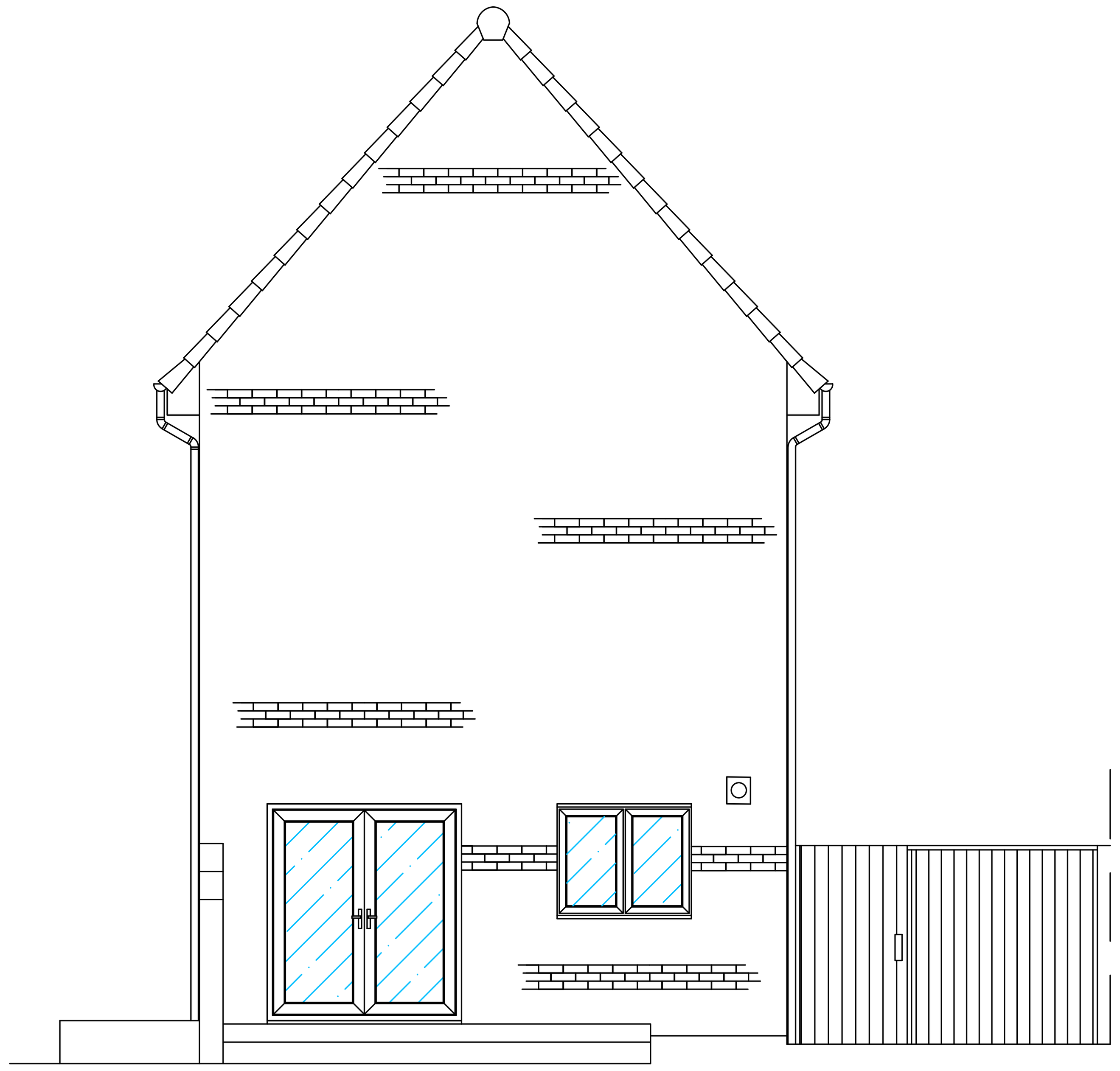
