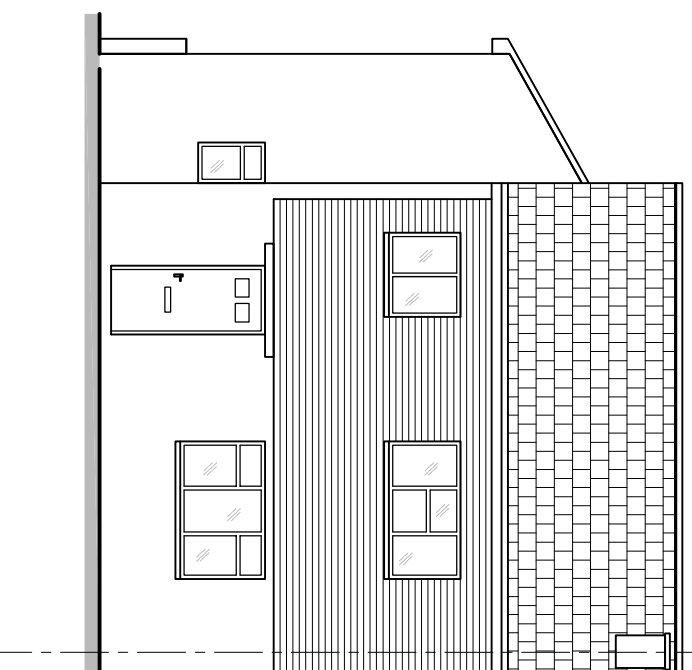
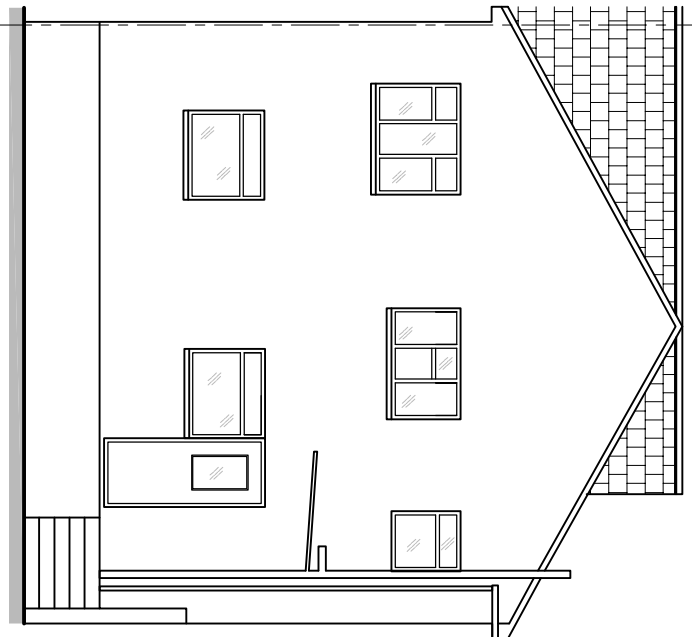
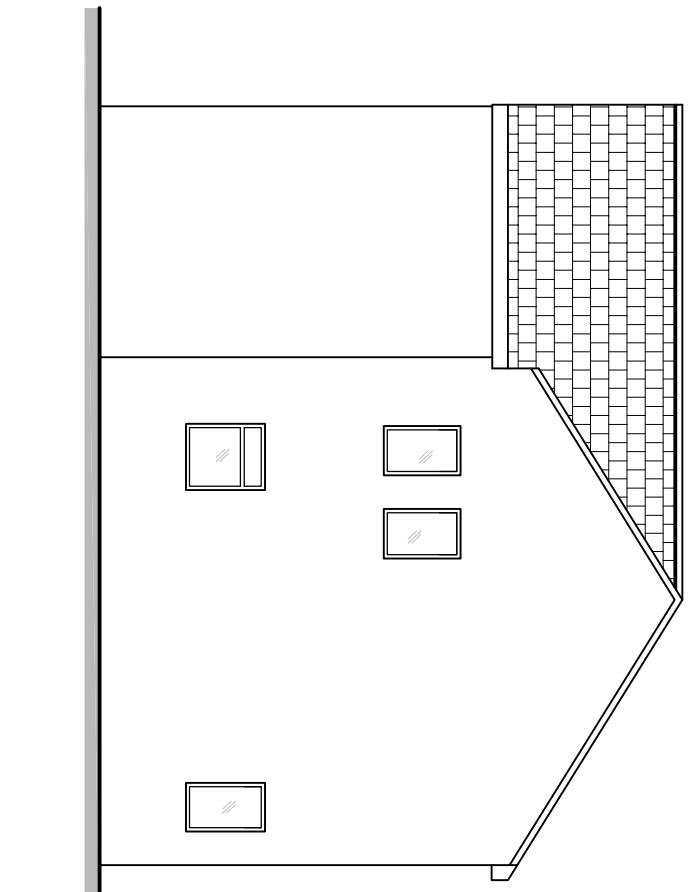




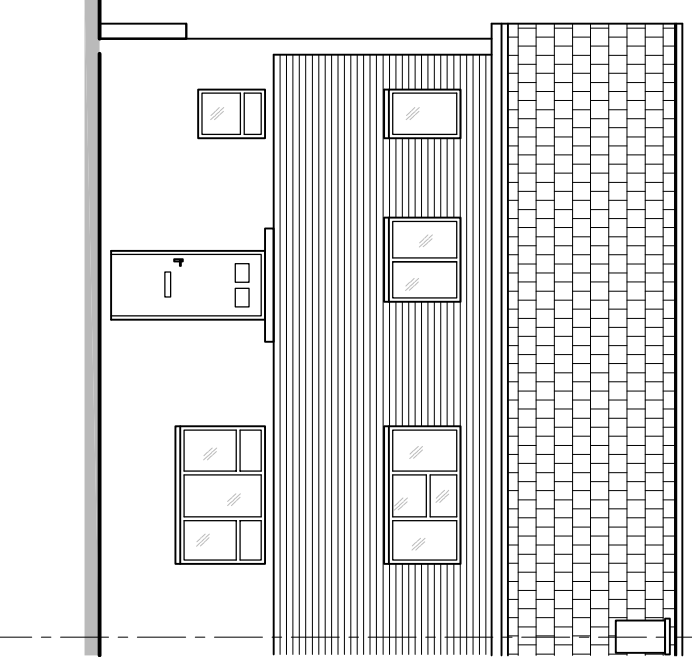
EXISTING FRONT ELEVATION, SCALE 1:100



