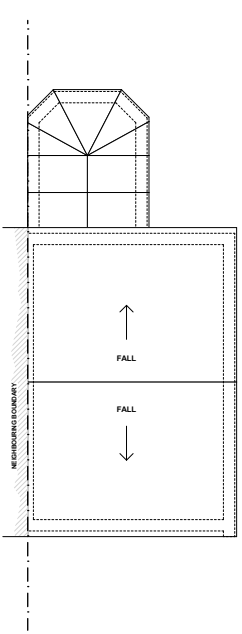
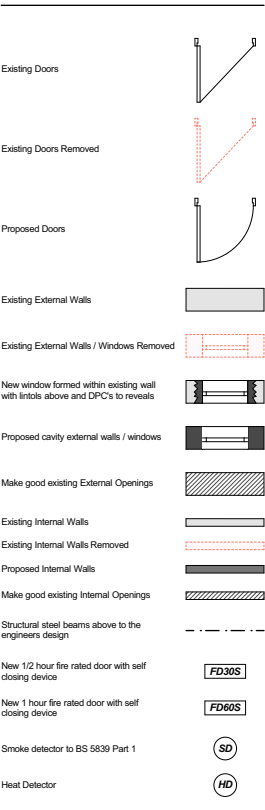


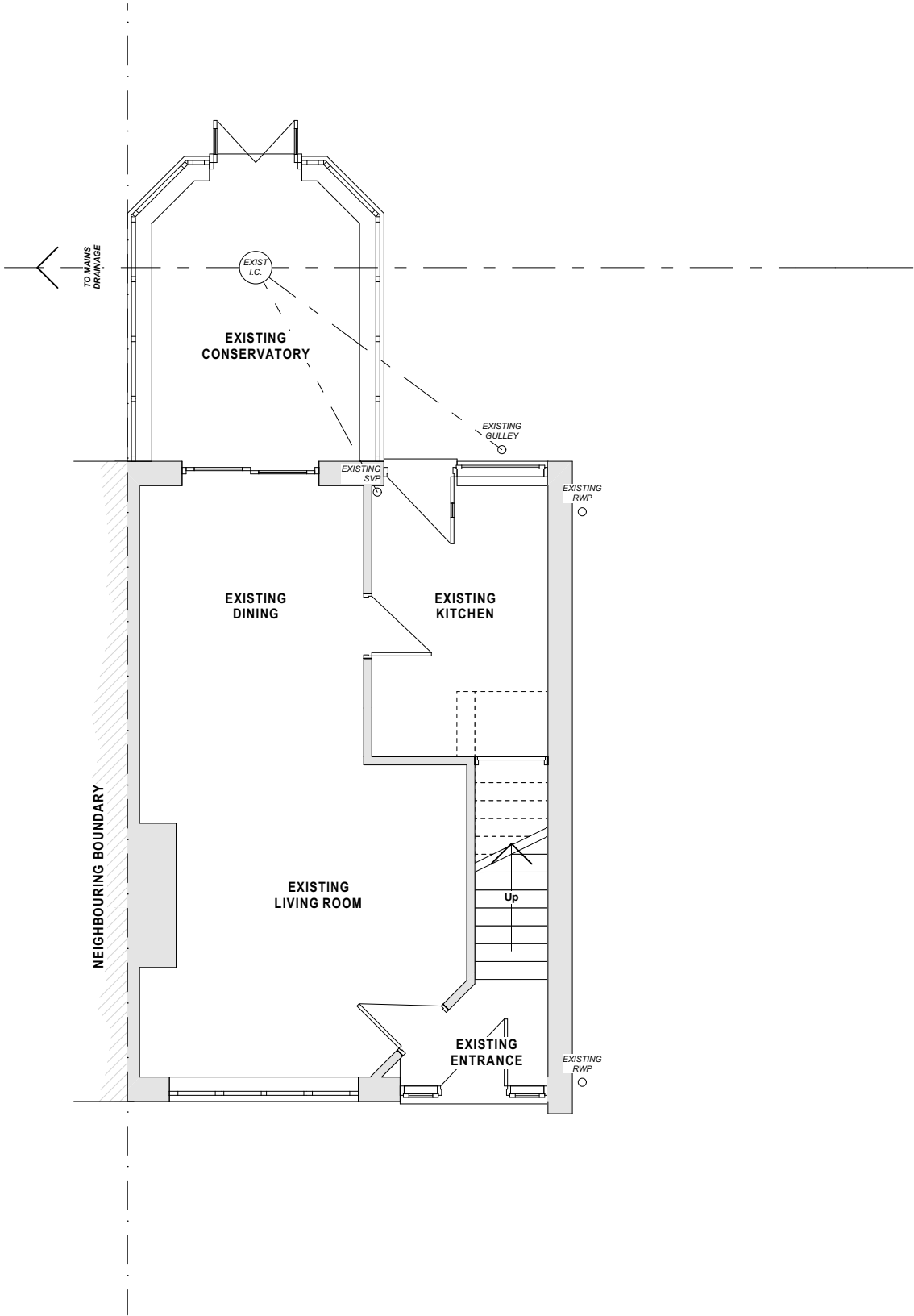
PLANNING



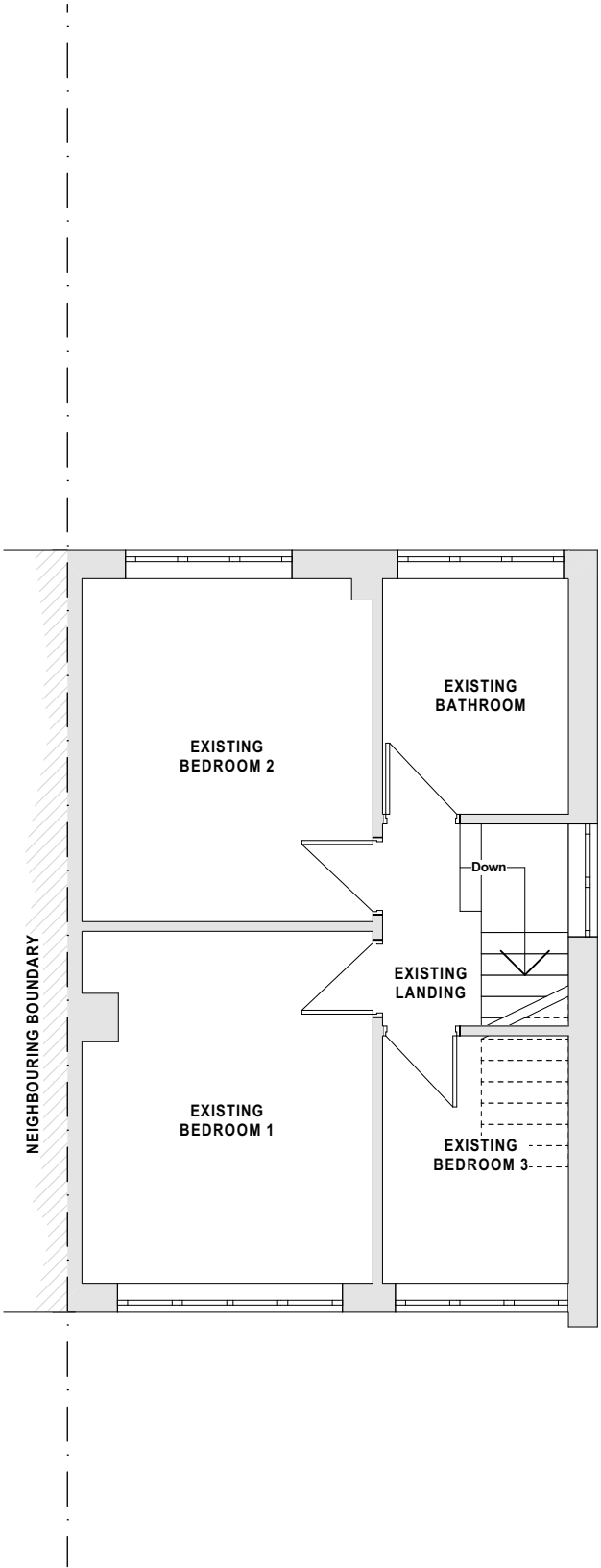
Existing Roof Plan 1:200



Plan Key



Existing Ground Floor Plan 1:75



Existing First Floor Plan 1:75

General Notes

1. Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulations approval, and are not intended as comprehensive construction drawings.
2. All proposed and existing construction: details, dimensions, levels and drain layouts are to be checked and verified by the Contractor on site prior to the ordering of materials and commencement of work. Contractor to bring to the clients attention any variations before being carried out on site.
3. The Contractor shall properly take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Control Officer in all respects, whether or not indicated on the drawings or in the specification.
4. 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.
5. The contractor shall design, install and maintain all necessary temporary works to comply with the above to prevent water penetration into any existing structures during the works.
6. All work to be inspected and approved by the Local Authority Building Control Officer at the appropriate stages before covering up or progressing with the works.
7. Workmanship and materials are to comply with the Building Regulation 7 and the BS 8000 series of Code's of Practise. All materials are to be new and shall be suitable for the purpose that they are used for, and shall be fixed, applied or mixed in accordance with all manufacturers instructions, recommendations & specifications.
8. All dimensions in millimetres unless noted otherwise. All internal dimensions refer to structure, i.e. prior to fixing of wall finish. All dimensions to existing structures are approximate and the contractor is to obtain all exact site dimensions and ensure sufficient tolerances are taken into account prior to carrying out the works.