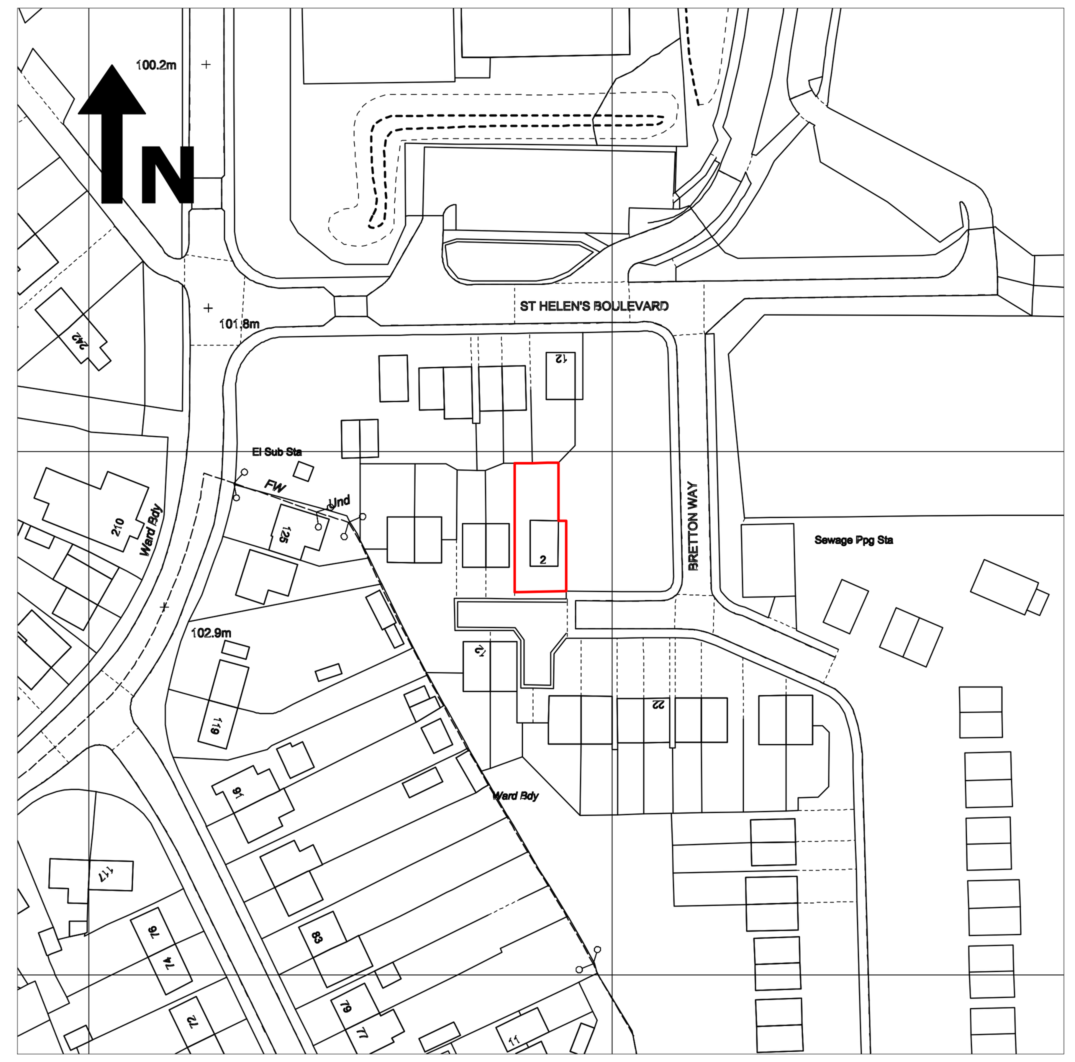


