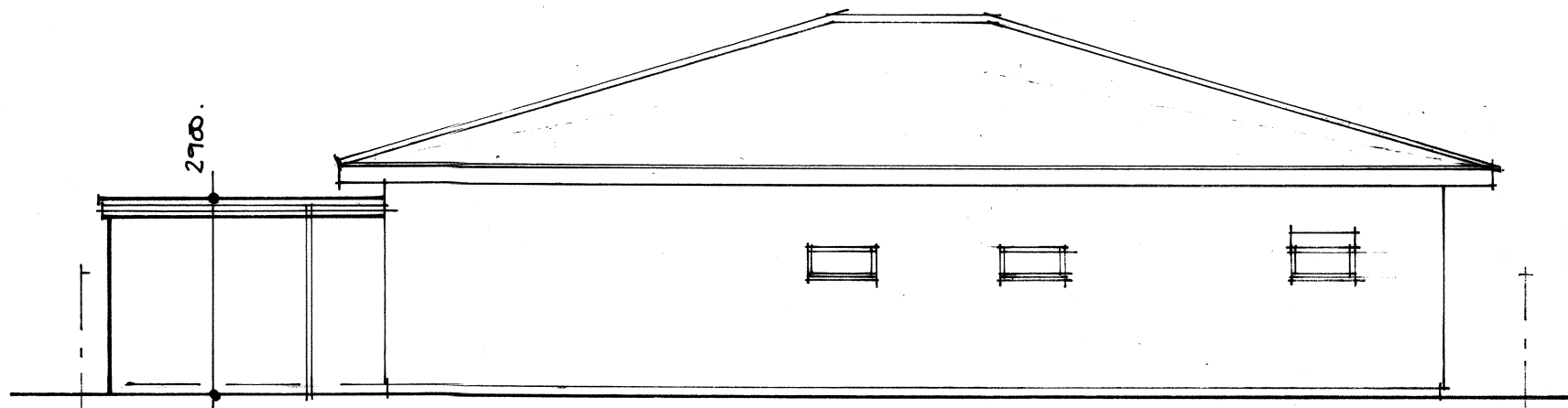
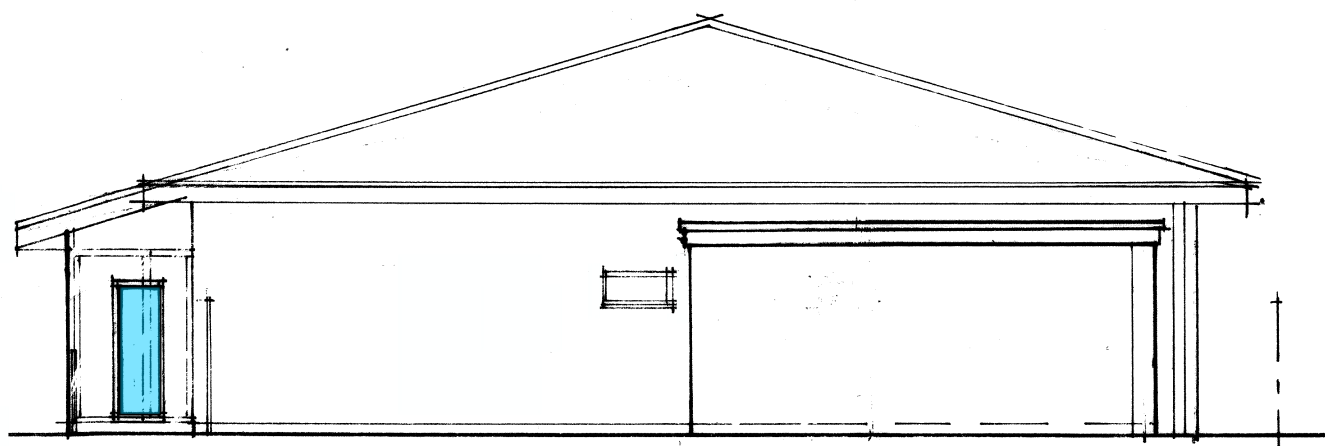


