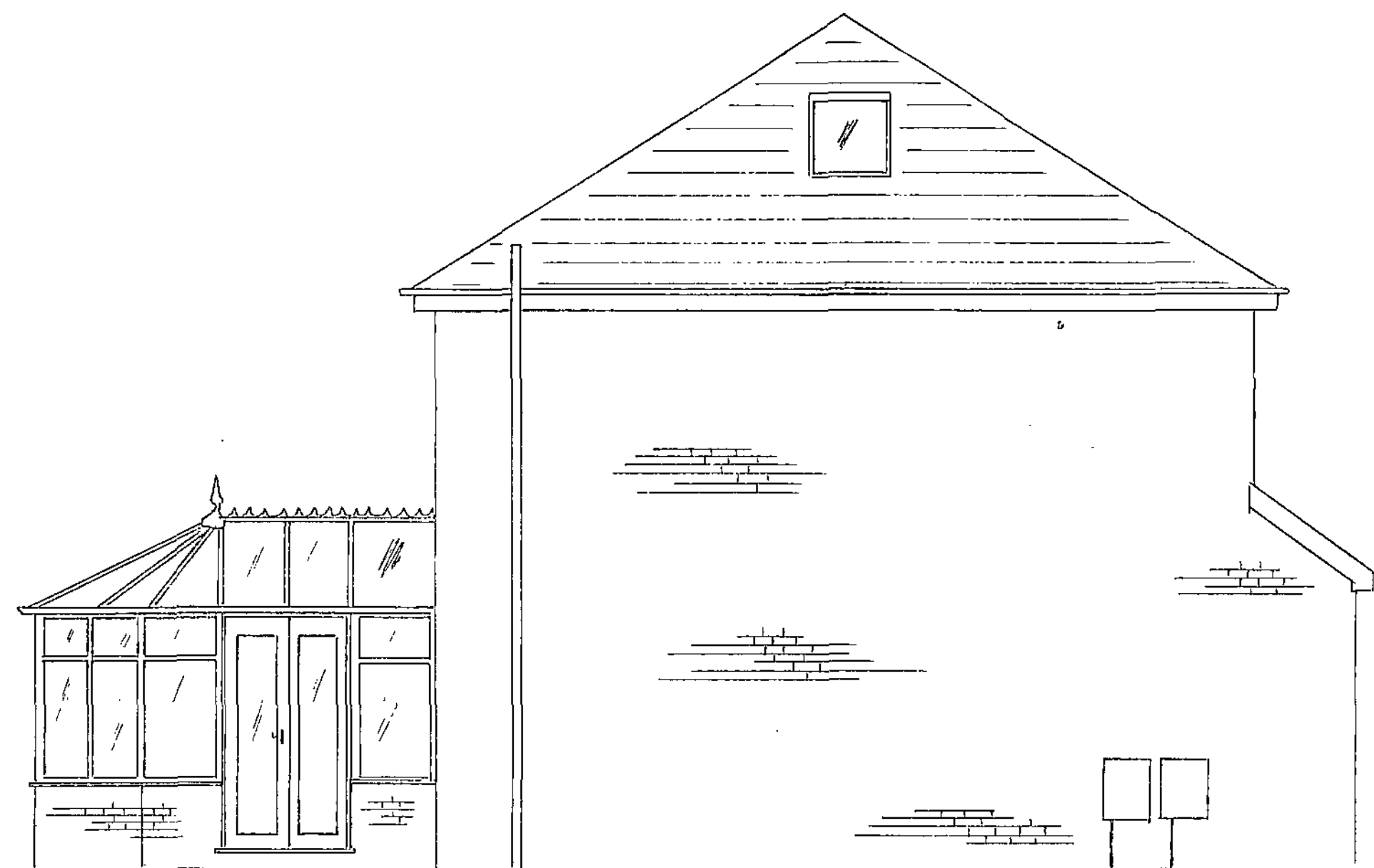
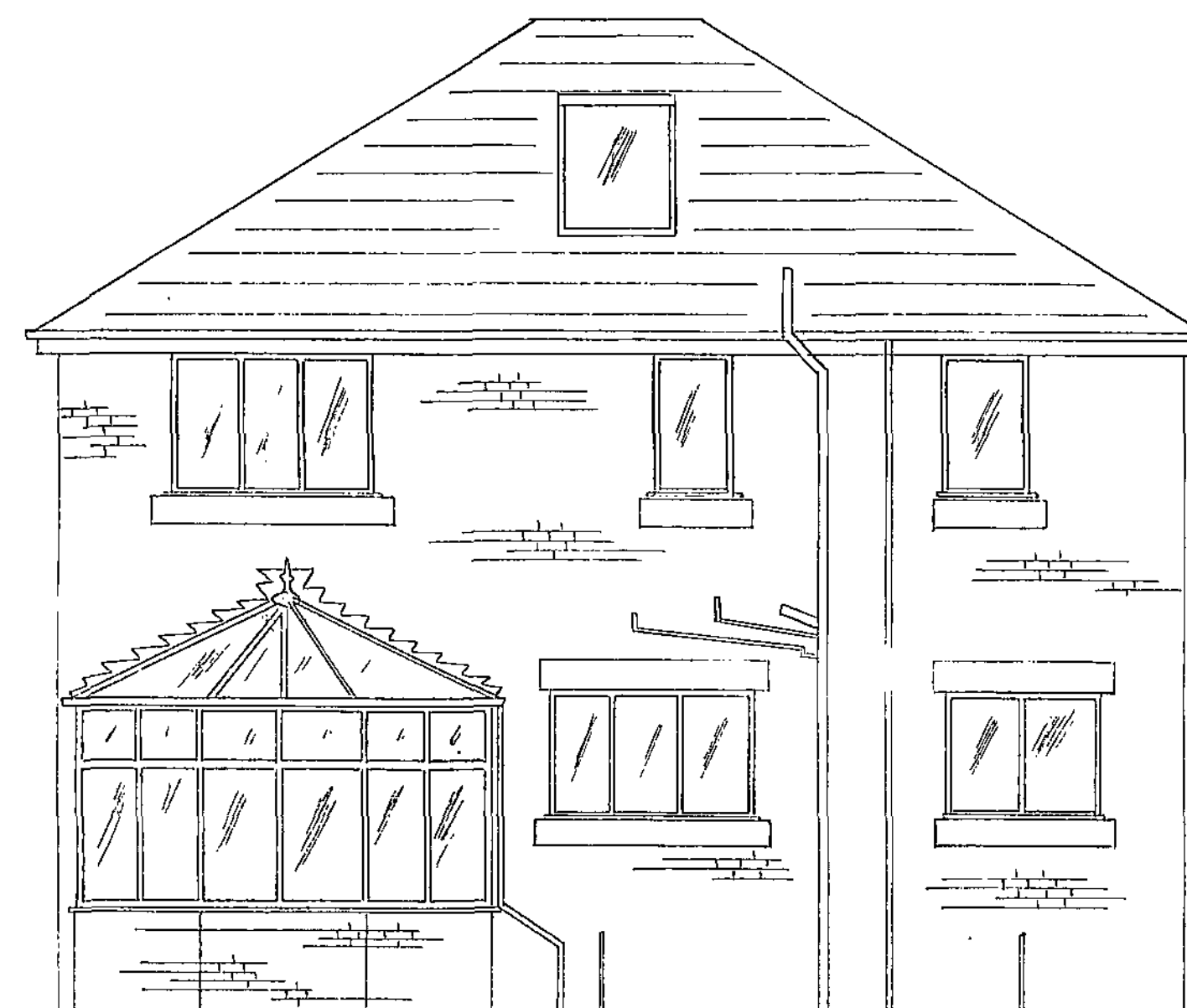