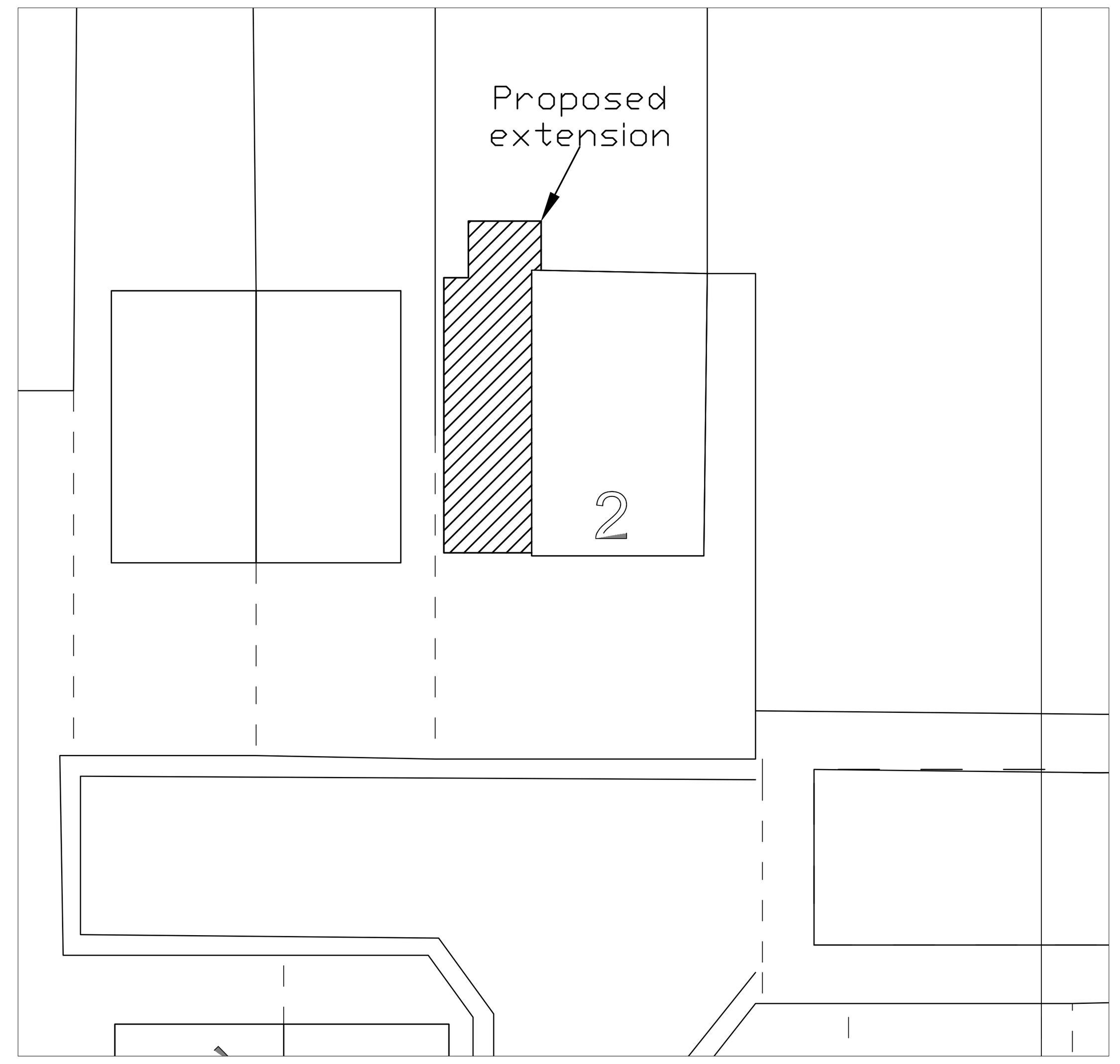
EXISTING SIDE ELEVATION



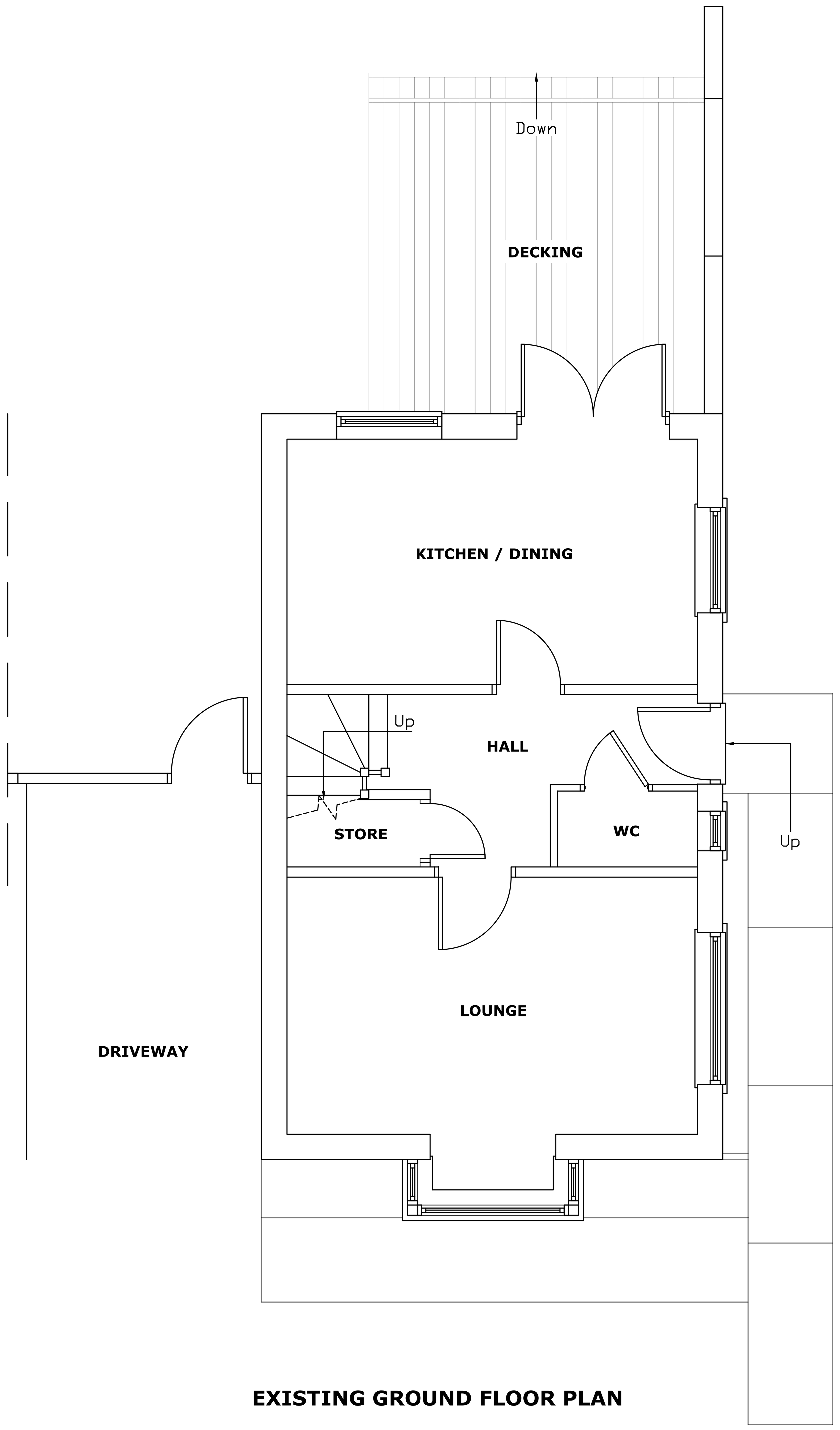
