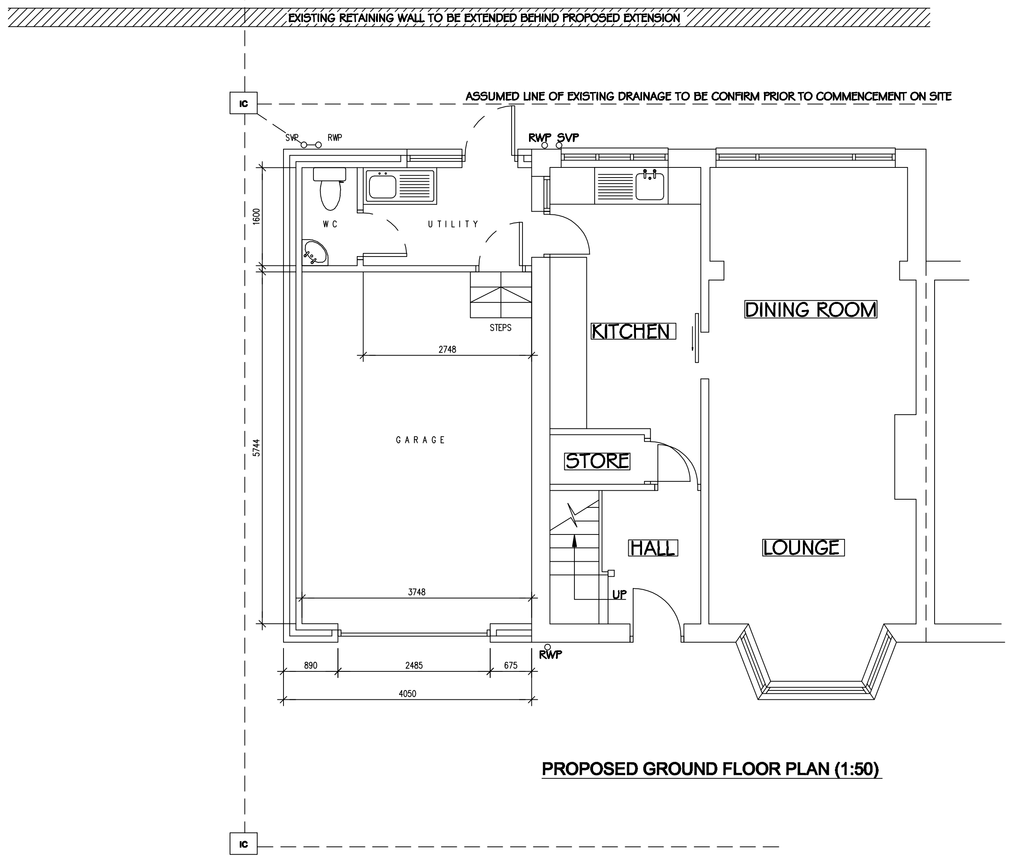
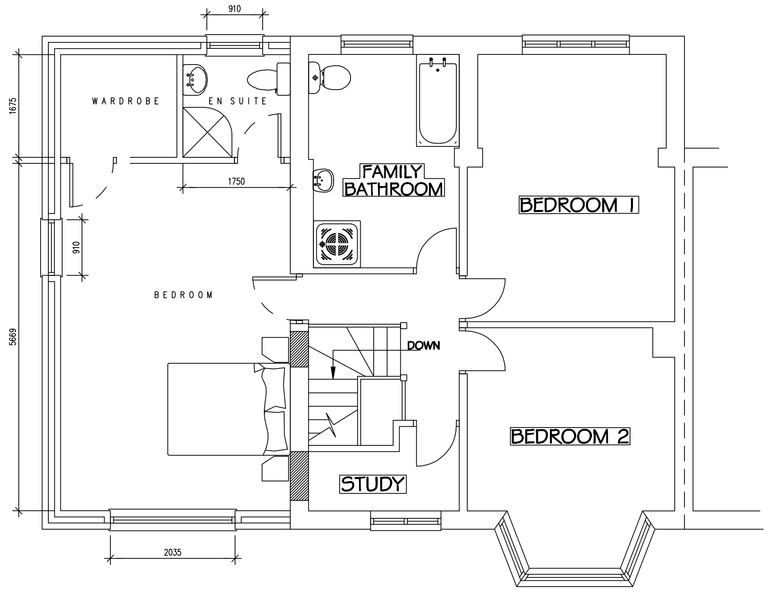


