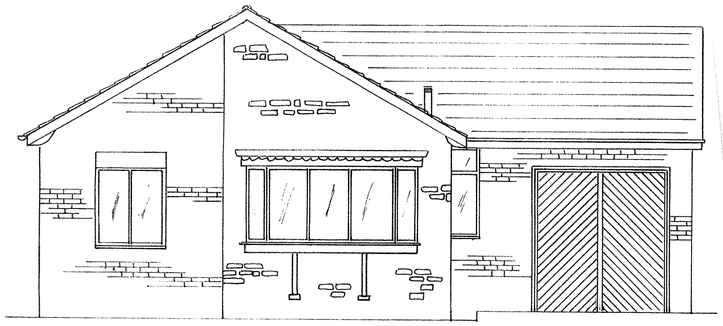
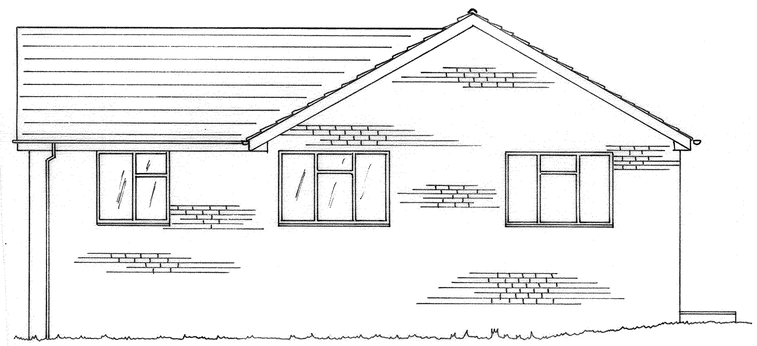
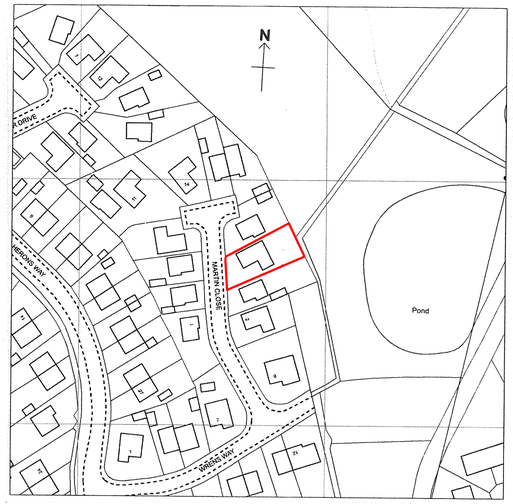


