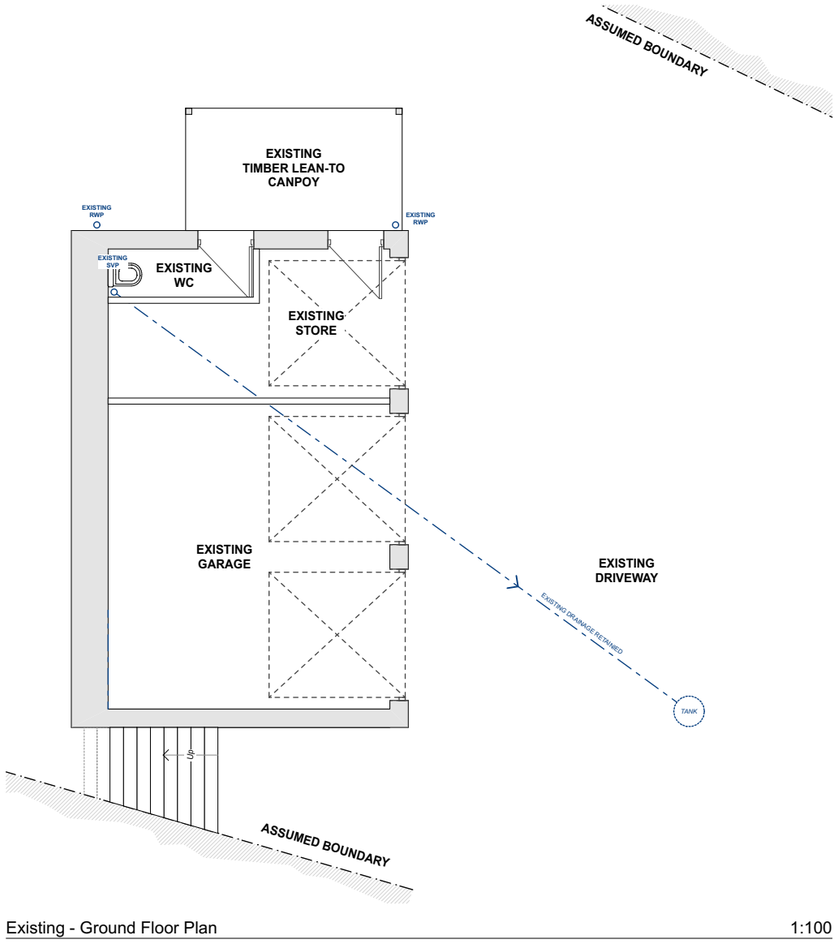
0 10 20 50mm

Paper Scale Check

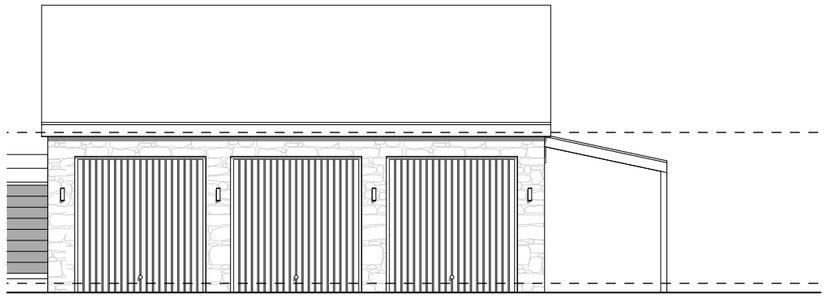
Plan Key

- Existing Doors - Retained
- Existing Doors - Removed
- Proposed Doors
- Existing Internal Walls - Retained
- Existing Internal Walls - Removed
- Proposed Internal Timber Stud Walls
- Proposed Internal Blockwork Walls
- Existing external walls / windows - Retained
- Existing external walls / windows - Removed
- New window formed within existing wall with lintols above and DPC's to reveals
- Proposed cavity external walls / windows
- Make good existing external opening
- Existing walls removed and 2 No. heavy duty lintols above to the manufacturers design - existing walls & floor made good
- Structural steel beams above to the engineers design
- New 1/2 hour fire rated door with self closing device — FD30S
- New 1 hour fire rated door with self closing device — FD60S
- Smoke detector to BS 5839 Part 1 — SD
- Heat Detector — HD

