

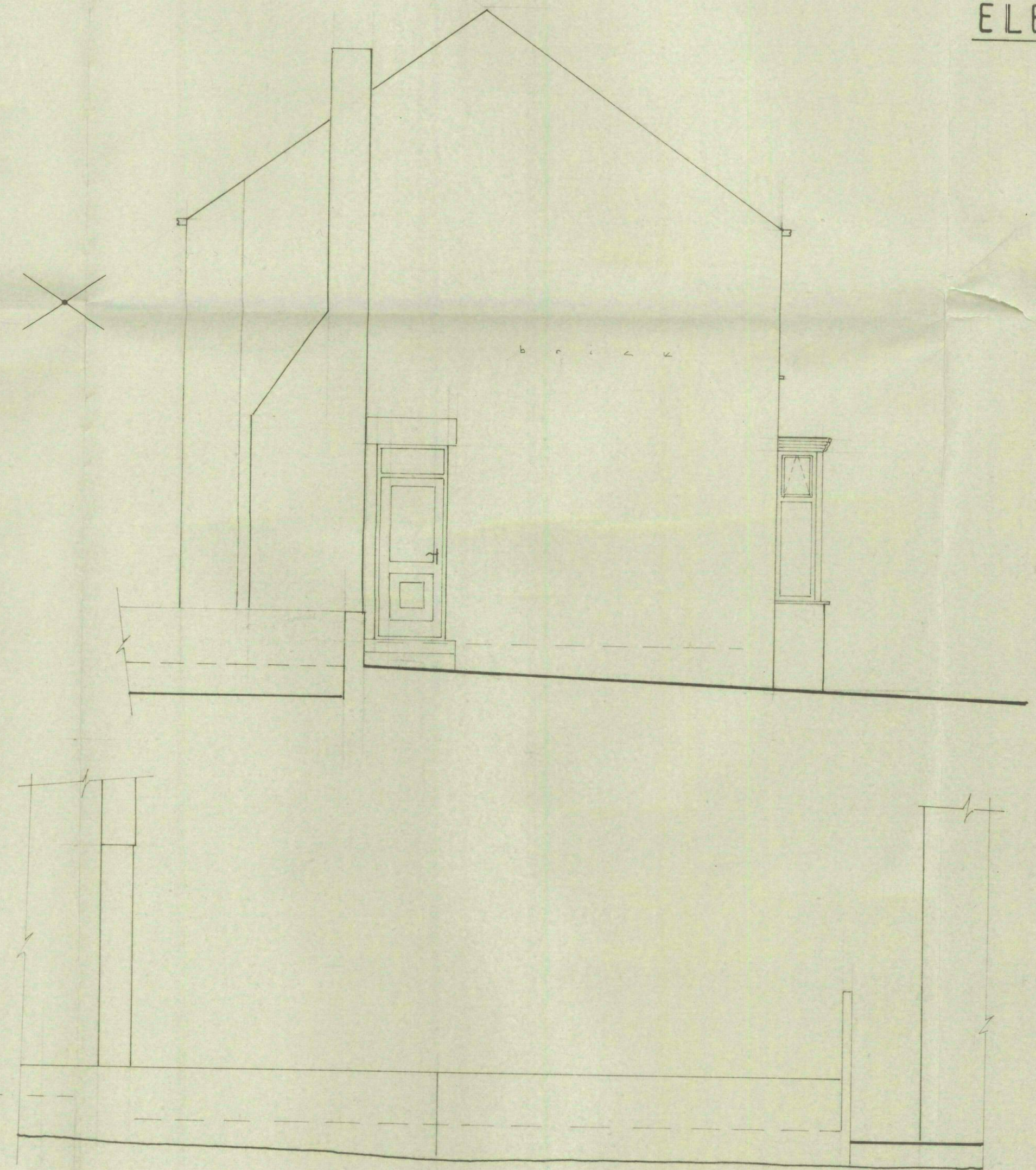
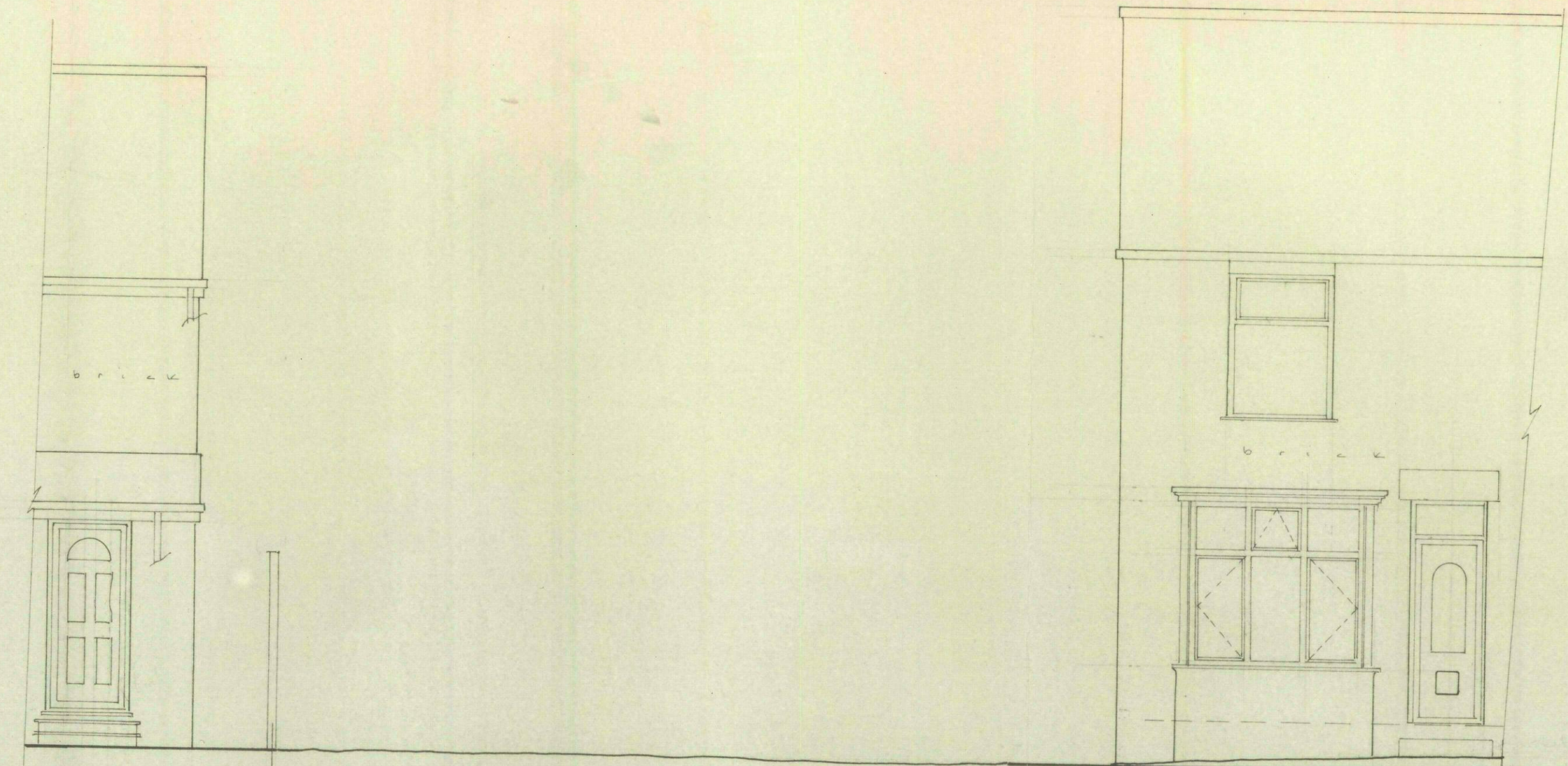
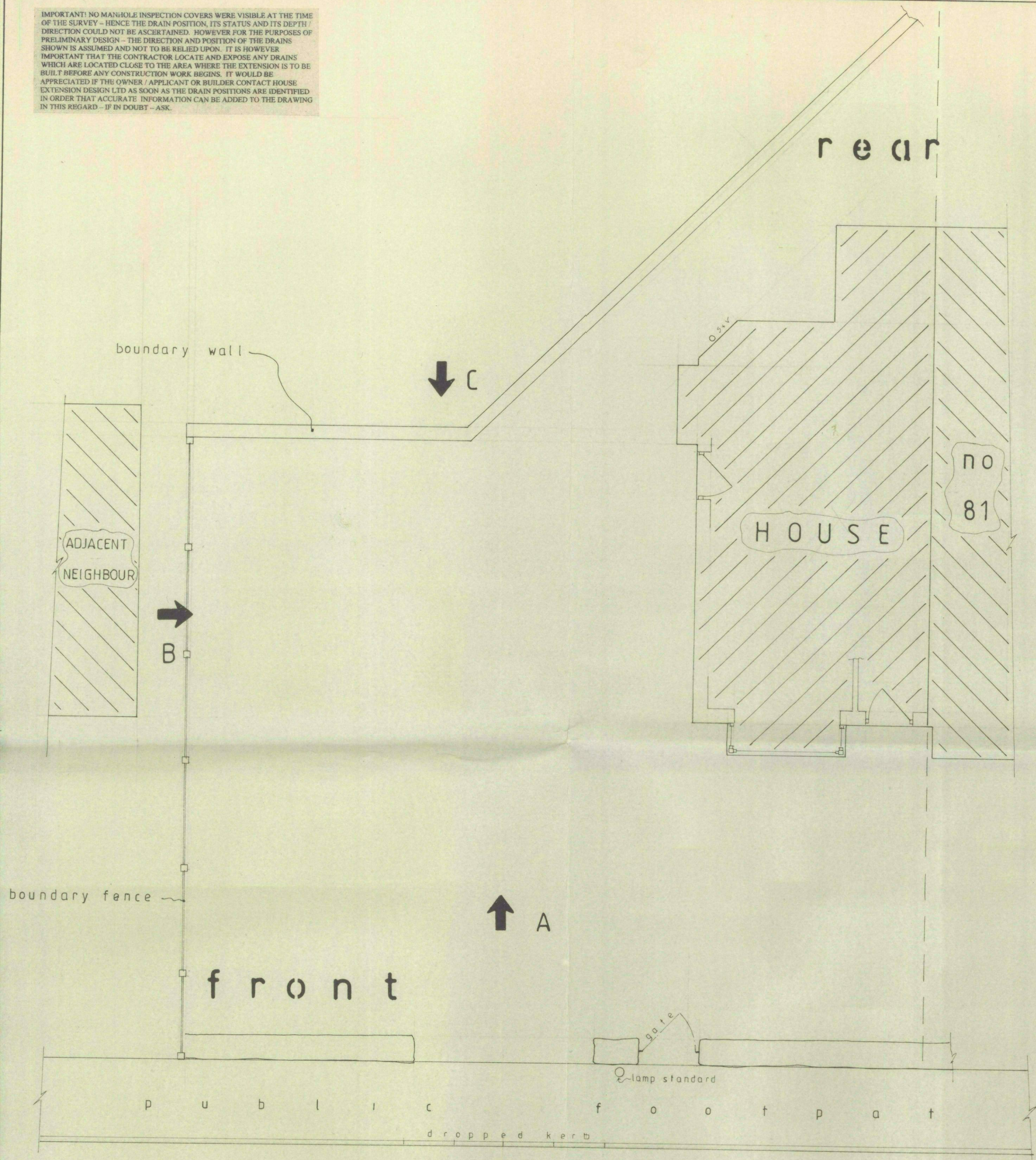
BEFORE THE COMMENCEMENT OF ANY WORK ON THIS PROJECT IT IS GOOD PRACTICE FOR THE CLIENT OR BUILDER TO CONTACT THE LOCAL AUTHORITY BEFORE ANY WORK COMMENCES ON SITE TO ENSURE THAT ALL REGULATORY PROCEDURES HAVE BEEN SATISFIED WITH REGARD TO THE WORK SET OUT ON THIS DRAWING.
THE HIGHWAYS DEPARTMENT SHOULD BE CONTACTED IF ANY WORK IS TO BE CARRIED OUT ADJOINING A PUBLIC FOOTPATH OR HIGHWAY

