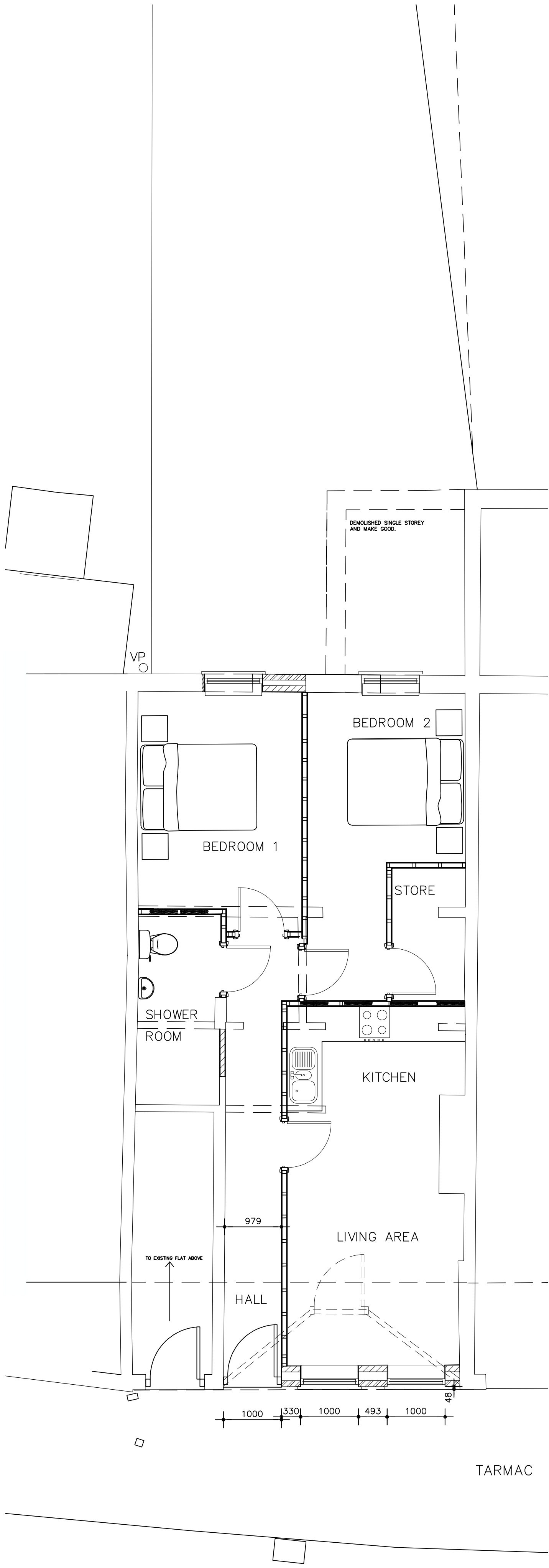
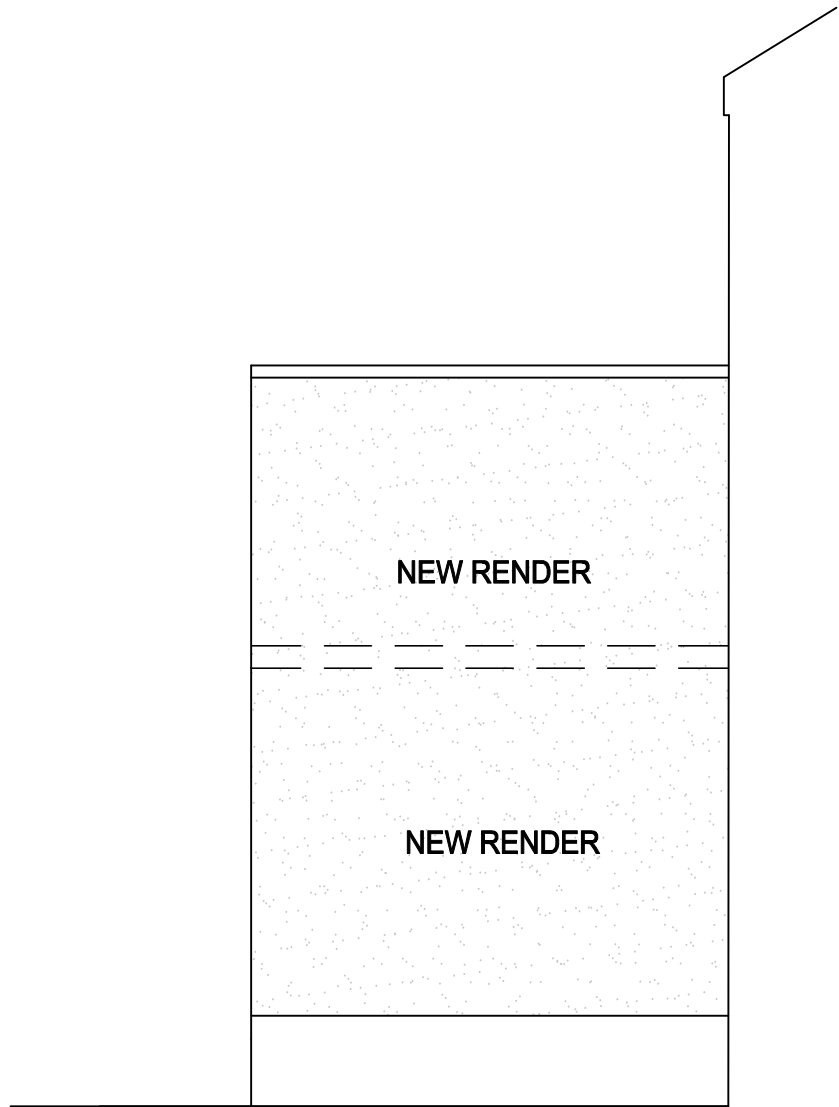




