

**NOTES**

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

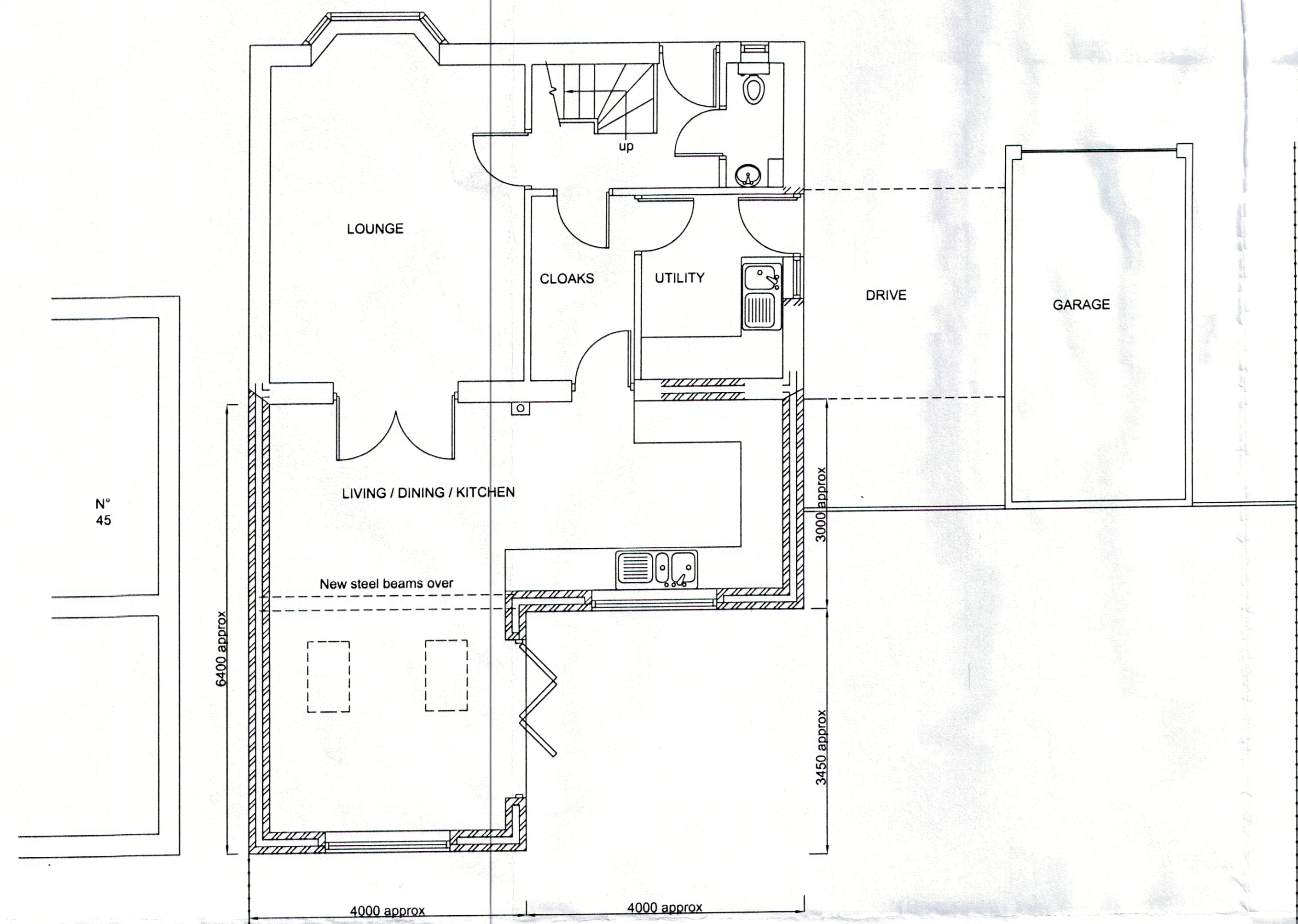
Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