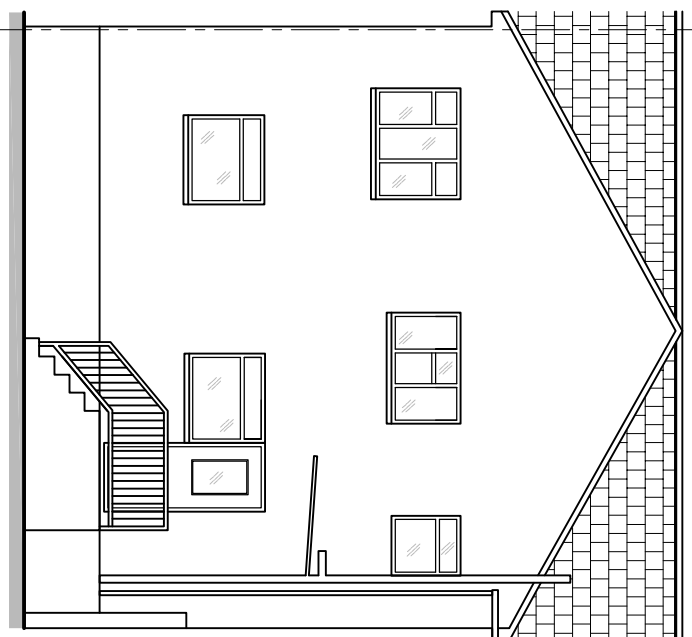
EXISTING REAR ELEVATION, SCALE 1:100



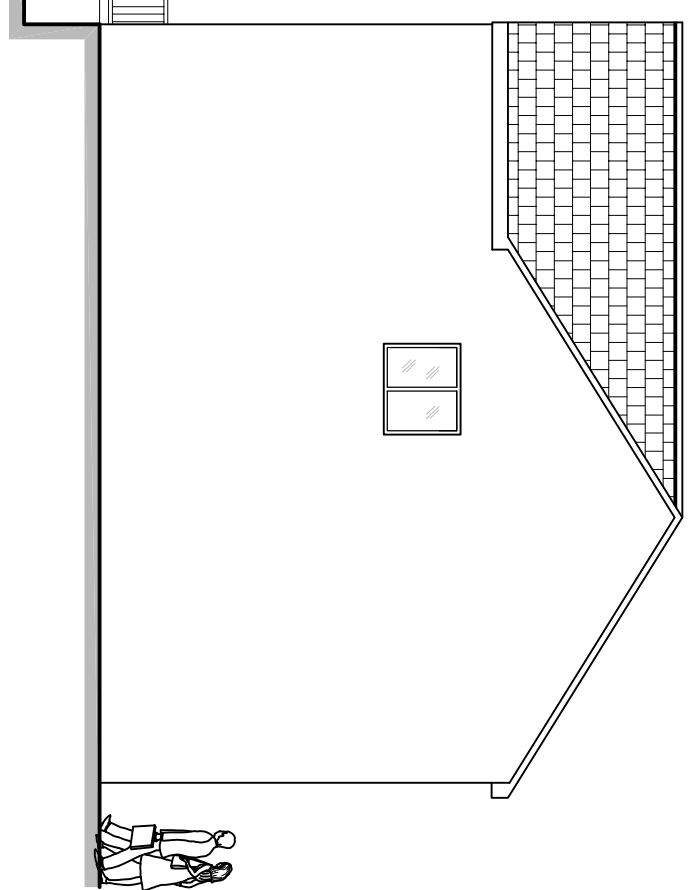
EXISTING LEFT ELEVATION, SCALE 1:100



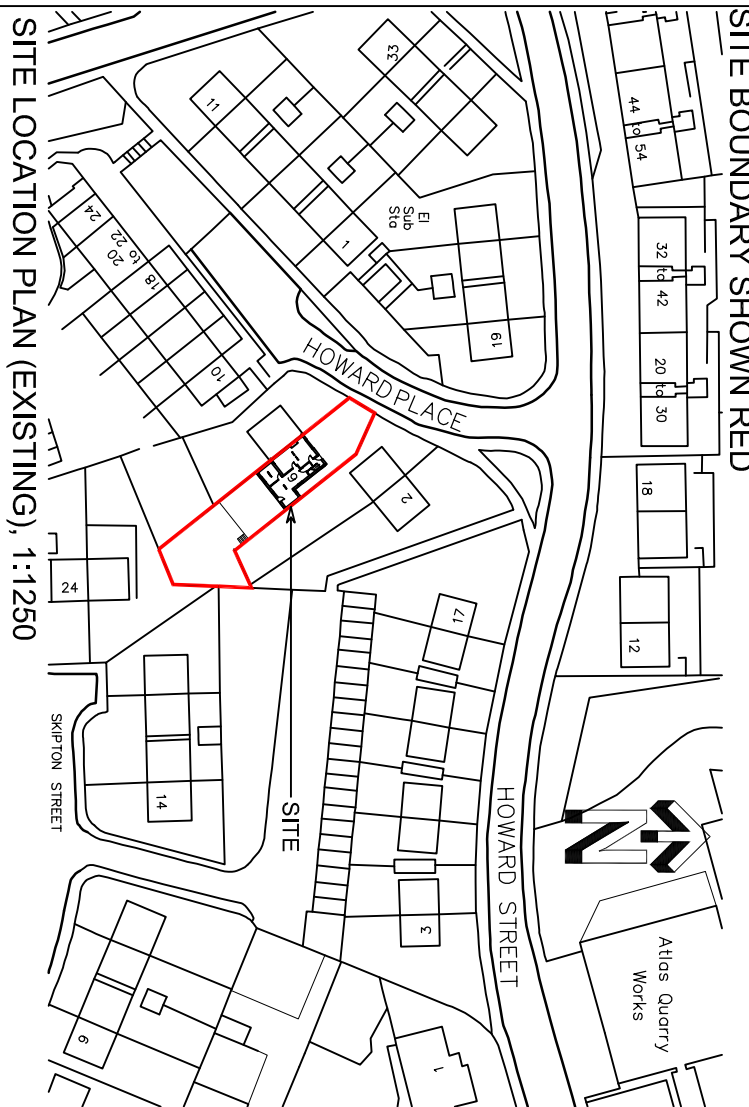