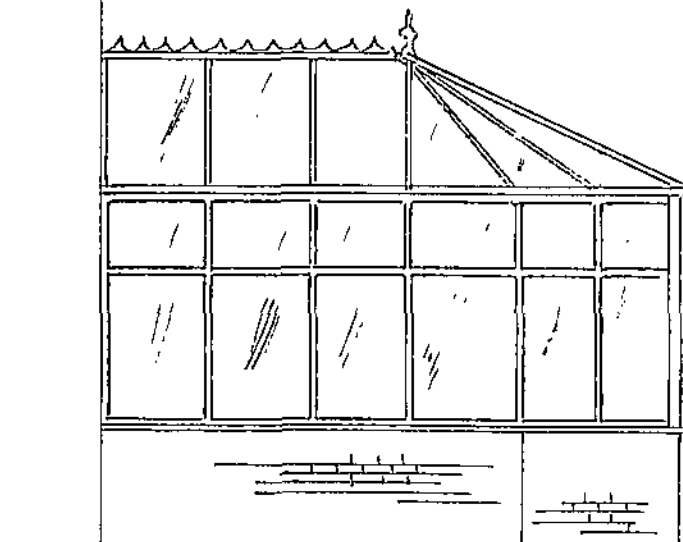
EXISTING FRONT ELEVATION
[UNCHANGED]



