

Client: Michael Vernon. 0114-231-2452

**Drawn By: Geoffrey Garfitt**  
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All Drawings and Specifications have been prepared for the purposes of obtaining  
 Town and Country Planning Permission and Building Regulation Approvals ONLY.

The posting of the plans operates as an approval only for the purposes  
 of the requirements of the Building Regulations 2010 and those sections  
 of the Building Act 1984, Clean Air Act 1956, which expressly require or  
 authorise the Council in certain cases to reject plans.

If under Section 32 of the Building Act 1984, this work is not commenced  
 within three years of the deposit of the notice or plans, they will be  
 considered as null and void and for this work to be undertaken, a fresh  
 notice and deposit of plans will be required.

In accordance with Regulation 15 you are required to notify this Council of certain stages  
 of building work associated with your application.  
 Not all the inspections listed from 1 to 10 below may be applicable to your application.  
 The minimum time period for notifying the Council is referred to in brackets.  
 Requests for inspections should be made no later than 16:00 hours on the day prior to you  
 requiring your inspection. Requests received after 16:00 hours cannot be guaranteed.

1. Commencement of works (not less than 48 hours prior to commencement).
2. Excavations prior to concrete (not less than 24 hours prior to concreting).
3. Foundation concrete (not less than 24 hours prior to backfilling).
4. On-site prior to concrete (not less than 24 hours prior to concrete).
5. Damp proof course (not less than 24 hours prior to backfilling).
6. Damage prior to backfilling (not less than 24 hours prior to backfilling).
7. Damage after backfilling (not more than 7 days after backfilling).
8. First fix for all electrics and upper floor joists prior to covering (not less than 24 hours).
9. Occupation or part thereof (not less than 5 days before occupation).
10. Completion of building works (not more than 5 days after completion of works).

**The Party Wall Act 1996**

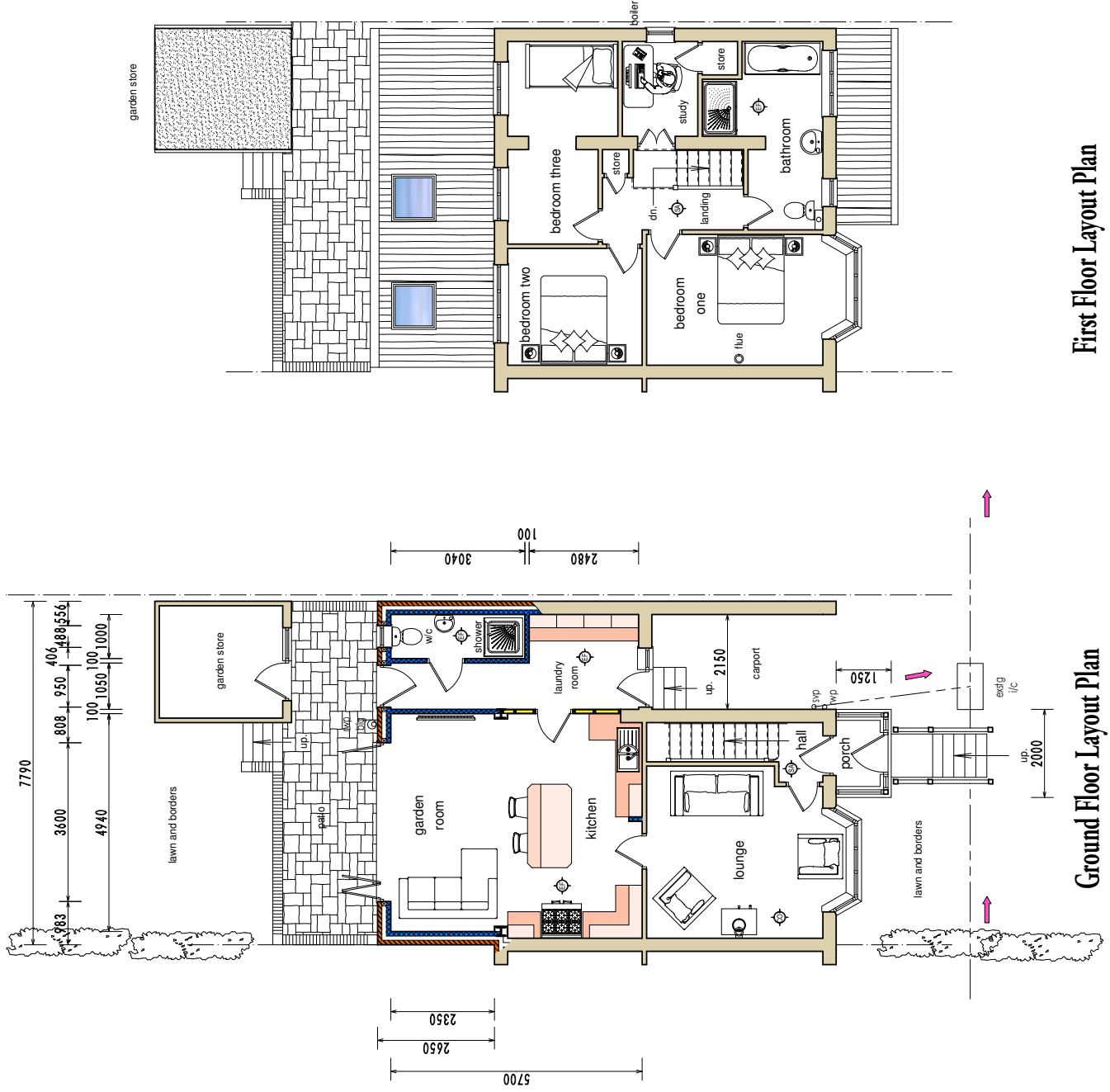
Anyone proposing to carry out work of the kinds detailed below  
 must give adjoining owner notice of their intentions.

Work directly on an existing party wall or structure  
 New buildings at or beside the boundary wall between properties  
 Excavation near a neighbouring building or structure depending  
 upon the depth of excavation.

The Party Wall Act 1996: Explanatory booklet can be obtained free  
 of charge from ODPW FREE LITERATURE, PO Box 236, WEST YORKSHIRE,  
 LS3 7NB. TELEPHONE 0870-72-4236. TELEPHONE 0870-720-7405

The Construction (Design and Management) Regulations 2015  
 these do generally apply to smaller projects and work by a  
 householder on their own property. Further guidance is available from  
 the Health and Safety Executive who may be contacted 01142912300  
 or 0870 1545300. See attached notes.

Client:	<b>Mr. Michael Vernon.</b>
Location:	17 Middleton Lane GRENOSIDE SHEFFIELD S35. 8PU. South Yorkshire
Project:	Alterations & Extensions to a Private Dwelling.
Scale:	<b>A3 1:100</b>
Title:	Property Plan as Proposed
Date:	JUNE 2017
<b>Drawing Number</b>	<b>2017-04</b>
<b>Ref:</b>	<b>VERINON</b>



**Ground Floor Layout Plan**

**First Floor Layout Plan**