IF IN DOUBT - ASK
ALTERATIONS IF THE CLIENT (OR HIS / HER APPOINTED CONTRACTOR) WISH TO MAKE ANY ALTERATIONS (MATERIAL OR OTHERWISE) OR DEVIATE IN ANY WAY FROM THE DETAILS & SPECIFICATIONS WHICH ARE SET OUT ON THIS PLAN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD BEFOREHAND IN ORDER THAT AMENDED PLANS CAN BE REPRODUCED & PRESENTED TO THE LOCAL AUTHORITY FOR CONSIDERATION BEFORE ANY OF THAT WORK IS UNDERTAKEN.
BUILDING MATERIALS NO BUILDING MATERIALS INCLUDING STEELWORK SHOULD BE ORDERED OR PURCHASED BEFORE FULL BUILDING REGULATIONS / PLANNING PERMISSION HAVE BEEN APPROVED / GRANTED (RESPECTIVELY) FOR THE WORK SET OUT ON THIS PLAN. FULL MEANS THAT ANY CONDITIONS HAVE BEEN SATISFIED

DO NOT SCALE
THE CONTRACTOR IT IS IMPERATIVE THAT ANY CONTRACTOR WHO UNDERTAKES ANY OF THE WORK SET OUT ON THIS PLAN IS QUALIFIED & COMPETENT TO DO SO THE WORK DESCRIBED IN THE TITLE BLOCK ON THIS PLAN HAS BEEN SET OUT ON A SET OF DRAWING SHEETS. IT IS IMPORTANT THAT THE CONTRACTOR IS IN POSSESSION OF THE COMPLETE SET OF 'APPROVED COPY' PLANS TOGETHER WITH A COPY OF THE STRUCTURAL ENGINEERS REPORT / STRUCTURAL CALCULATIONS (IF ONE HAS BEEN REQUESTED). IT IS THE CONTRACTORS RESPONSIBILITY TO READ & UNDERSTAND THE 'APPROVED COPY' PLANS & STRUCTURAL ENGINEERS REPORT / CALCULATIONS BEFORE ORDERING ANY MATERIALS OR UNDERTAKING ANY OF THE WORK DESCRIBED IN THESE PLANS / REPORT / STRUCTURAL CALCULATIONS. IF IN ANY DOUBT - ASK

AMMENDMENTS REQUESTED BY LOCAL AUTHORITY
CERTAIN AMMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVALS / CONSENTS / PERMISSIONS BEING GIVEN OR CONDITIONS SATISFIED. THE 'APPROVED COPY' PLANS WILL INCLUDE ANY AMMENDMENTS WHICH HAVE BEEN REQUESTED OR AGREED. EACH AMMENDMENT WILL BE MARKED ACCORDING TO THE LOCAL AUTHORITY DEPARTMENT WHICH REQUESTED IT (AS SET OUT BELOW).
LEGEND STRUCTURAL ENGINEERS - ● PLANNING DEPARTMENT - ■ BUILDING REGULATIONS - ★

IMPORTANT! NO MANHOLE INSPECTION COVERS WERE VISIBLE AT THE TIME OF THE SURVEY - HENCE THE DRAIN POSITION, ITS STATUS AND ITS DEPTH / DIRECTION COULD NOT BE ASCERTAINED. HOWEVER FOR THE PURPOSES OF PRELIMINARY DESIGN - THE DIRECTION AND POSITION OF THE DRAINS SHOWN IS ASSUMED AND NOT TO BE RELIED UPON. IT IS HOWEVER IMPORTANT THAT THE CONTRACTOR LOCATE AND EXPOSE ANY DRAINS WHICH ARE LOCATED CLOSE TO THE AREA WHERE THE EXTENSION IS TO BE BUILT BEFORE ANY CONSTRUCTION WORK BEGINS. IT WOULD BE APPRECIATED IF THE OWNER / APPLICANT OR BUILDER CONTACT HOUSE EXTENSION DESIGN LTD AS SOON AS THE DRAIN POSITIONS ARE IDENTIFIED IN ORDER THAT ACCURATE INFORMATION CAN BE ADDED TO THE DRAWING IN THIS REGARD - IF IN DOUBT - ASK.



