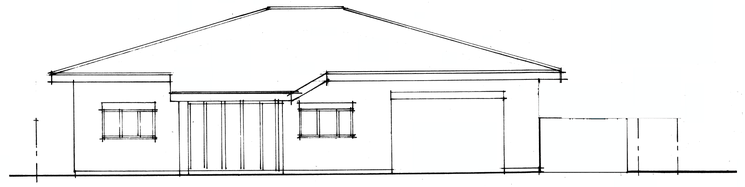


Existing Side Elevation. 1:100.



Existing Front Elevation. 1:100.





Existing Ground Floor Plan. 1:50.

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.

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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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

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Client:
ELEGANT SMILES

Project:
PROPOSED SINGLE STOREY SIDE EXTENSION
AT 2 WOOLRAM WYGATE,
SPALDING.
LINCS.

Drawing Title:
EXISTING GROUND FLOOR PLAN AND ELEVATIONS.

Scale:	Date:	Drawn:
1:100, 1:50	DEC 2021	PB

Project No:	Drawing No:	Revision:
3330	102	

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