ELEVATIONAL MATERIALS

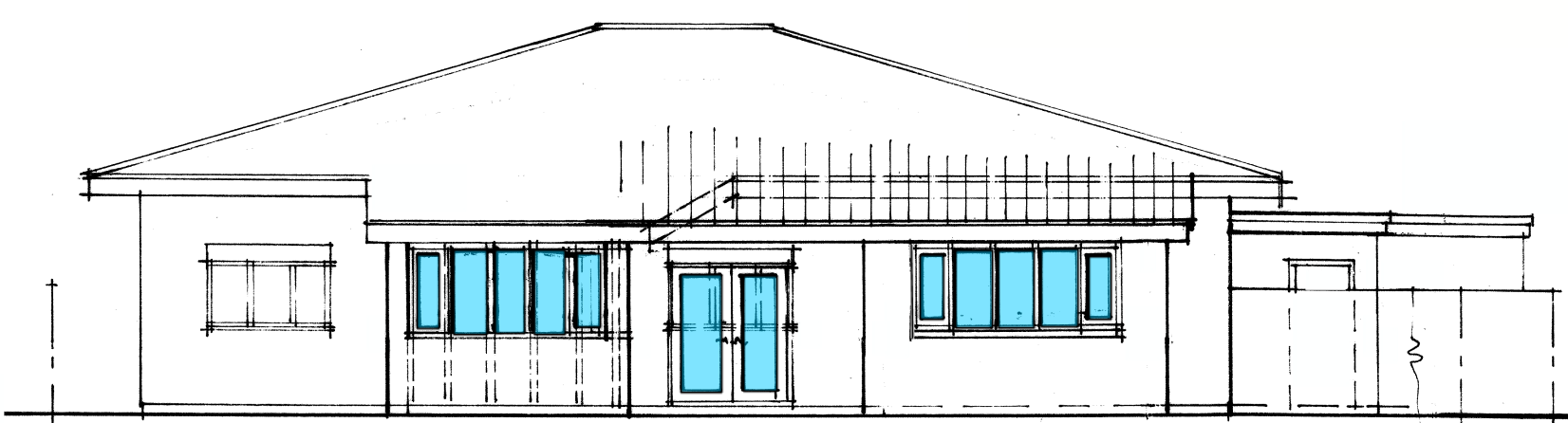
New external wall finish to be brickwork to match existing unless agreed otherwise.
New white windows to match existing unless agreed otherwise.
New flat roof to be 3 layer felt or resin to side extension unless agreed otherwise.
New front extensions roof to be as main roof unless agreed otherwise.
New rainwater goods to match existing unless agreed otherwise.
New 1200 x 1200mm flat roof light unless agreed otherwise.



Proposed Rear Elevation. 1:100.



Proposed Side Elevation. 1:100.



Proposed Front Elevation. 1:100.

PUBLIC SEWERS – not part of our service but client needs to look into it.

IMPORTANT FOR THE CLIENT TO CONFIRM WITH THERE WATER AUTHORITY BEFORE BUILDING WORKS START.