EXISTING REAR ELEVATION



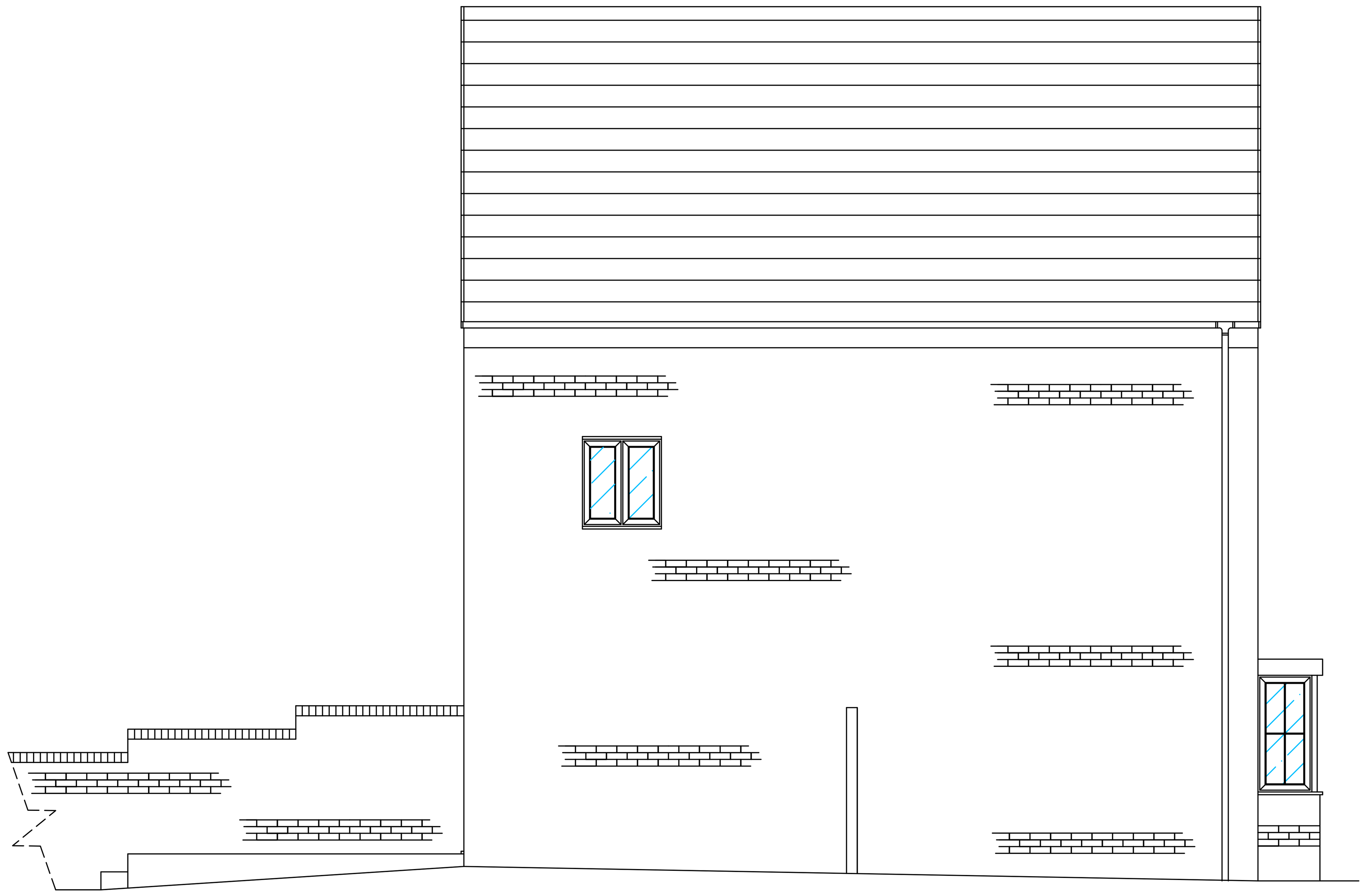
LOCATION PLAN 1:1250



SITE PLAN 1:200



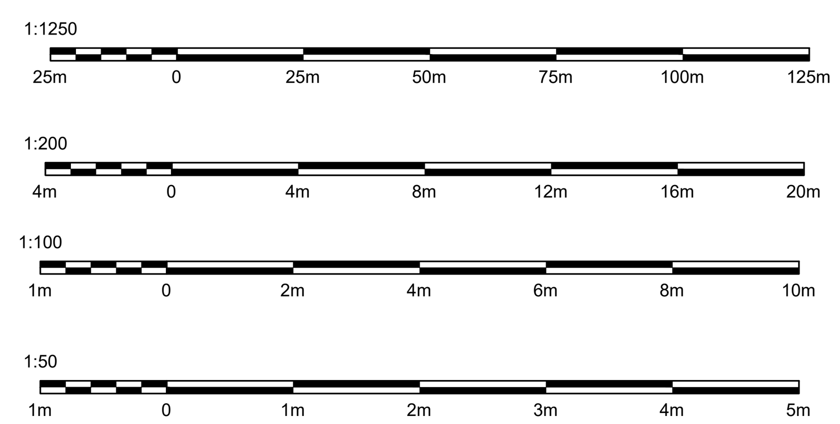
EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