Note - Please read in conjunction with relevant specification notes



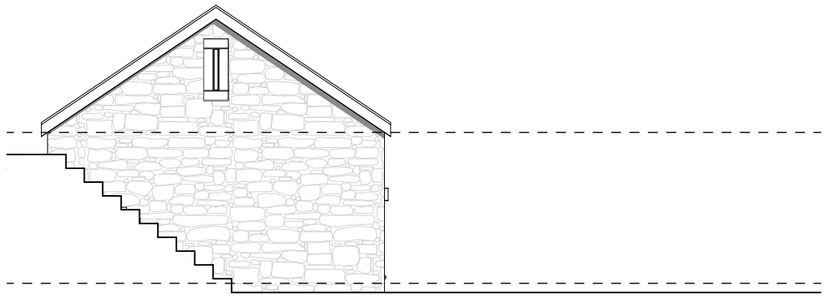
Existing - Ground Floor Plan 1:100



Existing - Front Elevation 1:100



Existing - Rear Elevation 1:100

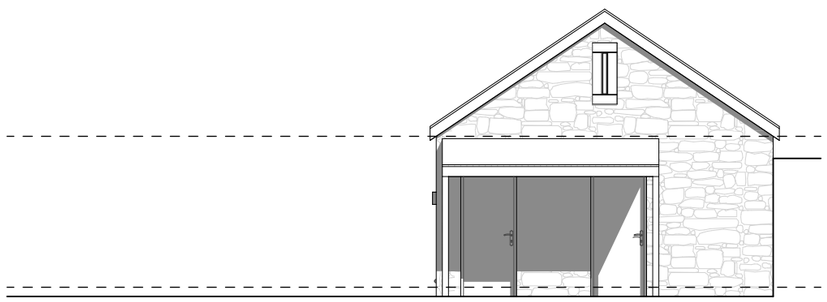


Existing - Side Elevation 1:100

Elevation Materials Key

- Existing external materials
- Existing Stone
- New areas of facing brickwork to match existing
- New roof areas to match existing finish
- New areas of render to match existing

Note - Please read in conjunction with relevant specification notes



Existing - Side Elevation 1:100

General Notes

1. **Drawings are prepared for the purposes of obtaining Town & Country Planning Permission or Building Regulation Approval only.**
2. All dimensions in millimetres, levels in metres unless noted otherwise.
3. Do not scale from these drawings.
4. All internal dimensions refer to structure, i.e. prior to fixing of wall finish.
5. All dimensions shown on any drawing to existing structures are approximate and the contractor is to obtain all exact site dimensions necessary to carry out the works.
6. The contractor is to to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.
7. Temporary protection shall be provided to prevent water penetration into any existing structures during the works.
8. The contractor should maintain the stability of all existing buildings and structures within and adjacent to the works, and of all works from the date of possession of the site until practical completion of the works. The contractor shall design, install and maintain all necessary temporary works to comply with the above.
9. The contractor shall be responsible for ensuring that sufficient tolerances are provided and integrated throughout all elements of the works. The contractor is to take account of tolerances detailed elsewhere when complying with this clause.
10. All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.
11. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.
12. All brick coursing is approximate and the contractor is to obtain all exact site dimensions necessary to carry out the works.
    It is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'The Party Wall Act 1996' Explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London SE99 6TT. Tel: 0181 691 9191.
13. This drawing is Copyright ©

Revision	Description	Date	Drawn
D	House floor plans added to drawing pack	17.07.19	JH
C	Existing extension added to site plan	16.07.19	JH
B	Proposed balcony added to application	12.07.11	JH
A	Draft Issue	04.07.18	JH

Client

Mr Russ Tranter

Project

Barns Hall Cottage, Black Lane, Tankersley, Barnsley, S74 0DX

Drawing Title

Garage -
Existing Plans and Elevations

Drawing No. 19021_02

Scale at A3 1:100

FRAME
Architecture + Building Design