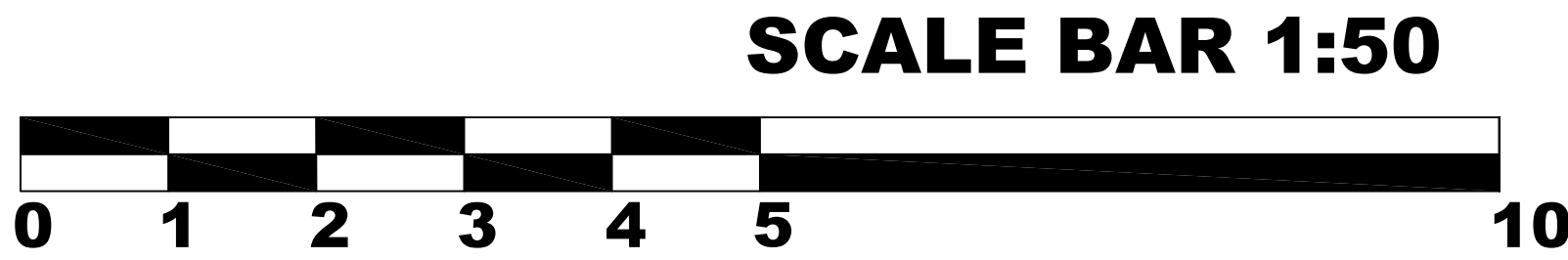
PROPOSED GROUND FLOOR PLAN. 1:50.