PROPOSED FRONT ELEVATION, SCALE 1:100



PROPOSED REAR ELEVATION, SCALE 1:100

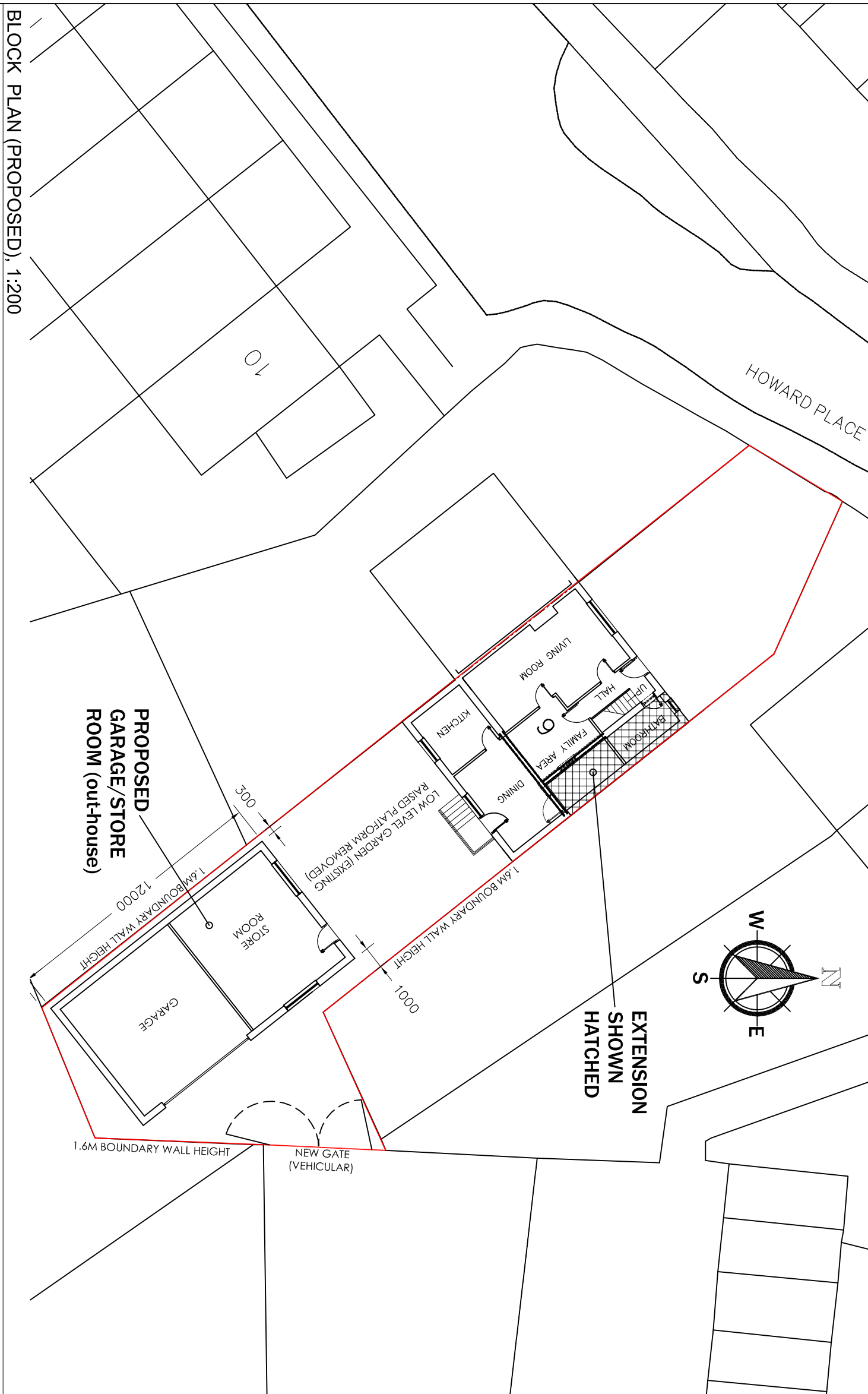


PROPOSED LEFT ELEVATION, SCALE 1:100

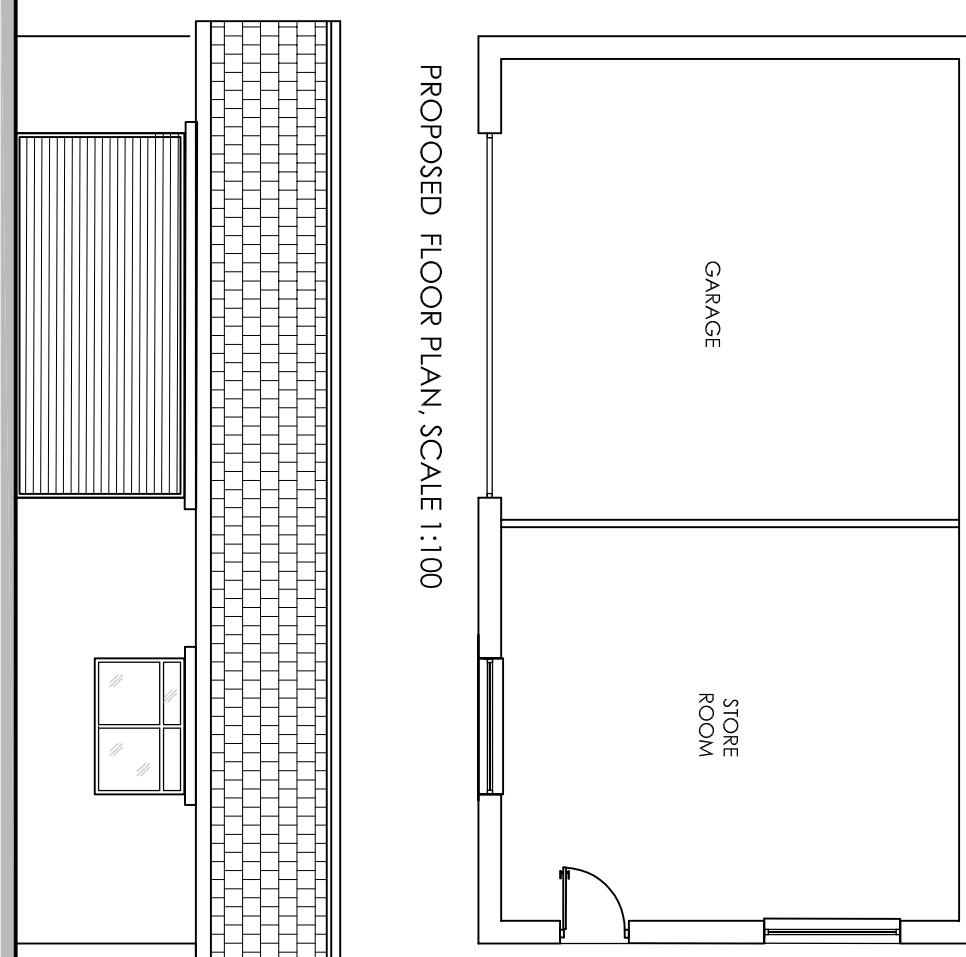


SITE LOCATION PLAN (EXISTING), 1:1250