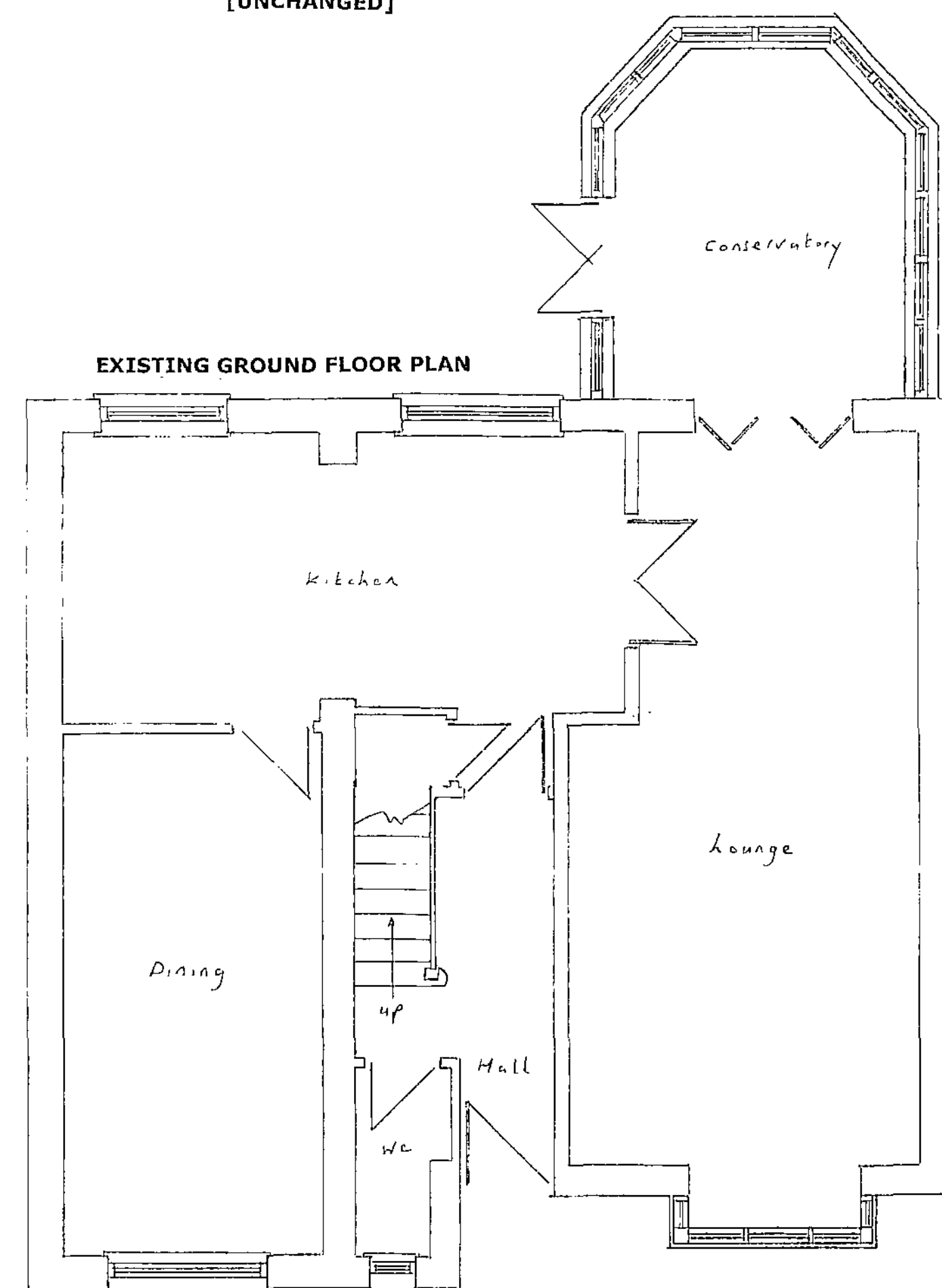
EXISTING SIDE ELEVATION
FACING NUMBER 26