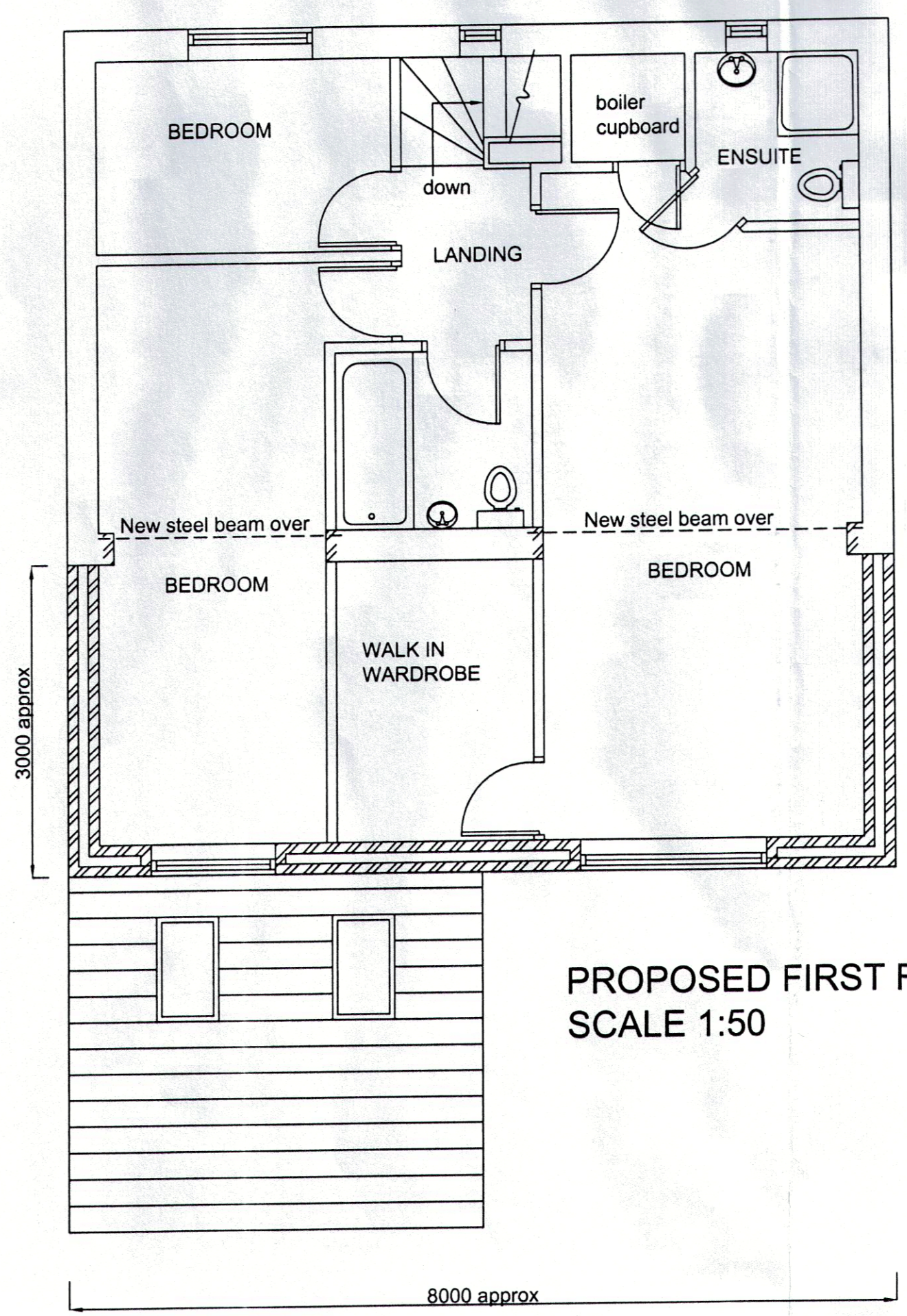
All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