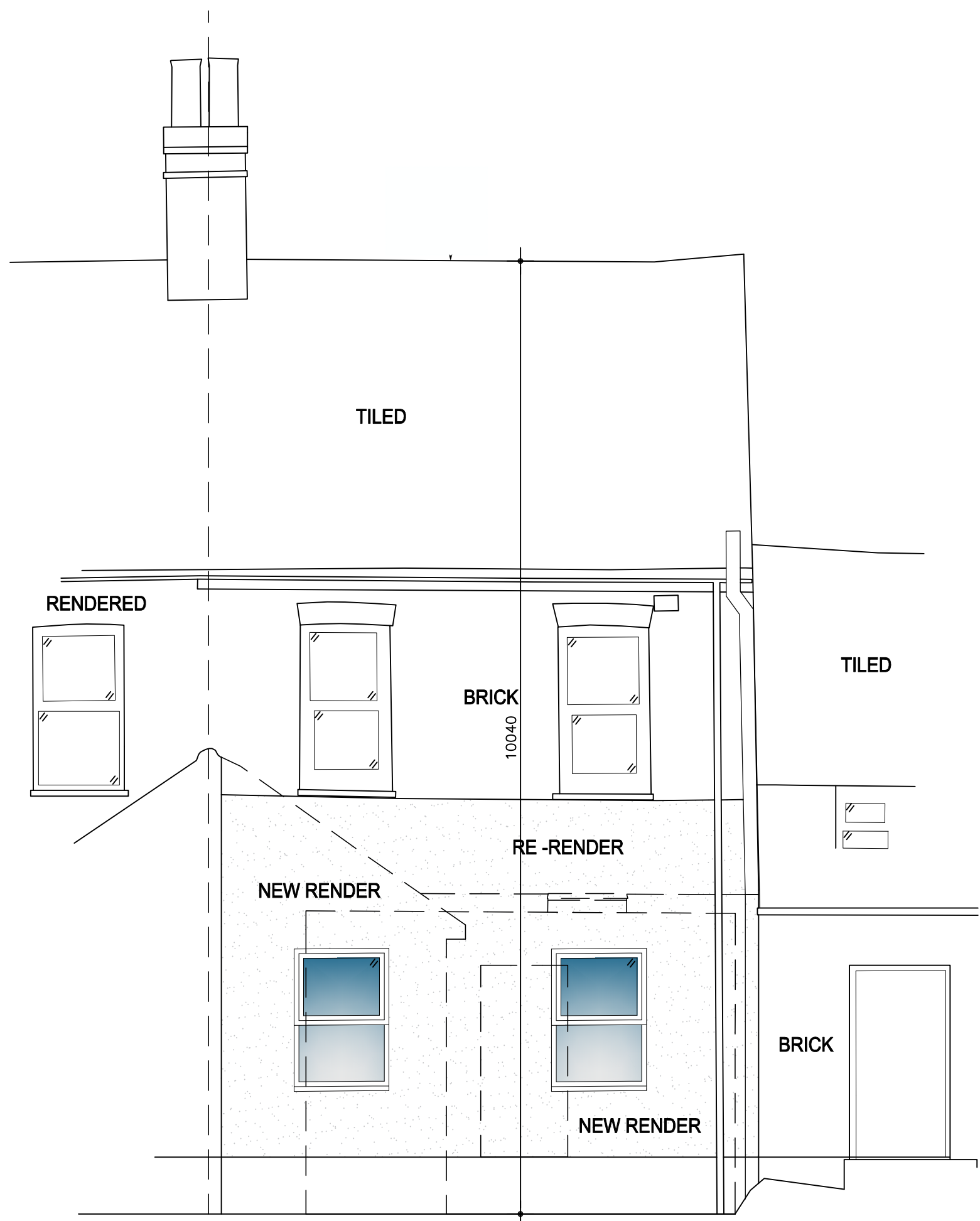
PROPOSED FRONT ELEVATION. 1:50.



PROPOSED SIDE ELEVATION. 1:50.



SCALE BAR 1:50



PROPOSED REAR ELEVATION. 1:50.

ELEVATIONAL MATERIALS

NEW BRICKWORK TO MATCH EXISTING UNLESS AGREED OTHERWISE.
NEW RENDERED OR RE-RENDERED AREAS TO BE SMOOTH OFF WHITE RENDER FINISH OR MATCH EXISTING UNLESS AGREED OTHERWISE.
NEW WINDOWS AND FRONT DOOR TO BE PAINTED TIMBER OR WHITE PVC UNLESS AGREED OTHERWISE.
NEW RAINWATER GOODS TO BE BLACK AND SQUARE UNLESS AGREED OTHERWISE.

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 Partv Wall Agreement is to be in place prior to start of works on site.

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 inform of any deviation from the 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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DO NOT SCALE THIS DRAWING USE DRAWING BARS

Revision: By Approved
Revision 'B' CLIENT CHANGES ISSUE FEB 26 BY PAUL B

JK ARCHITECTURE

www.jkarchitecturalimited.co.uk
e:jkdesign@btinternet.com

t: 0800 612 6825
m: 07545 424251

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Project:
PROPOSED CHANGE OF USE FROM BAR CLASS SUI GENERIS TO CLASS 3C INTO A GROUND FLOOR 2 BEDROOM FLAT AT 28 WESTLODE STREET SPALDING Lincs. PE11 2AF.

Drawing Title:
PROPOSED GROUND FLOOR PLAN AND ELEVATIONS.

Scale: 1:50	Date: JAN 25	Drawn: PB
Project No: 3021	Drawing No: 101	Revision: B