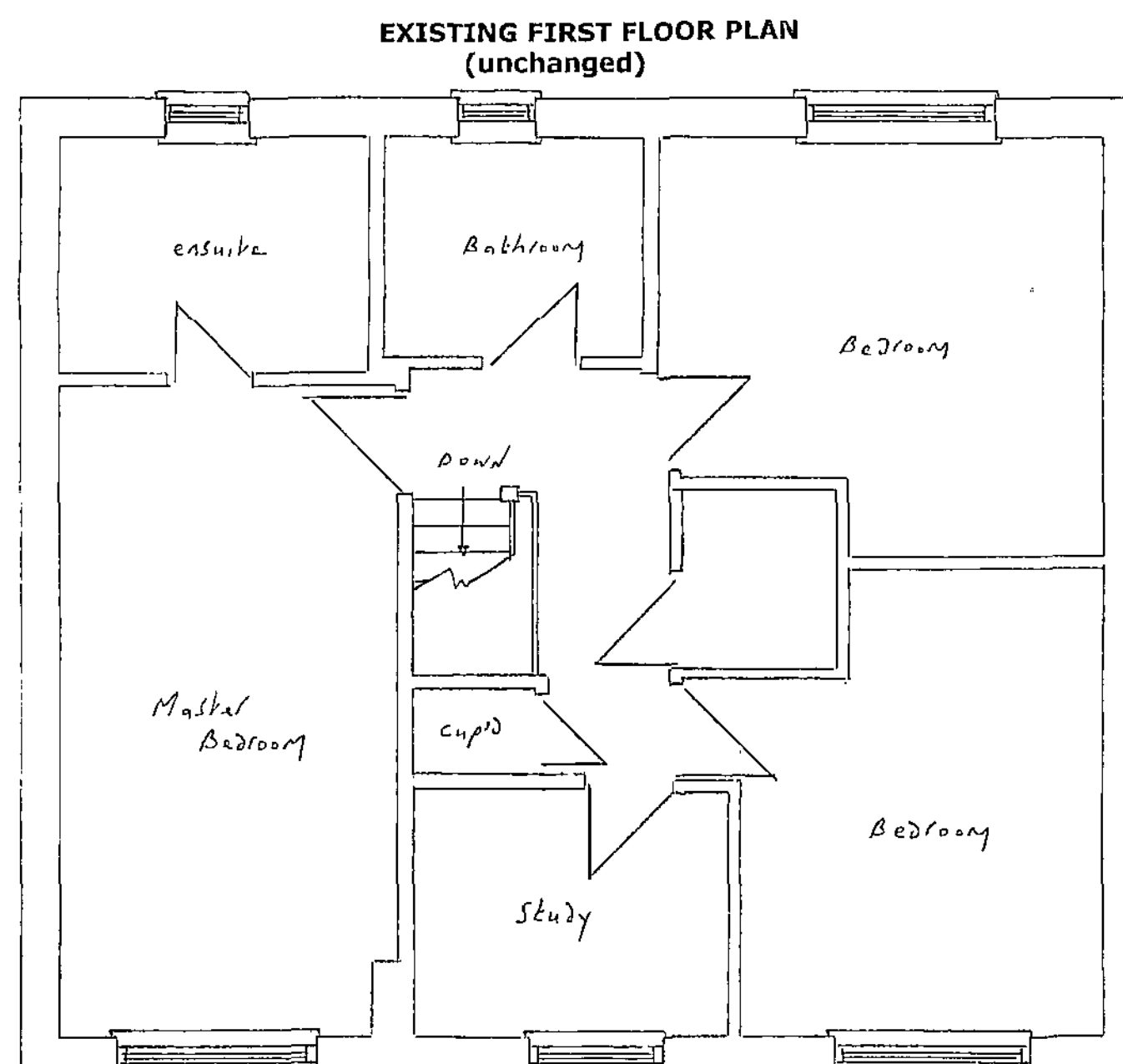
EXISTING REAR ELEVATION



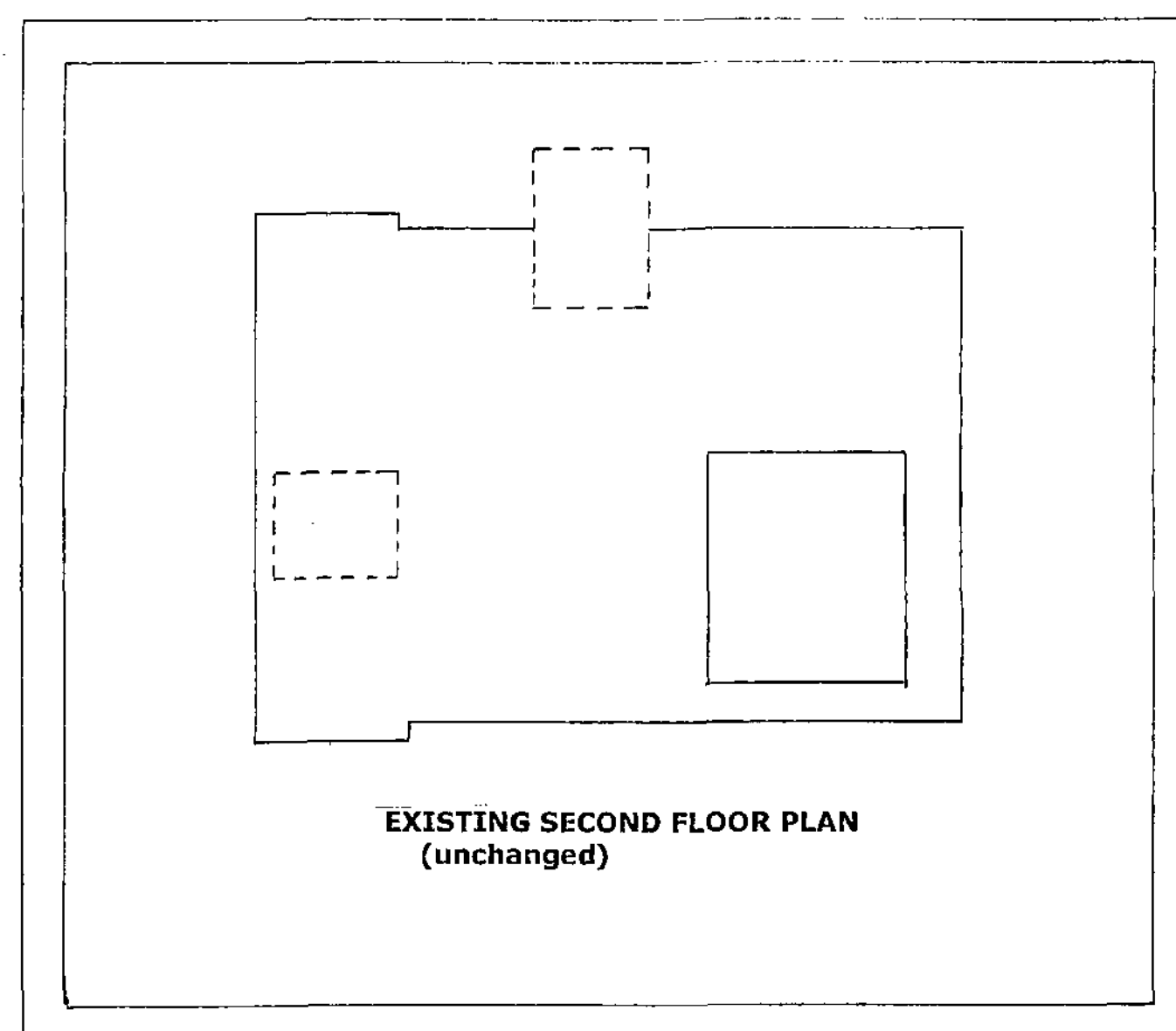
EXISTING SIDE ELEVATION
FACING NUMBER 14