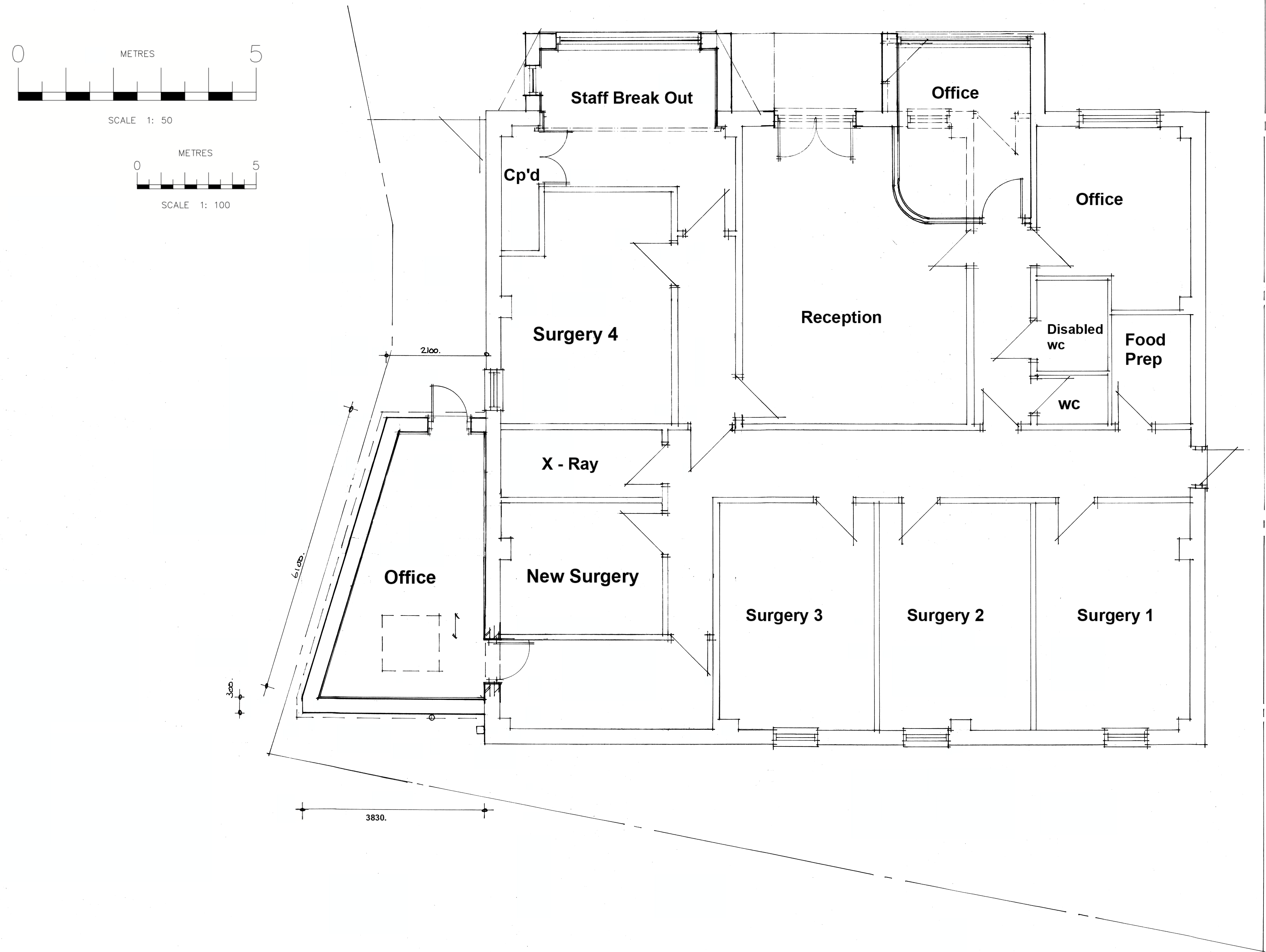
Since the 1st October 2011 a significant number of private sewers have become the responsibility of the Water Authority and as such any building work that includes a new drainage connection or involves building over or within 3m of a drain might need approval from the Water Authority.

Most of these sewers and lateral drains are not shown on the existing maps of public sewers held by the council so under the circumstances you are advised to consult your Water Authority for more information and make the necessary applications.

Party Wall Act - not required by planning/building control or part of our service but client needs to look into it.

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
 - Insertion of DPC through wall
 - Raising a wall or cutting off projections
 - Demolition and rebuilding
 - Underpinning
 - Insertion of lead flashings
 - Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
- A Party Wall Agreement is to be in place prior to start of works on site.



Proposed Ground Floor Plan. 1:50.

PLANNING

BEAWARE PRIOR TO COMMENCEMENT

Contractor to check and confirm all existing dimensions and features positions and is to work to suit site dimensions.

Client to be informed of any deviation from drawing or specification and Clients and Building Inspector's and/or Planning departments permission to be obtained prior to commencement on site.

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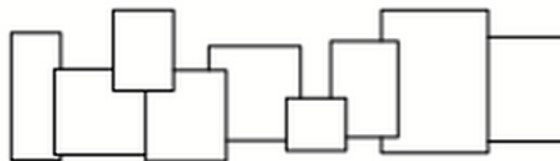
JK ARCHITECTURE

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DO NOT SCALE THIS DRAWING USE DRAWING BARS

Public Sewer and Party Wall Issues are not part of our service and the client is advised to research and deal with any issues arising, if not this can cause expense and time delays to the project.

Revision: By Approved
Rev 'B' Planning issue Jan 22 Paul B



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Client:
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Project:
PROPOSED SINGLE STOREY SIDE EXTENSION
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SPALDING,
Lincs.

Drawing Title:
PROPOSED GROUND FLOOR PLAN AND
ELEVATIONS.

Scale:	Date:	Drawn:
1:100, 1:50	DEC 2021	PB
Project No:	Drawing No:	Revision:
2345	101	B

Copyright JK Architecture. All dimensions to be verified on site.

Any revisions to the plans or separate specification can only be carried out by JK Architecture