Plans For Extensions
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PROPOSED GARAGE AND UTILITY ROOM

FOR
MR ANDREW BANHAM
2 BRETTON WAY
BARNSLEY
S71 2GJ

DRAWING 1 OF 2
EXISTING ELEVATIONS AND FLOOR PLANS

SCALE 1:50 AT A1
DATE: FEBRUARY 2022



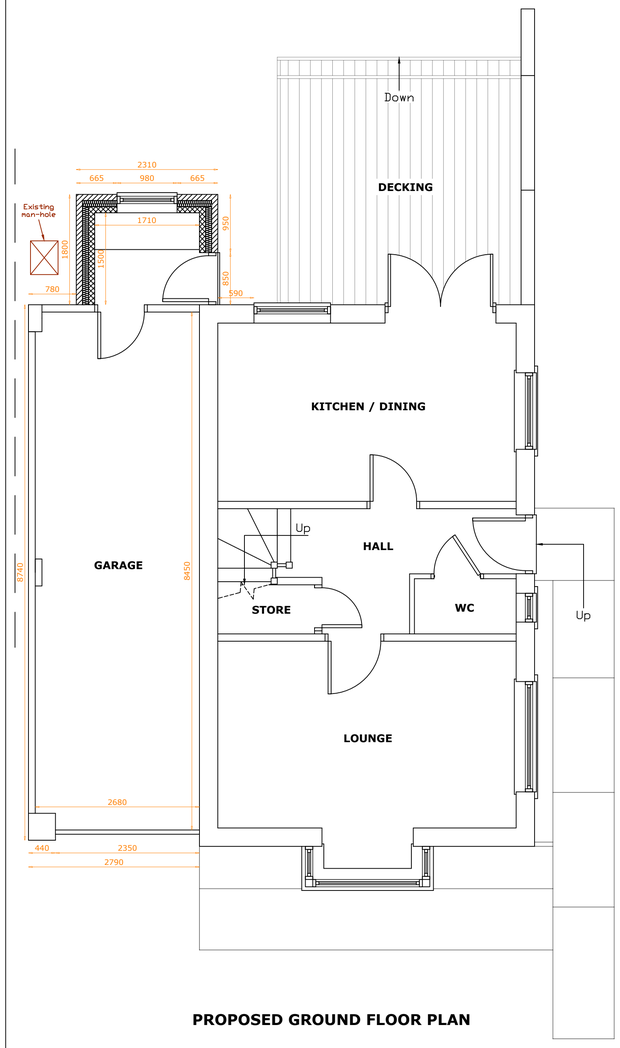
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



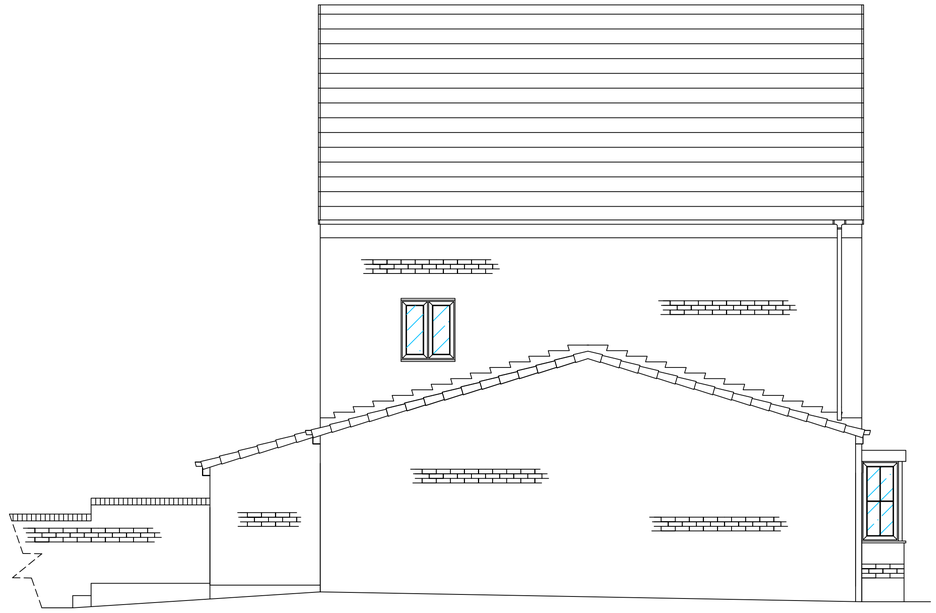
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN