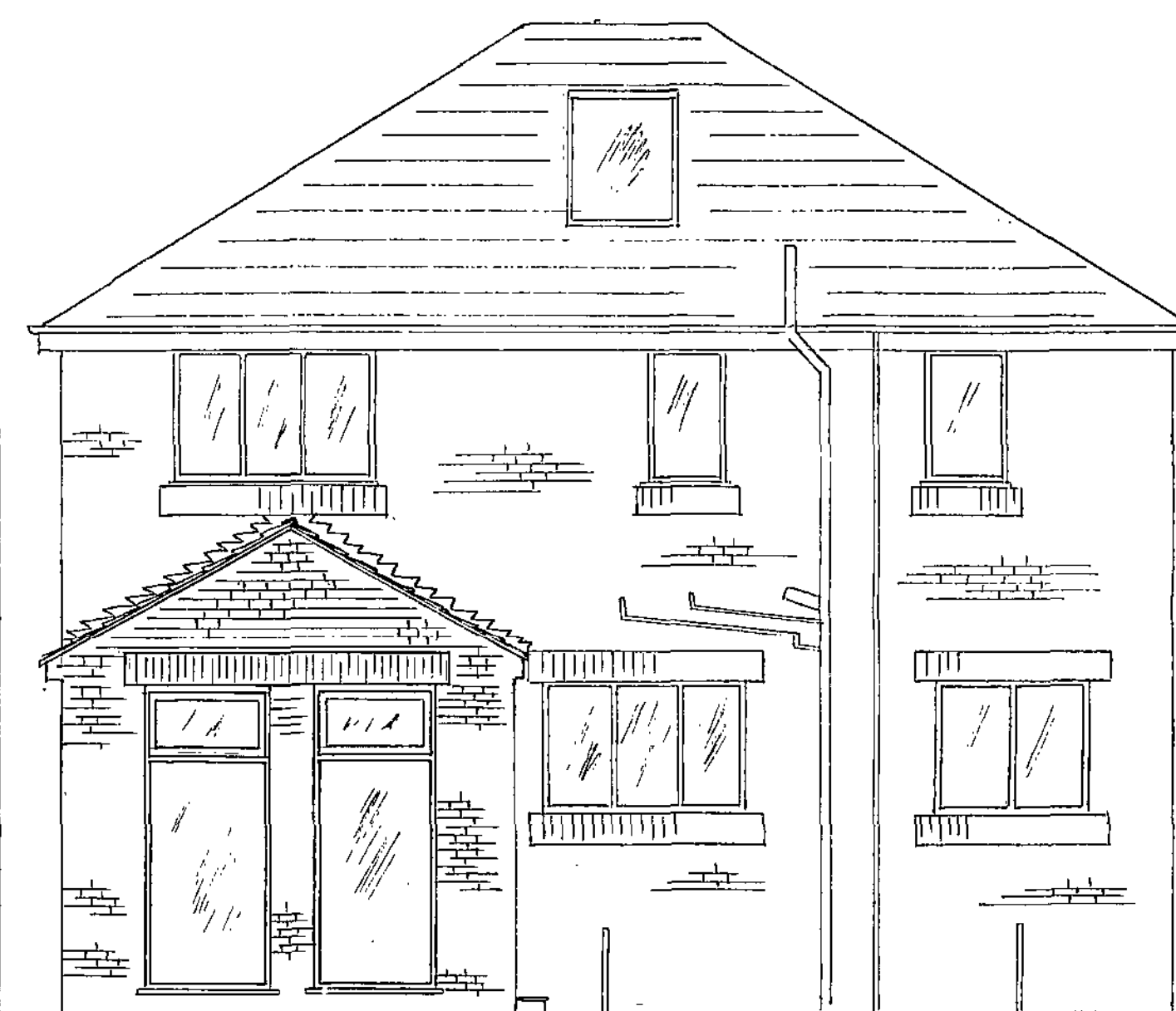
EXISTING GROUND FLOOR PLAN



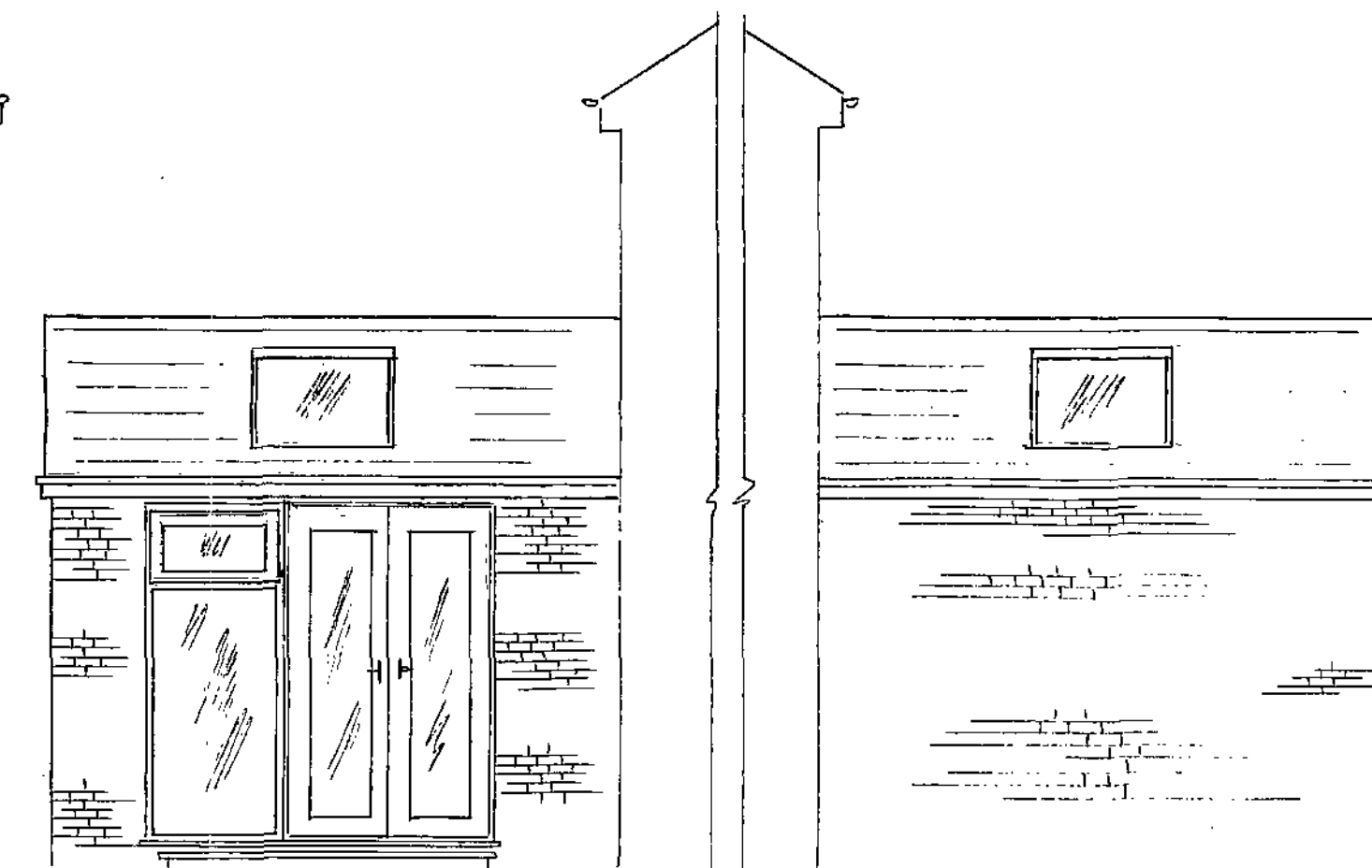