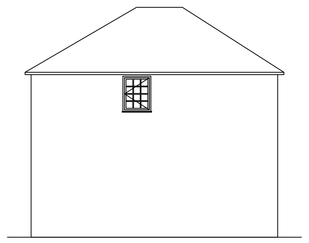
PROPOSED GROUND FLOOR PLAN (1:50)



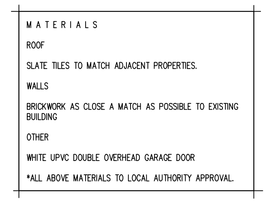
PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)





PROPOSED REAR ELEVATION (1:100)



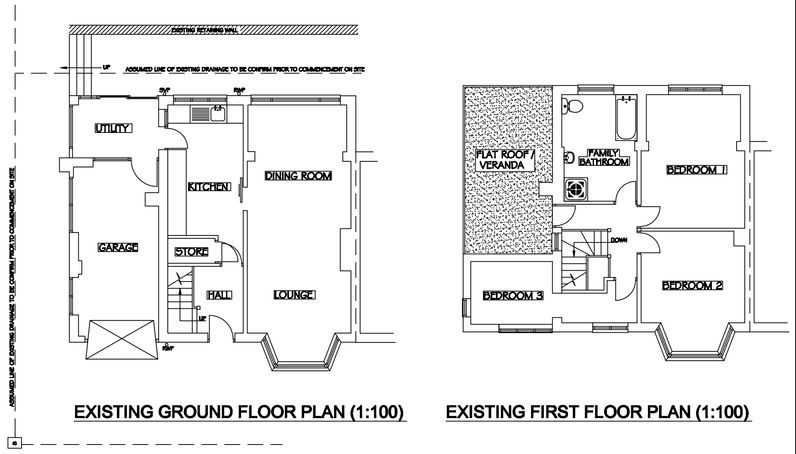
EXISTING FRONT ELEVATION (1:100)



EXISTING SIDE ELEVATION (1:100)

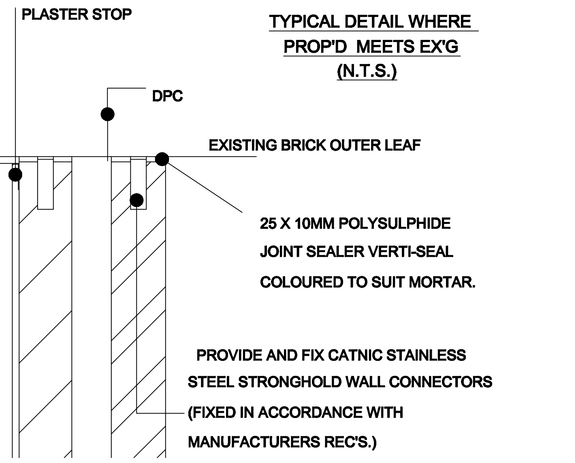


EXISTING REAR ELEVATION (1:100)

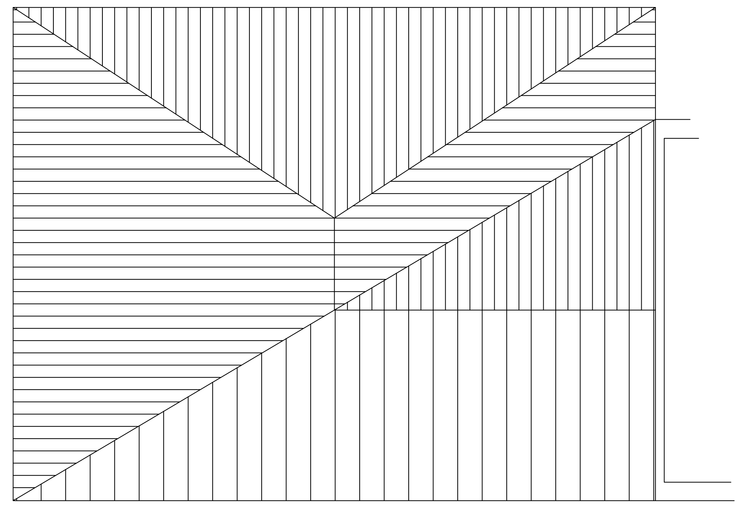


EXISTING GROUND FLOOR PLAN (1:100)

EXISTING FIRST FLOOR PLAN (1:100)