EXISTING GROUND FLOOR PLAN

PLANNING COPY
EXISTING

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF 'APPROVED COPY' DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT.

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND / OR BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

HOUSE EXTENSION DESIGN LTD
Registered in England & Wales - Reg. No 5949630
AIZLEWOOD'S MILL, NURSERY STREET, SHEFFIELD S3 8GG
TEL: 0114 2678959 OFFICE HOURS: 9am - 5pm MONDAY - FRIDAY

OFFICE HOURS MONDAY - FRIDAY 9am - 5pm

TELEPHONE: 0114 2678959

TITLE PROPOSED DETACHED GARAGE.
at:- 79 BARNLEY ROAD
DODWORTH
BARNLEY S75 3JS

CLIENT MR JOHN MEE esq DATE DECEMBER 2022

SCALE 1:50 DRAWING No HED/813/22 DRAWN BY [Signature]

(THE CLIENT) ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS DRAWING AND THE WORKS SET OUT UPON IT. I CAN CONFIRM THAT I HAVE READ AND UNDERSTAND THE PRE PRINTED WORDING WHICH IS SET OUT ALONG THE TOP AND BOTTOM OF THIS DRAWING - IN PARTICULAR WITH REGARD TO MY RESPONSIBILITIES PERTAINING TO THE COMMENCEMENT OF WORK AND WITH RESPECT TO THE BOUNDARY. FURTHERMORE I CAN CONFIRM THAT ALL THE DETAILS CONTAINED WITHIN THE TITLE BLOCK (AT THE BOTTOM RIGHT HAND CORNER OF THIS DRAWING) ARE ACCURATE AND CORRECT.

CONTRACTORS INFORMATION NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORISED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN AUTHORISED BY THE LOCAL AUTHORITY WILL BE STAMPED 'APPROVED COPY' IN THE BOX BELOW MARKED 'AUTHORISED' AND SIGNED BY THE PERSON WHO PREPARED THE PLAN. DRAWINGS WHICH ARE NOT STAMPED 'APPROVED COPY' AND WHICH DO NOT BEAR THE SIGNATURE SHOULD NOT BE USED FOR REFERENCE!

THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY - THEN HOUSE EXTENSION DESIGN LTD MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT NO 'RIGHTS OF WAY' OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE WORKS SET OUT UPON THIS PLAN ARE BUILT ENTIRELY ON LAND OWNED OR LEASED BY THE CLIENT. IF THE LAND PROPOSED TO BE BUILT UPON IS LEASEHOLD (OR OWNED BY A THIRD PARTY), OR IF IT IS THE CLIENTS RESPONSIBILITY TO INFORM THE OWNER/OWNERS AND OBTAIN ANY NECESSARY PERMISSION BEFORE ANY WORK IS COMMENCED ON THIS PROJECT. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT NONE OF THE WORK PROPOSED CONTRAVENES ANY COVENANTS (HISTORIC OR OTHERWISE) OR RESTRICTIONS IMPOSED BY A THIRD PARTY UPON THE LAND PROPOSED TO BE BUILT UPON.

IMPORTANT INFORMATION ALL WORK TO BE CARRIED OUT TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY DISTRICT BUILDING SURVEYOR. DO NOT FORGET TO CONTACT THE LOCAL AUTHORITY DISTRICT SURVEYOR 2 'WORKING DAYS' BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
NO WORK OF ANY KIND IS TO BE CARRIED OUT ON SITE ON THIS PROJECT UNTIL:-
A. FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.
B. ANY CONDITIONS RELATING TO THE BUILDING REGULATIONS APPROVAL OF PLANS INCLUDING ANY NECESSARY DETAILS & SPECIFICATIONS OF WORK AND CALCULATIONS OF LOADING STRENGTH AND STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY.
C. FULL PLANNING PERMISSION HAS BEEN GRANTED.
D. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED - AN EXAMPLE OF THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY. EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES TO BE DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY PLANNING DEPARTMENT BEFORE WORK STARTS.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.

