

IF SCALING FROM PLANS CROSS REFERENCE WITH STATED
DIMENSIONS & VISE-VERSA.

SCALE 1:100 0 5

Fix cedar cladding to rear elevation
of existing wall.

New foul drainage connected to existing foul sewer system.

Solid fuel wood burning stove.

Steel beam / lintel and support posts and pad foundations to support wall / roof above in accordance with Structural Engineer's design and calculations.

Powder coated aluminium double glazed fixed picture window.

Steel beam / lintel and support posts and pad foundations to support wall / roof above in accordance with Structural Engineer's design and calculations.

Powder coated aluminium double glazed sliding door system.

Steel beam / lintel and support posts and pad foundations to support wall / roof above in accordance with Structural Engineer's design and calculations.

Powder coated aluminium double glazed window.

Surface water discharged
in to new soak away.

Powder coated aluminium double glazed fixed picture window.

Fix cedar cladding to extension elevations.

Carefully demolish existing garage.

Fix cedar cladding to extension elevations.

New foul drainage connected to existing foul sewer system.

Infill existing window open with recon
stone blocks to match existing.

Form new window opening and install new window (Obscure glazed).

BOUNDARY LINE

 **DIMENSION** 22
DESIGN, PLANNING & DRAWING SERVICES LTD

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Client & Site Address

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Project Title:
Proposed Erection Of A Single Storey Rear
Extension, Following Garage Demolition.

Drawing Title:
Proposed Ground Floor Plan (Large Scale).

Drawn.	Date.
J J Lear	24 Dec 2025

Drawing No.	Scale
161bTL/030125/07 - Rev 6	1:50

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NOTE - All measurements to be checked & verified on site by the contractor before commencing construction. these plans are suitable for planning & or building control applications and do not incorporate detailed construction methods, formations and connections.

PARTY WALL etc ACT - There is a requirement to comply with the procedures set down in the Party Wall (etc.) Act 1996 for some building works. These instances include :-

New work over or on the boundary line with a neighbouring property owner.

Alterations to an existing party wall structure. You should obtain further advice from a Party Wall Surveyor if there is any doubt regarding its application.

Any building work within 3 metres of a public sewer or a lateral drain under the control of the local water authority needs consent by the water authority prior to commencement of work.

The CDM regulations 2015 apply to all construction projects. Client, Designers and Contractors all have important duties under this act. If the project involves more than one contractor on site, then the client must appoint a Principal Designer and Principle Contractor. HS must be notified if:

work is expected to last longer than 30 days
work will exceed more than 500 person days
work will have more than 20 workers working simultaneously
any one time.

Before work begins the Principle Contractor is to complete a construction phase plan and continue compiling a Health and Safety file complying with the CDM 2015 regulations.

PROPOSED GROUND FLOOR PLAN (LARGE SCALE)
SCALE 1:50