9. Legal boundaries to be confirmed by the owner before work commences. The boundaries indicated are from OS information. It is the responsibility of the parties sharing the boundaries to agree the position before the work commences, as neither the agent nor the builder can be held responsible for establishing the boundaries. No part of the construction or work should cross the boundary without the written authority from the adjoining owner.
10. The contractor shall insure prior to the commencement of any work that the client has implemented their duties under the Party Wall Act 1997 where the work will affect any "Party Wall" or "Party Garden Wall" struture(s) of an adjoining property. Party Wall Surveyors may need to be appointed by both parties in this respect.
11. Prior to commencement of any works all necessary searches/surveys are to be undertaken to determine the presence of any services within the proximity of the works such as drainage, gas, electricity, water, telecommunications, radon etc..
12. All construction work is deemed as hazardous, any part of the work arising out of the implementation of these drawings and specification must be carried out in accordance with the Construction (Design & Management) Regulations 1994 and the CHSW Regulations 1996 and all updates and amendments thereof.
13. Any deviation from the approved plans must be agreed with the relevant local Authority Building Control or Planning Officer.
14. These drawings are copyright, and is not to be copied or reproduced in any way without obtaining prior consent from the author / designer.
15. Do not scale from these drawings.

B	Amended to clients comments	03.07.25
A	Preliminary issue for comment	27.06.25
Revision	Description	Date

Client

Gary Phillis

Project

40 Lund Lane, Barnsley, S71 5PD

Drawing Title

Existing Plans

Drawing No.	Scale at A3
25-11-03	1:75 / 1:200

