

TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, BUILDING CONTROL DRAWINGS AND SPECIFICATION DATA SHEETS. SEE CLIENT FOR COPIES PRIOR TO START OF WORKS.

EXISTING NOTES

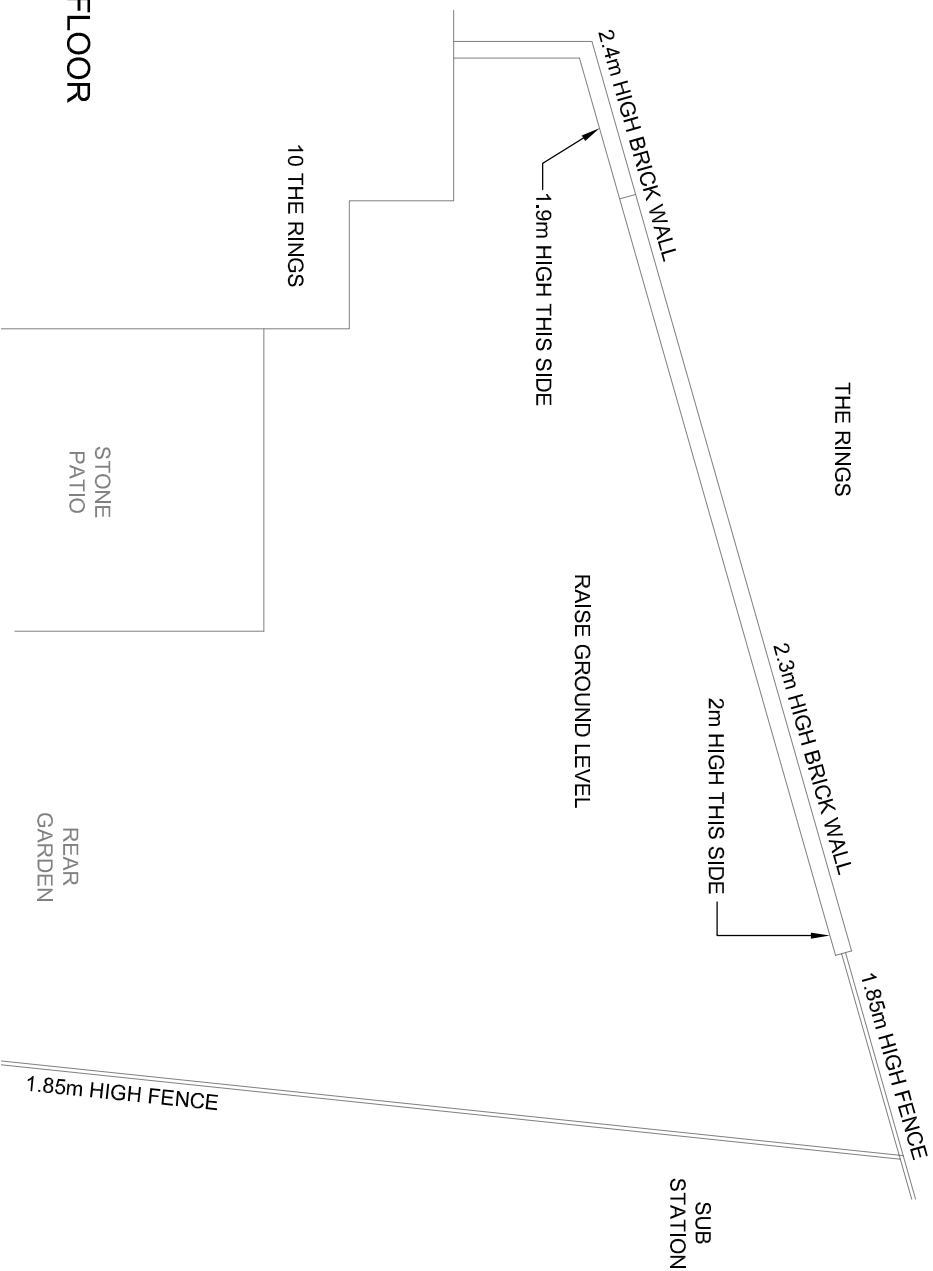
MAIN DWELLING DARK ROOF TILES.
MIXED FACING BRICK.
WHITE/BLACK UPVC/ALUMINIUM/COMPOSITE DOORS & WINDOWS.
BLACK UPVC GUTTERING AND DOWNPIPES WHITE FASCA.
SOLID FLOORS.
100/300mm CAVITY & SOLID WALLS.
DRAINAGE ROUTES ARE ALL UNCHECKED & UNKNOWN, THESE MUST BE IDENTIFIED BY CONTRACTOR PRIOR TO START OF WORKS.
PROPERTY IS BELIEVED TO HAVE A SEPARATE SURFACE AND FOUL DRAINAGE SYSTEM. ALL NEW AND EXISTING CONNECTIONS CONNECTED ACCORDINGLY SUBJECT TO BCO APPROVAL.