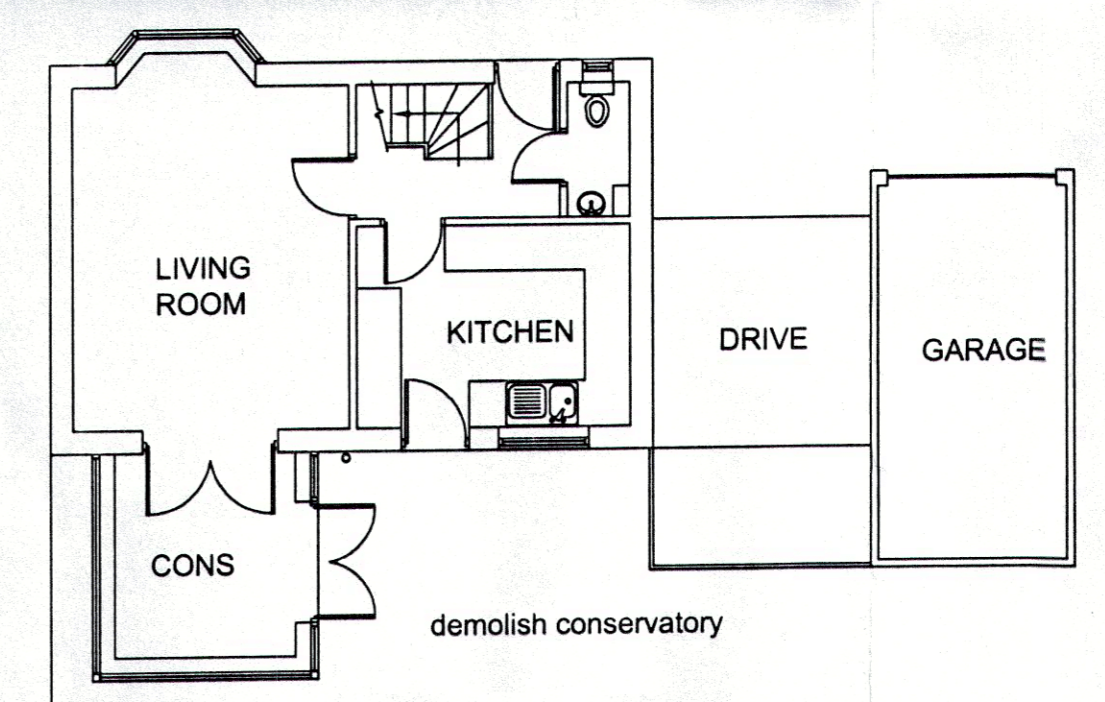
Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.