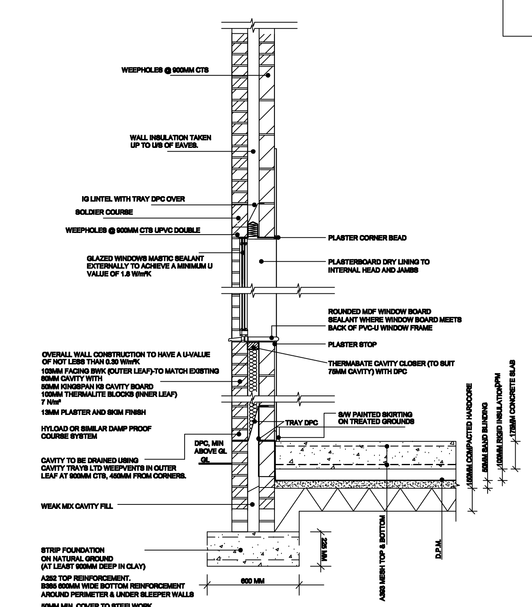


TYPICAL DETAIL WHERE PROP'D MEETS EX'G (N.T.S.)

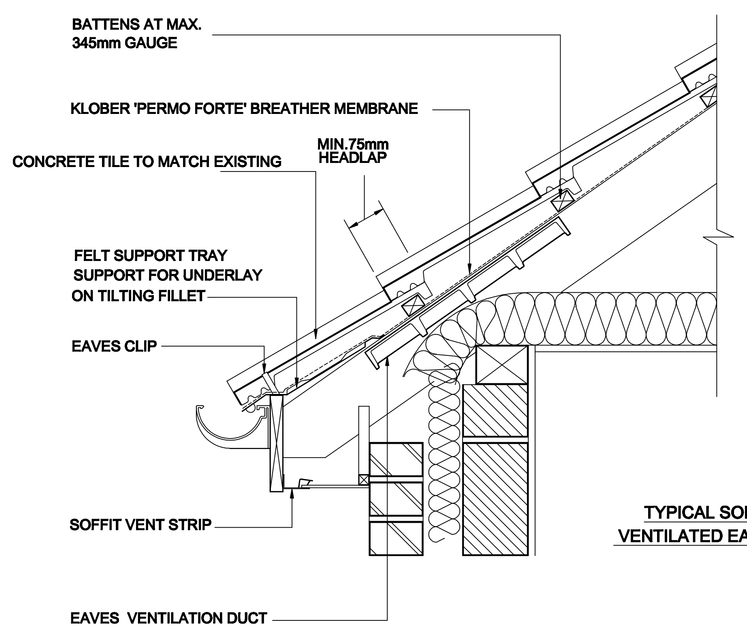


PROPOSED ROOF PLAN (1:50)

ALL DETAILS TO BE AGREED WITH BUILDING CONTROL FOLLOWING PLANNING PERMISSION BEING GRANTED.



TYPICAL FOUNDATION DETAIL (1:20)



TYPICAL SOFFIT VENTILATED EAVES (N.T.S.)



SITE / BLOCK PLAN (1:200)

PROPOSED EXTENSION

TO BE READ IN CONJUNCTION WITH GENERAL NOTES ATTACHED

NOTE:
The drawings are produced for the purposes of obtaining Planning and Building Regulation Approval, and are not intended as comprehensive construction drawings. 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. 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. 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.

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.

Legal boundaries to be confirmed by the owner before work commences. The boundaries shown are believed to be accurate, but 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.
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" structure(s) of an adjoining property. Party Wall Surveyors may need to be appointed by both parties in this respect.

Prior to commencement of any works all necessary searches/surveys are to be undertaken to demine the presence of any services within the proximity of the works such as drainage, gas, electricity, water, telecommunications etc.

Prior to commencement of any works a type 3 asbestos survey must be carried out by a licensed & qualified contractor and an asbestos survey report is to be provided to the contractor/person carrying out the works. The report must detail the location and type of any asbestos found during the type 3 asbestos survey. If any asbestos is found it must be removed by a licensed asbestos removal contractor and disposed of to a licensed tip and consignment notes must be provided to prove that it has be disposed of safely & legally.

Prior to commencement of any works, contact must be made with the Local Planning & Building Control Authority to check to see if the building is in an area affected by gas or Radon.

All construction work is deemed as hazardous. All or 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 2007 and the CHSW Regulations 1996 and all updates and amendments thereof.

Any deviation from the approved plans must be agreed with the relevant local Authority Building Control or Planning Officer.

FOR PLANNING ONLY

TITLE	PROPOSED FLOOR PLANS & ELEVATIONS		
PROJECT	13 ALLENDALE ROAD, HOYLAND. BARNSLEY		
DRAWN		SCALE	1:50 / 1:100 / 1:1250
DATE	NOV 2008	DRG. NR.	2008-001