IMPORTANT NOTES TO BUILDER AND CLIENT
PLEASE READ

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed**. Client and builder should ensure that any planning conditions are adhered to.**
- **The client or builder must inform the agent via email at neil@plansforextensions.com at least 2 weeks prior to commencement of any work on site so that a building control application can be submitted and processed, and any notifications and comments including from the water authority can be dealt with properly.**
- **If the work is expected to last more than 30 working days and have more than 20 workers working at the same time at any point on the project or exceed 500 person days,** then the builder must inform the Health and Safety Executive using the F10 form to comply with Construction Design and Management Regulations (CDM).
- **The client will receive notification of who the allocated building inspector is and their contact details and also the results of the initial plan check report which the builder should be made aware of immediately. It is the builder's responsibility to comply with the requirements of current building regulations and arrange the appropriate inspections so that a completion certificate can be issued to the client and Local Authority. It is recommended that the builder and client take photograph's of the key stages of the work in case the building inspector is not able to attend site. The building control inspector will invoice the client direct for their services.**
- **Plans for Extensions ltd have no role in the project management of the work or as principal designer under CDM 2015, but will be pleased to answer any queries raised by the builder or client at any stage of the project. Client should carry out their own checks when choosing the builder for the work.**
- **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 patio's which may need moving subject to Water Authority approval.
  Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is recommended that a trial hole be dug (including garage floors where these are intended to be built off) to assess suitability of existing foundations to carry additional load and to ensure the new foundation is compatible with the existing one, the building inspector will also advise if any trees in the proximity of the work will impact on the foundations this will enable any design work to proceed early 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 (e.g. Raft or piles) 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 when setting out. Plans for Extensions will be pleased to assist with any queries or anomolies the builder may discover including visiting site at any stage.
- Builder should specifically measure, or arrange the specialist supplier to measure, items like roof trusses, steelwork, staircases (particularly for loft conversions) 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) if in doubt 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 to take additional radiators. All work should comply with current industry regulations and certification before use.
- Installation of wood burning and multi fuel stoves should be by a HETAS (as part of the competent persons scheme) approved installer and should be commissioned and certified by them and they will notify the Local Authority to record the installation.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the Building Inspector 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 submitted 14 days before they are required; the builder must inform the agent to do this to allow time for their approval. All steelwork should be fireproofed and if over 3m span bolted together at both ends and mid-span and have 200mm bearing either end. Loft floor beams in hip roof situations should be chamfered to follow the slope of the roof. **All work must be carried out strictly in accordance with the engineer's calculations and details. The steel calculations have been based on full length beams so the builder should allow for additional design costs and fabrication costs if splice/connection details are required due to Health and Safety or access restrictions.**
- First floor habitable room windows should always provide means of escape. Any glass areas in critical zones i.e. below 800mm from finished floor level or in doors or door side panels are to be safety glass and clearly marked to identify.



PROPOSED SIDE ELEVATION

1:50

1m 0 1m 2m 3m 4m 5m

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PROPOSED GARAGE AND UTILITY ROOM

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DRAWING 2 OF 2
PROPOSED ELEVATIONS AND FLOOR PLAN

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