IF IN DOUBT - ASK

DO NOT SCALE

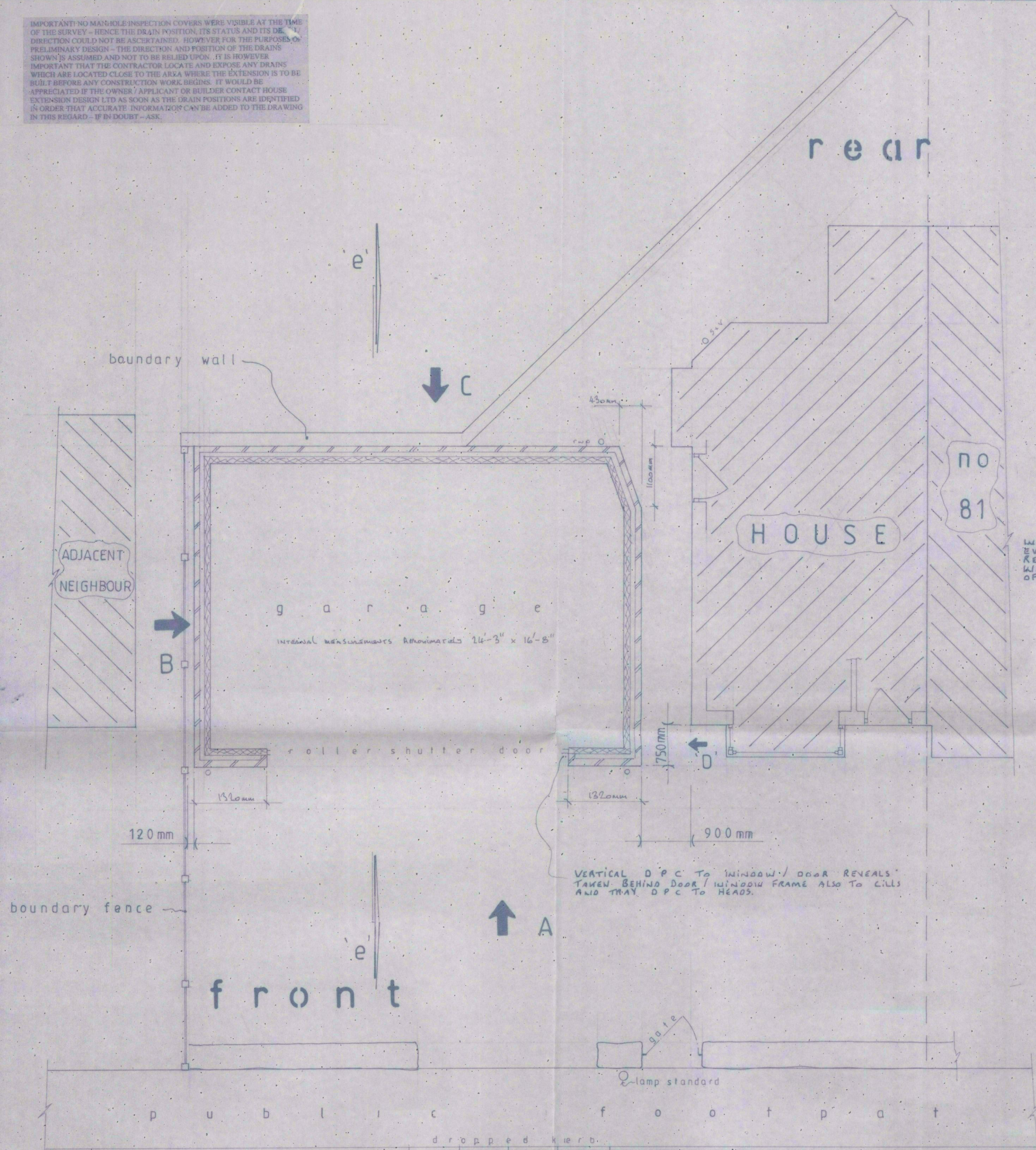
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ALTERATIONS: IF THE CLIENT (OR HIS / HER APPOINTED CONTRACTOR) WISH TO MAKE ANY ALTERATIONS (MATERIAL OR OTHERWISE) OR DEVIATE IN ANY WAY FROM THE DETAILS & SPECIFICATION WHICH ARE SET OUT ON THIS PLAN, THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. BEFOREHAND IN ORDER THAT AMENDED PLANS CAN BE REPRODUCED & PRESENTED TO THE LOCAL AUTHORITY FOR CONSIDERATION BEFORE ANY OF THAT WORK IS UNDERTAKEN. BUILDING MATERIALS: NO BUILDING MATERIALS INCLUDING STEELWORK SHOULD BE ORDERED OR PURCHASED BEFORE FULL BUILDING REGULATIONS / PLANNING PERMISSION HAVE BEEN APPROVED / GRANTED (RESPECTIVELY) FOR THE WORK SET OUT ON THIS PLAN. FULL MEANS THAT ANY CONDITIONS HAVE BEEN SATISFIED.