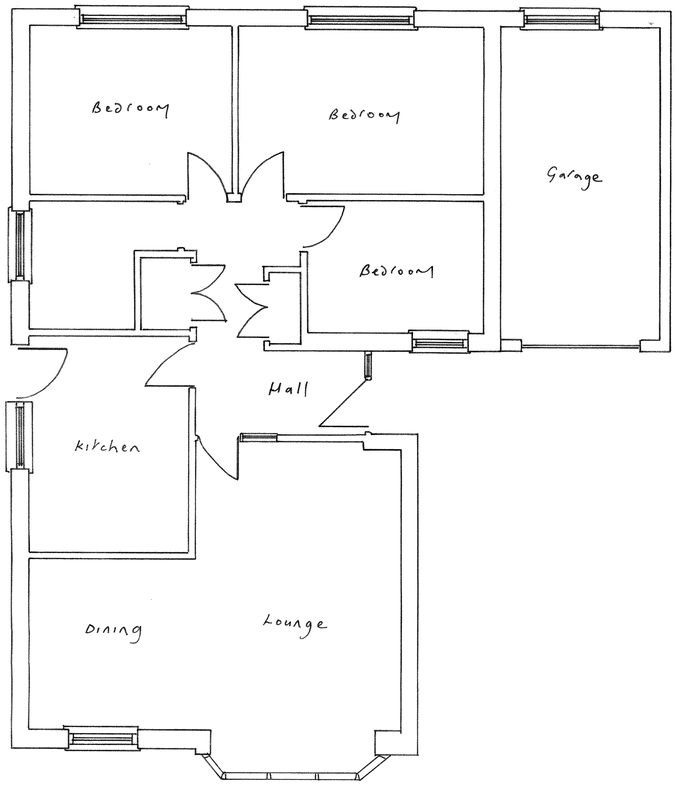
EXISTING FRONT ELEVATION
UNCHANGED



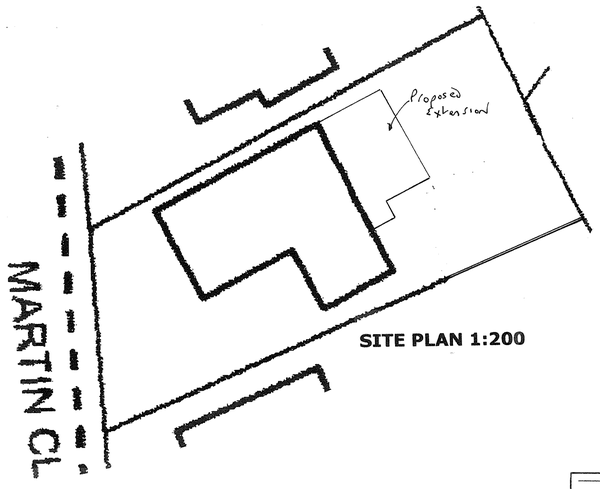
EXISTING REAR ELEVATION



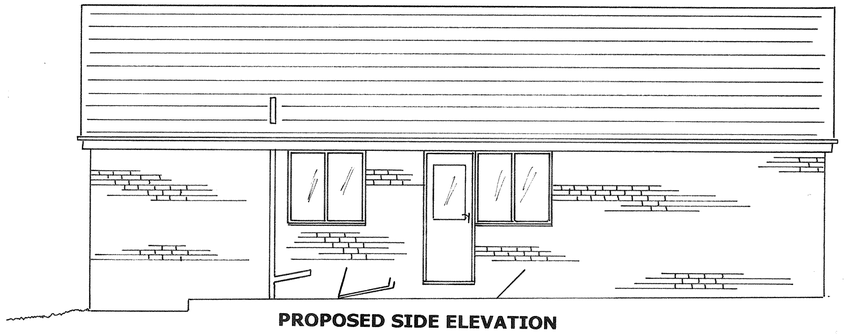
LOCATION PLAN 1:1250



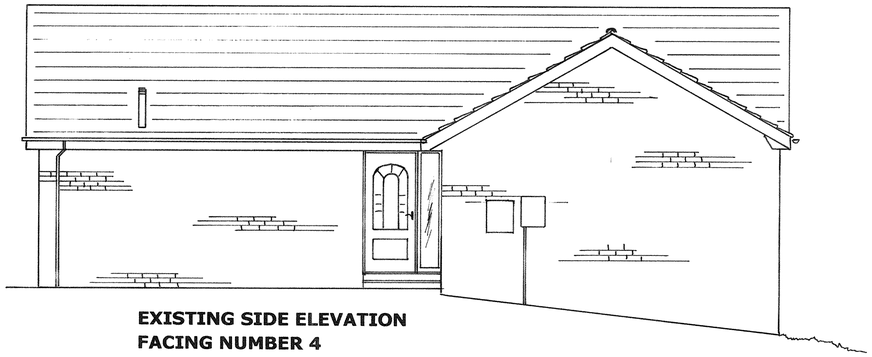
EXISTING FLOOR PLAN



SITE PLAN 1:200



PROPOSED SIDE ELEVATION
FACING NUMBER 8



EXISTING SIDE ELEVATION
FACING NUMBER 4

IMPORTANT NOTES TO BUILDER AND CLIENT
PLEASE READ

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed. **The building control application should be submitted 10 days before starting work so please inform the agent so this can be done.**
- **The client must inform the agent at least two weeks before starting the building work to check that a building control application has been submitted.**
  It is the builder's responsibility to arrange for the inspection visits at the key stages of the work so that a completion certificate can be issued to the client.
  The BUILDING INSPECTOR IS NEIL MARSDEN TEL. 07712 324945
  All work to comply with Part 7 of the building regulations, materials and workmanship.
- Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements. The builder should carry out their own site survey in order to prepare an accurate quotation; any queries should be checked with the agent. Builder will allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation depth is approved, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed or if any inspection chambers have been covered up under decking or patios which may need moving. Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is always recommended that a trial hole be dug to determine the existing ground condition (including garage floors where these are intended to be built off) to assess suitability to carry additional load and to ensure the new foundation is compatible with the existing one, this will enable any design work to proceed to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special foundation is requested by the building inspector.**
- **DO NOT SCALE FROM DRAWING** these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions and manufacture of specialist items like trusses, steelwork, staircases and doors and windows (which should be measured on site to constructed openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other) check any queries with the agent before proceeding further.
- Where the proposed works are within 3 metres of a public sewer, which could be a foul or surface water drain serving more than one property, then the **local water authority will be consulted** by building control. They may require an application to build over or near to the drain for which a separate fee is payable to them and they will check the plans and approve the connections/alterations for which they will take future responsibility.
- Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
- Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No part of the work should project over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary is before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary
- Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler take additional outlets. All work should comply with current industry regulations.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the District Surveyor should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition.
  Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.
- Any **Structural Calculations** to prove foundations, retaining walls, roof members, steel beams and general stability are to be to the satisfaction of the Local Authority 14 days should be allowed for checking such calculations. All steelwork should be fireproofed. **The builder or client must check with the agent that any structural calculations have been submitted and approved before ordering any steelwork or proceeding with structural alterations.**

PROPOSED SINGLE STOREY REAR EXTENSION
AND INTERNAL MODIFICATIONS FOR:
Ms L HOBSON & MR P NORBURN
6 MARTIN CLOSE BIRDWELL
BARNSLEY S70 5SP
DRAWING 1 OF 2
EXISTING ELEVATIONS AND FLOOR PLANS
SCALE 1:50 DATE SEPTEMBER 2014