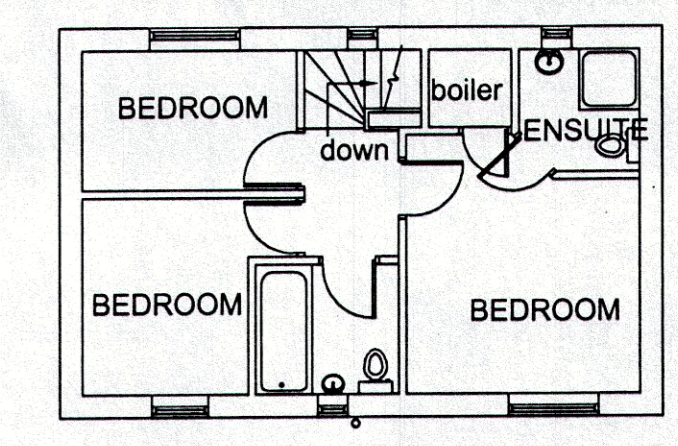
**PROPOSED GROUND FLOOR**  
SCALE 1:50



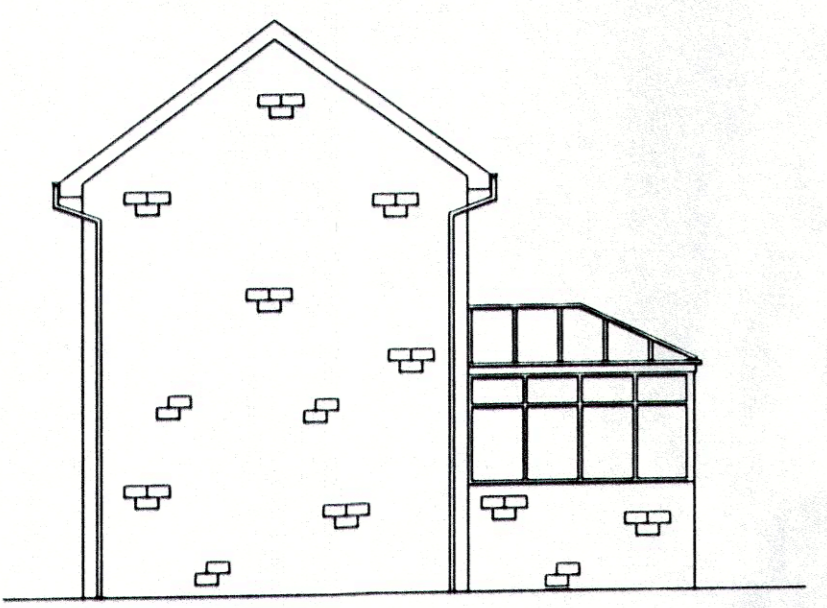
**PROPOSED FIRST FLOOR**  
SCALE 1:50



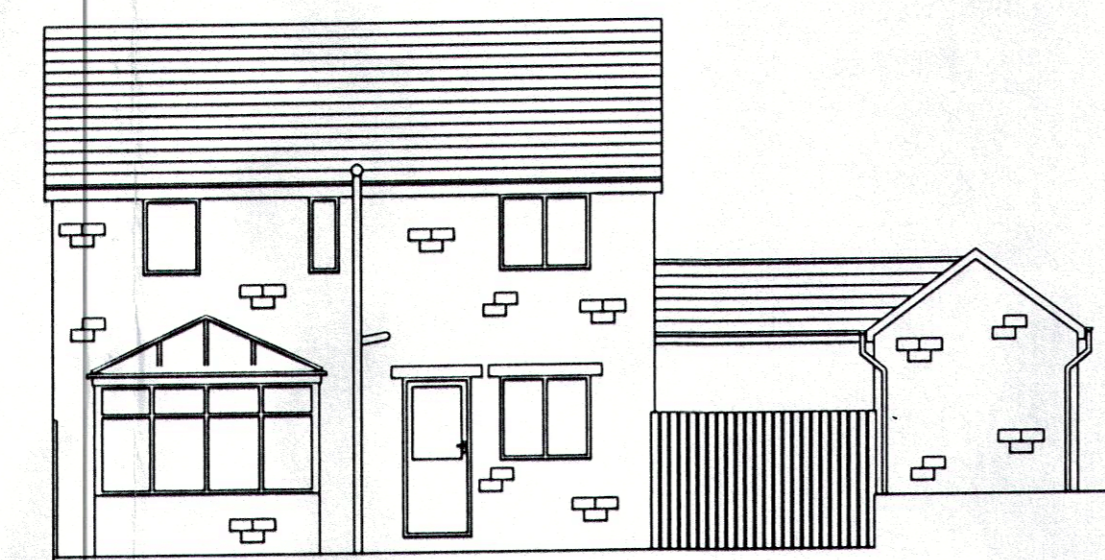
**EXISTING GROUND FLOOR**  
SCALE 1:100