THE CONTRACTOR: IT IS IMPERATIVE THAT ANY CONTRACTOR WHO UNDERTAKES ANY OF THE WORK SET OUT ON THIS PLAN IS QUALIFIED & COMPETENT TO DO SO. THE WORK DESCRIBED IN THE TITLE BLOCK ON THIS PLAN HAS BEEN SET OUT ON A SET OF DRAWING SHEETS. IT IS IMPORTANT THAT THE CONTRACTOR IS IN POSSESSION OF THE COMPLETE SET OF APPROVED COPY PLANS TOGETHER WITH A COPY OF THE STRUCTURAL ENGINEERS REPORT / STRUCTURAL CALCULATIONS (IF ONE HAS BEEN REQUESTED). IT IS THE CONTRACTORS RESPONSIBILITY TO READ & UNDERSTAND THE 'APPROVED COPY' PLANS & STRUCTURAL ENGINEERS REPORT / CALCULATIONS BEFORE ORDERING ANY MATERIALS OR UNDERTAKING ANY OF THE WORK DESCRIBED IN THESE PLANS / REPORT / STRUCTURAL CALCULATIONS. IF IN ANY DOUBT - ASK.

AMENDMENTS REQUESTED BY LOCAL AUTHORITY: CERTAIN AMENDMENTS ARE OFTEN REQUESTED BY THE LOCAL AUTHORITY TO SATISFY REGULATORY REQUIREMENTS PRIOR TO APPROVALS / CONSENTS. PERMISSIONS BEING GIVEN OR CONDITIONS SATISFIED. THE 'APPROVED COPY' PLANS WILL INCLUDE ANY AMENDMENTS WHICH HAVE BEEN REQUESTED OR AGREED. EACH AMENDMENT WILL BE MARKED ACCORDING TO THE LOCAL AUTHORITY DEPARTMENT WHICH REQUESTED IT (AS SET OUT BELOW).
LEGEND: STRUCTURAL ENGINEERS ● PLANNING DEPARTMENT ○ BUILDING REGULATIONS ★

IMPORTANT: NO MAINHOLE INSPECTION COVERS WERE VISIBLE AT THE TIME OF THE SURVEY - HENCE THE DRAIN POSITION, ITS STATUS AND THE DRAIN DIRECTION COULD NOT BE ASCERTAINED. HOWEVER FOR THE PURPOSES OF PRELIMINARY DESIGN - THE DIRECTION AND POSITION OF THE DRAINS SHOWN IS ASSUMED AND NOT TO BE RELIED UPON. IT IS HOWEVER IMPORTANT THAT THE CONTRACTOR LOCATE AND EXPOSE ANY DRAINS WHICH ARE LOCATED CLOSE TO THE AREA WHERE THE EXTENSION IS TO BE BUILT BEFORE ANY CONSTRUCTION WORK BEGINS. IT WOULD BE APPRECIATED IF THE OWNER / APPLICANT OR BUILDER CONTACT HOUSE EXTENSION DESIGN LTD AS SOON AS THE DRAIN POSITIONS ARE IDENTIFIED IN ORDER THAT ACCURATE INFORMATION CAN BE ADDED TO THE DRAWING IN THIS REGARD - IF IN DOUBT - ASK.