INTERNAL DIMENSIONS ARE FOR INFO ONLY AND MAY VARY DUE TO WALL FINISHES AND THICKNESS.

ANY EXISTING AND PROPOSED STEEL SPECS MUST BE PROVIDED BY A STRUCTURAL ENGINEER PRIOR TO START OF WORKS.

BRICK SIZE = 215x65mm

EXISTING GROUND FLOOR
SCALE 1:100



PROPOSED NOTES

MAIN DWELLING DARK ROOF TILES. GARDEN ROOM TO HAVE GRP OSA FLAT ROOF SYSTEM.

GREY UPVC/COMPOSITE CLADDING.

GREY UPVC/ALUMINIUM/COMPOSITE DOORS & WINDOWS.

GREY UPVC GUTTERING AND DOWNPIPES GREY FASCA.

SOLID FLOORS.

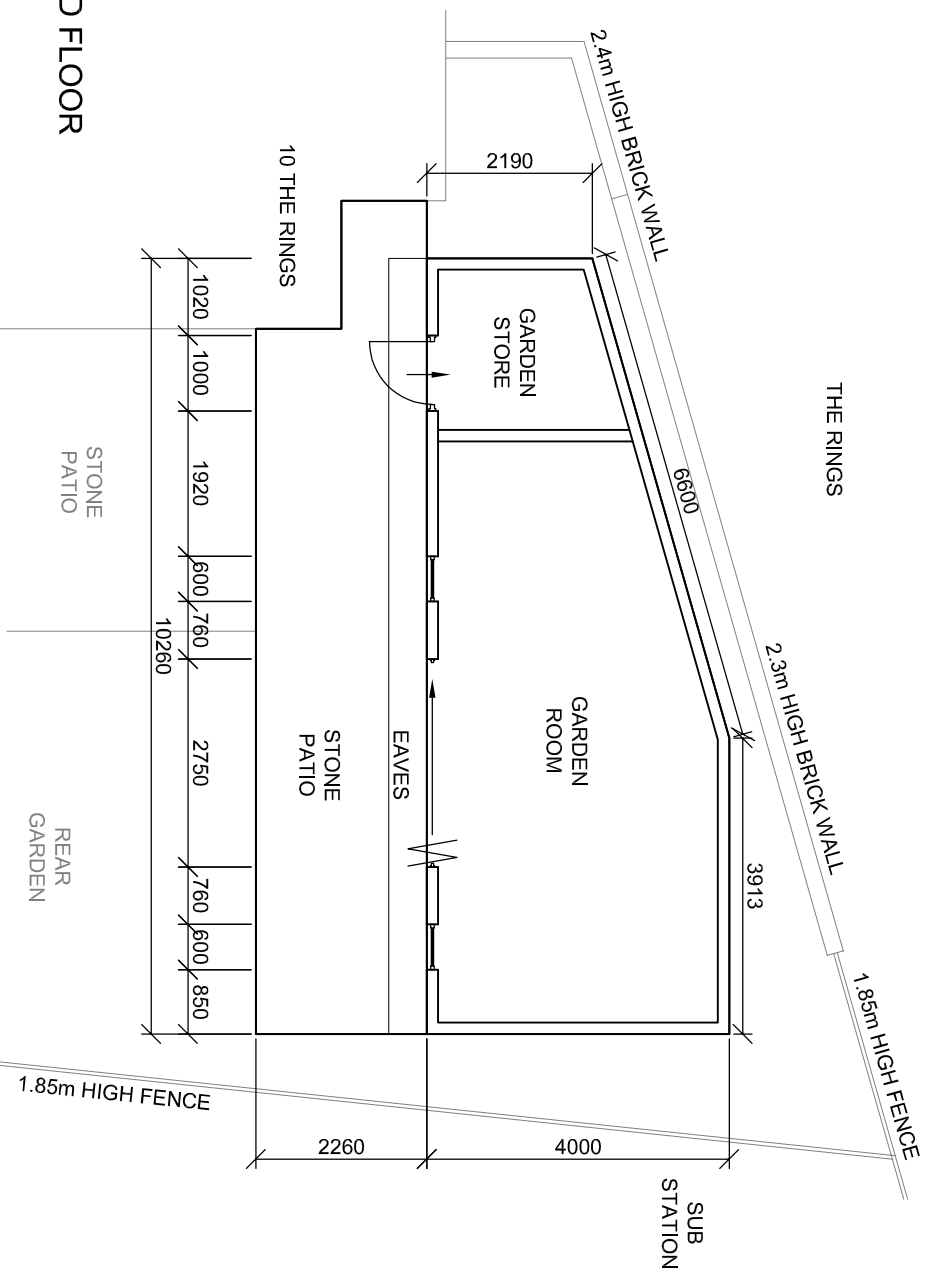
150mm CLAD TIMBER FRAME WALLS.