EXISTING FIRST FLOOR PLAN
(unchanged)



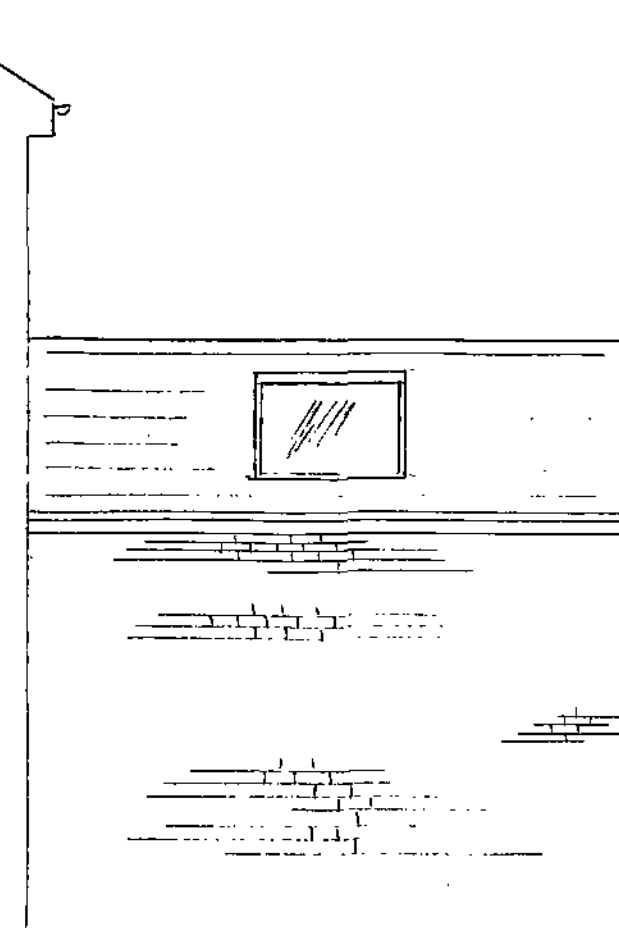
EXISTING SECOND FLOOR PLAN
(unchanged)