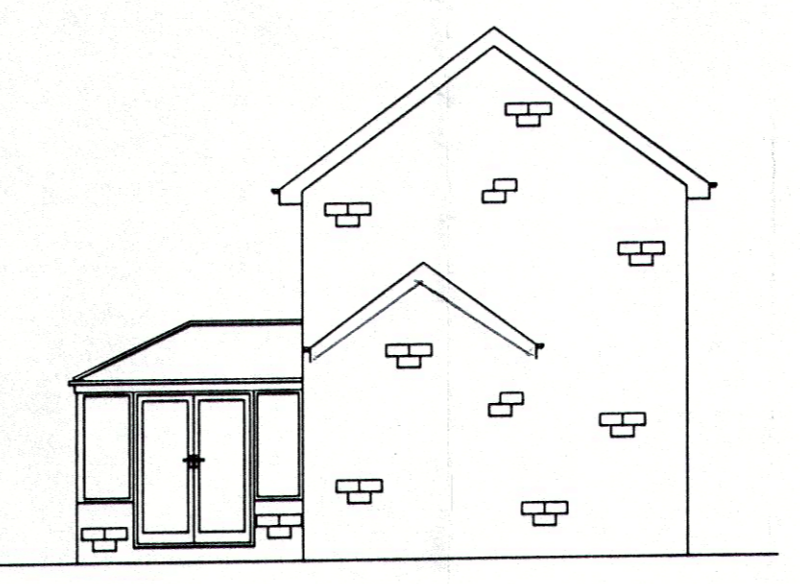
**EXISTING FIRST FLOOR**  
SCALE 1:100



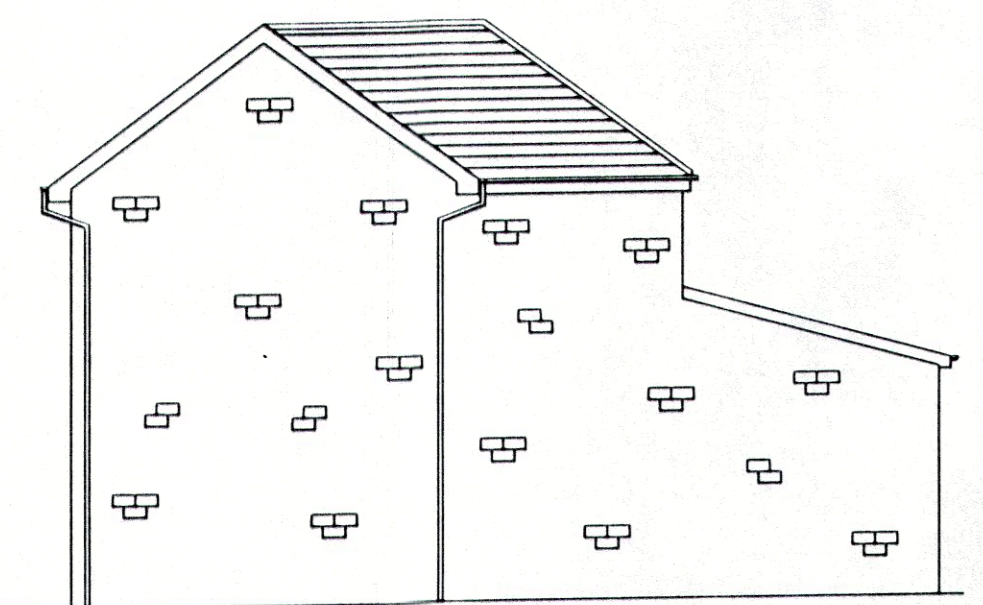
**EXISTING GABLE ELEVATION**  
SCALE 1:100



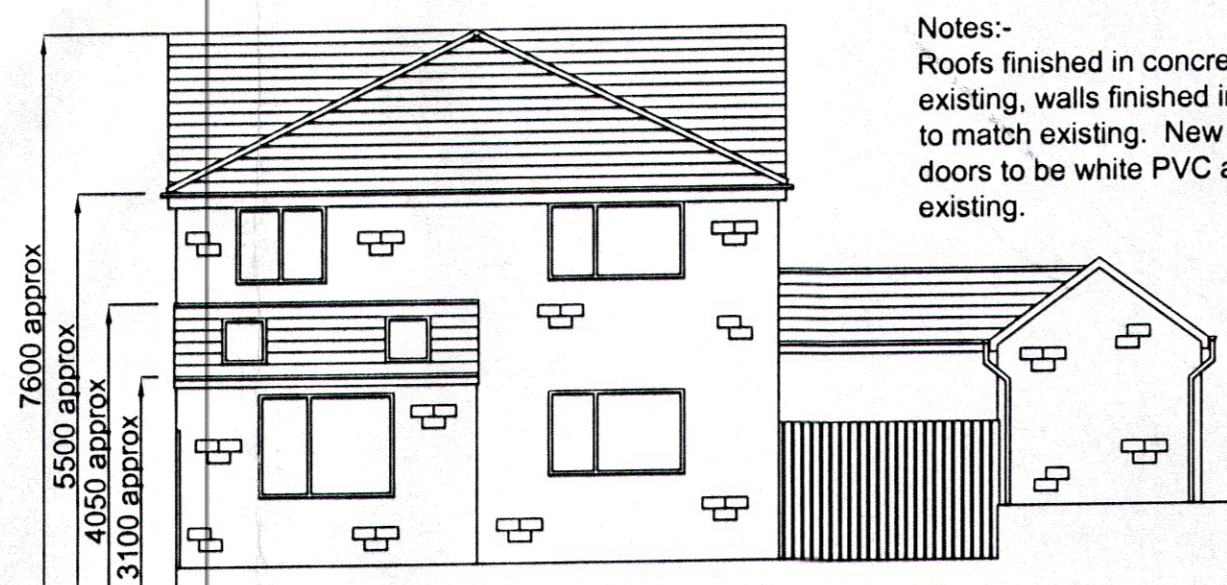
**EXISTING REAR ELEVATION**  
SCALE 1:100