WALL TIES SHOULD BE INCORPORATED EVERY BLOCK COURSE TO BACK WINDOW REVEALS REASON TO STRENGTHEN THE WALL WHERE OPENINGS CAN WEAKEN THE INTEGRITY OF THE CAVITY WALL.

WHERE POSSIBLE THE RAIN WATER DRAINAGE SHOULD BE TAKEN TO SIDEWAYS SITED AT LEAST 5M FROM ANY BUILDINGS AND ROADS; A PERCOLATION TEST SHOULD BE CARRIED OUT TO DETERMINE THE SUITABILITY OF THE GROUND.

ELEVATION ON A

THE SYMBOL 'X' INDICATES THE POINT @ WHICH LATERAL RESTRAINT STRAPS ARE REQUIRED - PLEASE SEE NOTE - GABLE RESTRAINTS.

GABLE RESTRAINTS - REQUIRED TO PROVIDE LATERAL STABILITY @ POINTS MARKED X. GALVANISED LATERAL RESTRAINT STRAPS 30x6x1800mm LG (MINIMUM) WITH 100mm CRANKED ENDS TO TURN INTO A MOUNTAIN JOINT DIRECTLY BELOW A COMPLETE UNCRACKED BLOCK. MINIMUM 500mm LENGTH OF STRAP SECURED VERTICALLY TO BLOCKWORK WITH SCREWS & WALL PLUGS. REMAINDER SCREWED TO MINIMUM 3 NO. JOISTS WITH NOGGIN'S BETWEEN AND PAULING BETWEEN LAST TIMBER AND WALL.

ELEVATION ON D

ELEVATION ON B

PROPOSED

PROPOSED GROUND FLOOR PLAN

ELEVATION ON C

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at 79 BARNLEY ROAD
DODWORTH
BARNLEY S75 3JS

CLIENT MR JOHN MEE esq DATE DECEMBER 2022

SCALE 1:50 DRAWING No HED/813/22/a DRAWN BY

IMPORTANT! ALL WORK TO THE ENTIRE SATISFACTION OF THE DISTRICT BUILDING SURVEYOR.

IMPORTANT! DON'T FORGET TO CONTACT THE DISTRICT BUILDING SURVEYOR 48 HOURS BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.

(THE CLIENT) ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS DRAWING AND THE WORKS SET OUT UPON IT. I CAN CONFIRM THAT I HAVE READ AND UNDERSTAND THE PRE-PRINTED WORDING WHICH IS SET OUT ALONG THE TOP AND BOTTOM OF THIS DRAWING - IN PARTICULAR WITH REGARD TO MY RESPONSIBILITIES PERTAINING TO THE COMMENCEMENT OF WORK AND WITH RESPECT TO THE BOUNDARY. FURTHERMORE I CAN CONFIRM THAT ALL THE DETAILS CONTAINED WITHIN THE TITLE BLOCK AT THE BOTTOM RIGHT HAND CORNER OF THIS DRAWING ARE ACCURATE AND CORRECT.

SIGNED NAME DATE

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AUTHORISED

THE BOUNDARY: IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY - THEN HOUSE EXTENSION DESIGN LTD. MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY. IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NO 'RIGHTS OF WAY' OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN. IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT THE WORKS SET OUT UPON THIS PLAN ARE BUILT ENTIRELY ON LAND OWNED OR LEASED BY THE CLIENT. IF THE LAND PROPOSED TO BE BUILT UPON IS LEASEHOLD (OR OWNED BY A THIRD PARTY, OR IF A VEHICULAR PEDESTRIAN ACCESS IS REQUIRED ACROSS LAND WHICH IS NOT IN THE OWNERSHIP OF THE CLIENT) - IT IS THE CLIENT'S RESPONSIBILITY TO INFORM THE OWNERSHOLDERS AND OBTAIN ANY NECESSARY PERMISSION. BECAUSE ANY WORK IS COMMENCED ON THIS PROJECT IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT NONE OF THE WORK PROPOSED CONTRAVENES ANY COVENANTS (HISTORIC OR OTHERWISE) OR RESTRICTIONS IMPOSED BY A THIRD PARTY UPON THE LAND PROPOSED TO BE BUILT UPON.

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