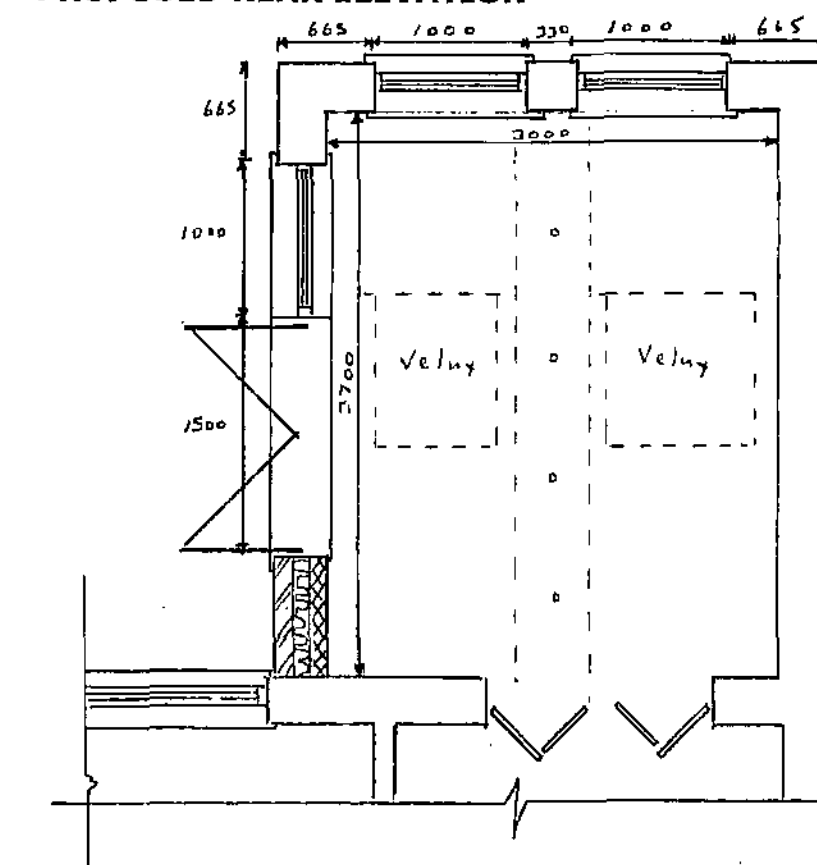
PROPOSED REAR ELEVATION



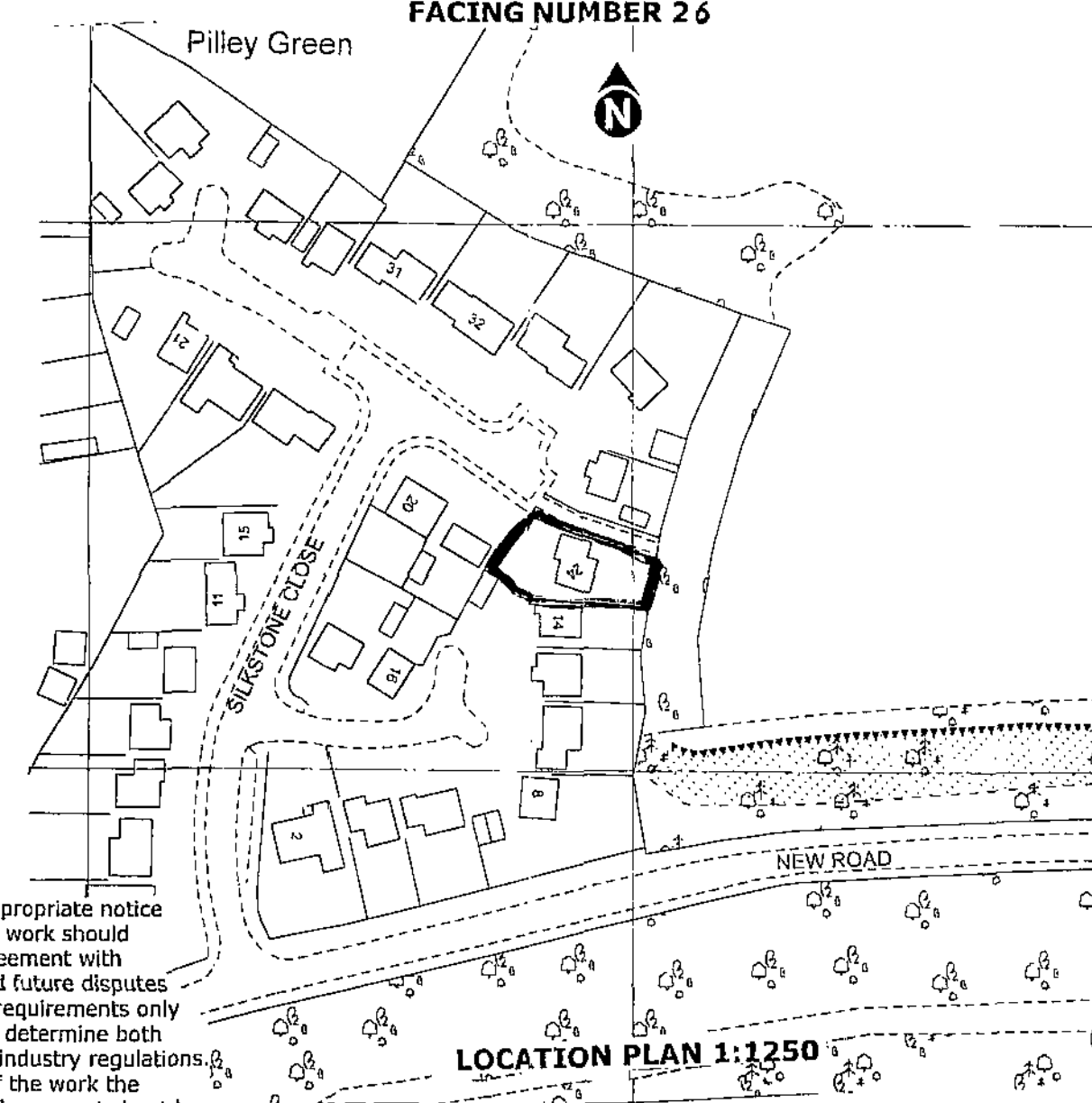
PROPOSED SIDE ELEVATION
FACING NUMBER 26