DRAINAGE ROUTES ARE ALL UNCHECKED & UNKNOWN, THESE MUST BE IDENTIFIED BY CONTRACTOR PRIOR TO START OF WORKS.
PROPERTY IS BELIEVED TO HAVE A SEPARATE SURFACE AND FOUL DRAINAGE SYSTEM. ALL NEW AND EXISTING CONNECTIONS CONNECTED ACCORDINGLY SUBJECT TO BCO APPROVAL.

INTERNAL DIMENSIONS ARE FOR INFO ONLY AND MAY VARY DUE TO WALL FINISHES AND THICKNESS.

ANY EXISTING AND PROPOSED STEEL SPECS MUST BE PROVIDED BY A STRUCTURAL ENGINEER PRIOR TO START OF WORKS.

PROPOSED GROUND FLOOR
SCALE 1:100



NOTE:
THIS IS A RETROSPECTIVE PLANNING APPLICATION.
ANY INFORMATION THAT IS OMITTED OR UNCLEAR FROM THE DRAWING/SPECIFICATION SHEETS MUST BE REQUESTED FROM ALMARK.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE.

DETACHED GARDEN ROOM WITH PATIO.

**10 THE RINGS
INGLEBY BARWICK
STOCKTON ON TEES
TS175LL**

DRAWING NUMBER
2024/MBALMARK/01

SCALE 1:100 @ A3 DATE 19 FEB 2024



COPYRIGHT STATEMENT
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY MATERIAL FORM OR TRANSMITTED TO ANY OTHER PERSON WITHOUT THE PRIOR WRITTEN PERMISSION.

ALMARK ACCEPTS NO RESPONSIBILITY FOR ANY WORKS CARRIED OUT PRIOR TO PLANNING PERMISSION AND BUILDING CONTROLS WRITTEN APPROVAL.
CONSTRUCTION QUOTES PROVIDED FROM UNAPPROVED PLANS ARE THE SOLE RESPONSIBILITY OF THE CLIENT AS DRAWINGS MAY REQUIRE ALTERATION TO SUIT LOCAL AUTHORITY CRITERIA.

IF STRUCTURAL CALCULATIONS ARE REQUIRED AS PART OF THE BUILDING CONTROL PROCESS, THESE MUST BE PROVIDED PRIOR TO START OF WORKS.
WHILST ALMARK TAKES REASONABLE STEPS TO WORK WITHIN THE PROPERTY BOUNDARIES, IT IS THE OWNERS RESPONSIBILITY TO ESTABLISH THESE PRIOR TO THE DRAWINGS BEING SUBMITTED AND BEFORE WORK COMMENCING. IF THERE IS ANY DOUBT OR DISCREPANCIES THEY SHOULD BE ADDRESSED USING THE APPROPRIATE PROFESSIONAL BODIES

DRAINAGE NOTE
ON 1 OCTOBER 2011 THE OWNERSHIP AND MAINTENANCE OF MANY PRIVATE SEWERS AND DRAINS TRANSFERRED TO THE WATER AND SEWERAGE COMPANIES. IN PRACTICE, THIS MEANS THAT THE PROPERTY OWNER WILL REMAIN RESPONSIBLE FOR DRAINS WITHIN THE CURTILAGE OF AND SERVING THEIR PROPERTY ONLY. OWNERSHIP OF VERTICAL / ALL OTHER PIPES WILL TRANSFER TO NORTHUMBRIA WATER. IF YOU ARE THE OWNER, CONSIDER OR ASK YOUR NEAREST NEIGHBOUR TO JOIN THE DRAINAGE MAINS SYSTEM. IF YOU PROPOSED AND THE CHANGE IN OWNERSHIP OF THE DRAINAGE SYSTEM, YOU MUST CONTACT NWA FOR ADVICE PREFERABLY BEFORE WORK COMMENCES IN ORDER THAT ANY ISSUES RELATING TO CONNECTIONS, ACCESS, PROTECTION ETC. CAN BE RESOLVED WITHOUT AFFECTING THE PROGRESS OF WORK ON SITE. ANY SUCH QUERIES WITH REGARD TO THE SEWER SHOULD BE DIRECTED TOWARDS NWA AT WWW.NWA.CO.UK OR CALL 0191 4196921. ALMARK DOES NOT CONTACT NWA AS PART OF ITS SERVICE TO YOU ON YOUR BEHALF.