**EXISTING GABLE ELEVATION**  
(Garage omitted for Clarity)  
SCALE 1:100

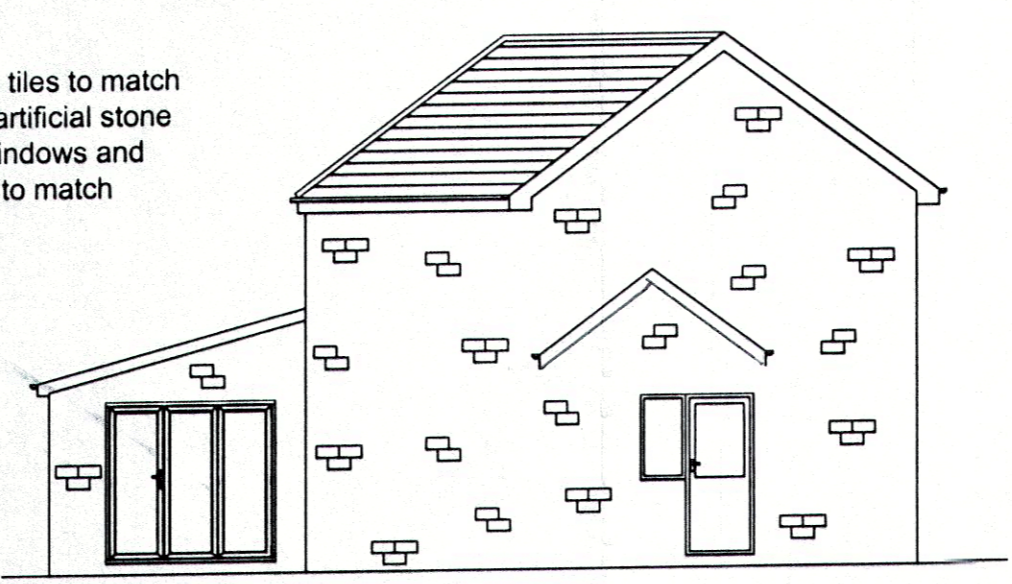


**PROPOSED GABLE ELEVATION**  
SCALE 1:100

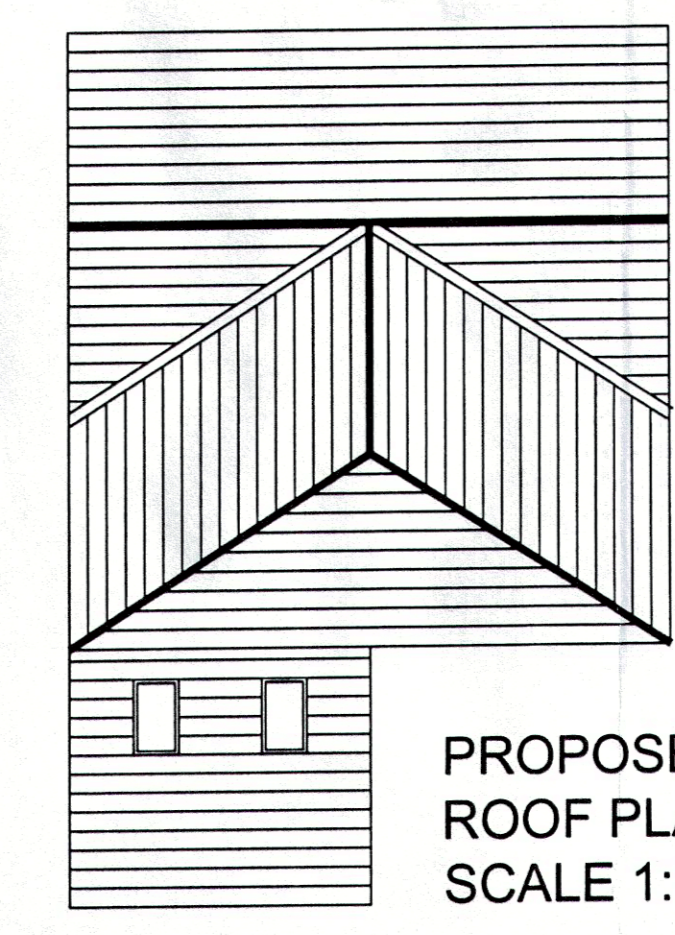


**PROPOSED REAR ELEVATION**  
SCALE 1:100

Notes:-  
Roofs finished in concrete tiles to match existing, walls finished in artificial stone to match existing. New windows and doors to be white PVC all to match existing.



**PROPOSED GABLE ELEVATION**  
(Garage omitted for Clarity)  
SCALE 1:100



**PROPOSED ROOF PLAN**  
SCALE 1:100

<p><b>JACK WALSH LTD.</b> Building Consulting Services Office 1 Remec House, Summit Works Manchester Road, Burnley. Tel N° (01282) 450041</p>		
<p>REVISIONS</p>		
<p>PROJECT Proposed two-storey extension 47 Printers Fold Burnley</p>		
<p>DRAWING TITLE Existing and proposed plans and elevations</p>		
<p>DRAWING NUMBER P.F 47 / 1</p>		
SCALE	DRAWN BY	DATE
1:50, 1:100	L.F	DEC 2020