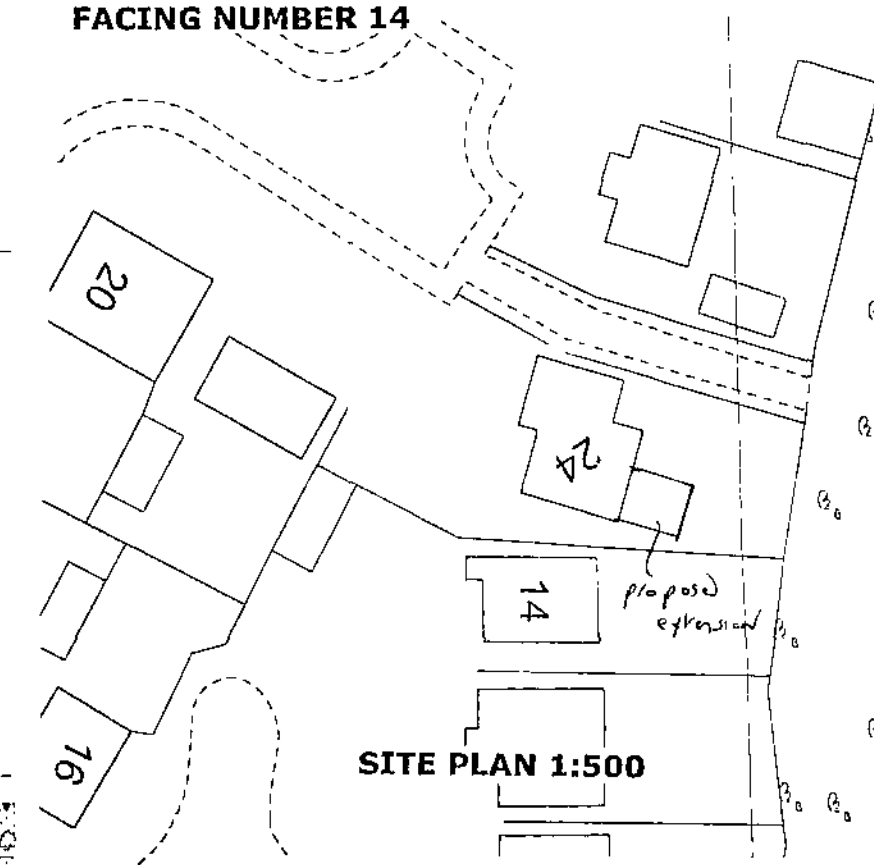
PROPOSED SIDE ELEVATION
FACING NUMBER 14



PROPOSED GROUND FLOOR PLAN



LOCATION PLAN 1:1250



SITE PLAN 1:500

IMPORTANT NOTES TO BUILDER AND CLIENT PLEASE READ

- Work not to commence until planning permission (where applicable) and full building regulations approval is confirmed. If the work is to be carried out on a building notice then 48 hours notice should be given. Builder or client must check with agent that there are no outstanding issues before starting work
- 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. Builder may allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation designed and approved, in which case, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed. Every effort should be made before excavating to identify services to avoid risk of injury and possible reconnection costs. It is always recommended that a trial hole be dug to determine the existing ground conditions and existing foundation type (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 (the Local Authority District Surveyor may be able to provide early advice on this), this will enable any design work to proceed to avoid disruption after the work has started on site. Additional design and building costs may be incurred by the client when final foundation requirements are known.
- If the work is carried out on a building notice the plans have no Local Authority approval so check any queries with agent. It is the builder's responsibility to maintain compliance with current building regulations, if in doubt always contact the agent for advice. All work to comply with part 7 of the Building Regulations, materials and workmanship.
- 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 property is pre 1936 and the proposals are located over or within 3m of an existing drain, sewer or disposal main (a 'pipeline') recorded on the statutory sewer map the relevant water authority have to be consulted and may recommend to building control that the proposal be rejected and suggest potential ways forward (an additional fee will be payable to the water authority for this), building control will advise, no work should be carried out until approval is given and then all work should comply with the 'agreement'. 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. Soakaway is subject to 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 lies before building work commences to avoid future disputes. 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 feasibility of the proposals, 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.

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, beams and general stability are to be to the satisfaction of the Local Authority 14 days should be allowed for checking and work should not commence until these have been approved (kitchen designs for example may be affected as a result of structural requirements). Existing lintels may have to be exposed to assess their suitability to carry additional load.

Area of openings shown (i.e. doors, windows and roof lights is for planning application purposes only) actual openings will be subject to a maximum of 25% of the additional floor area plus any openings enclosed by the extension and approval of the structural engineer to ensure general stability along elevations.

PROPOSED SINGLE STOREY REAR
EXTENSION FOR:
MR AND MRS WEBSTER
24 SILKSTONE CLOSE TANKERSLEY
BARNLEY S75 3AZ

PLANS AND ELEVATIONS
EXISTING AND PROPOSED
SCALE 1:50 DATE MAY 2009