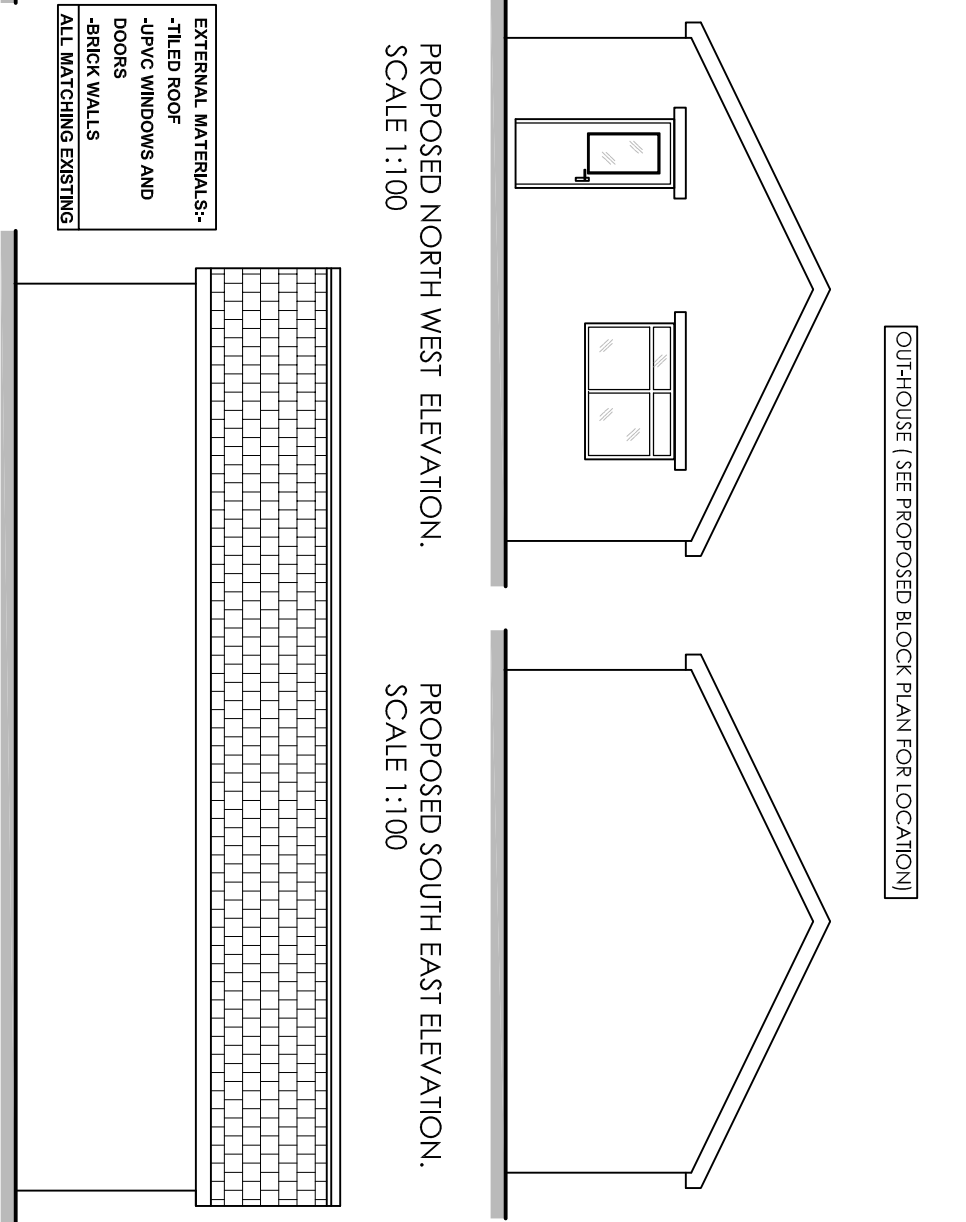
- NOTES:**
- 1. IT IS THE CLIENT'S RESPONSIBILITY THAT BOUNDARY LINES SHOWN ON THIS DRAWING ARE STRICTLY IN ACCORDANCE WITH THE CLIENT'S OWN RECORDS AND THAT THERE ARE NO RIGHTS OR INTERESTS IN LEGAL DEEDS, ETC. WHICH MAY AFFECT THE PROPOSED EXTENSION WORK. THIS DRAWING HAS BEEN SHOWN TO CLIENT BEFORE PLANNING SUBMISSION.
 - 2. THIS DRAWING IS FOR PLANNING PERMISSION ONLY. ALL WORKS AFTER PLANNING PERMISSION IS APPROVED IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND TO LOCAL COUNCIL INSPECTORS BUILDING CONTROL.
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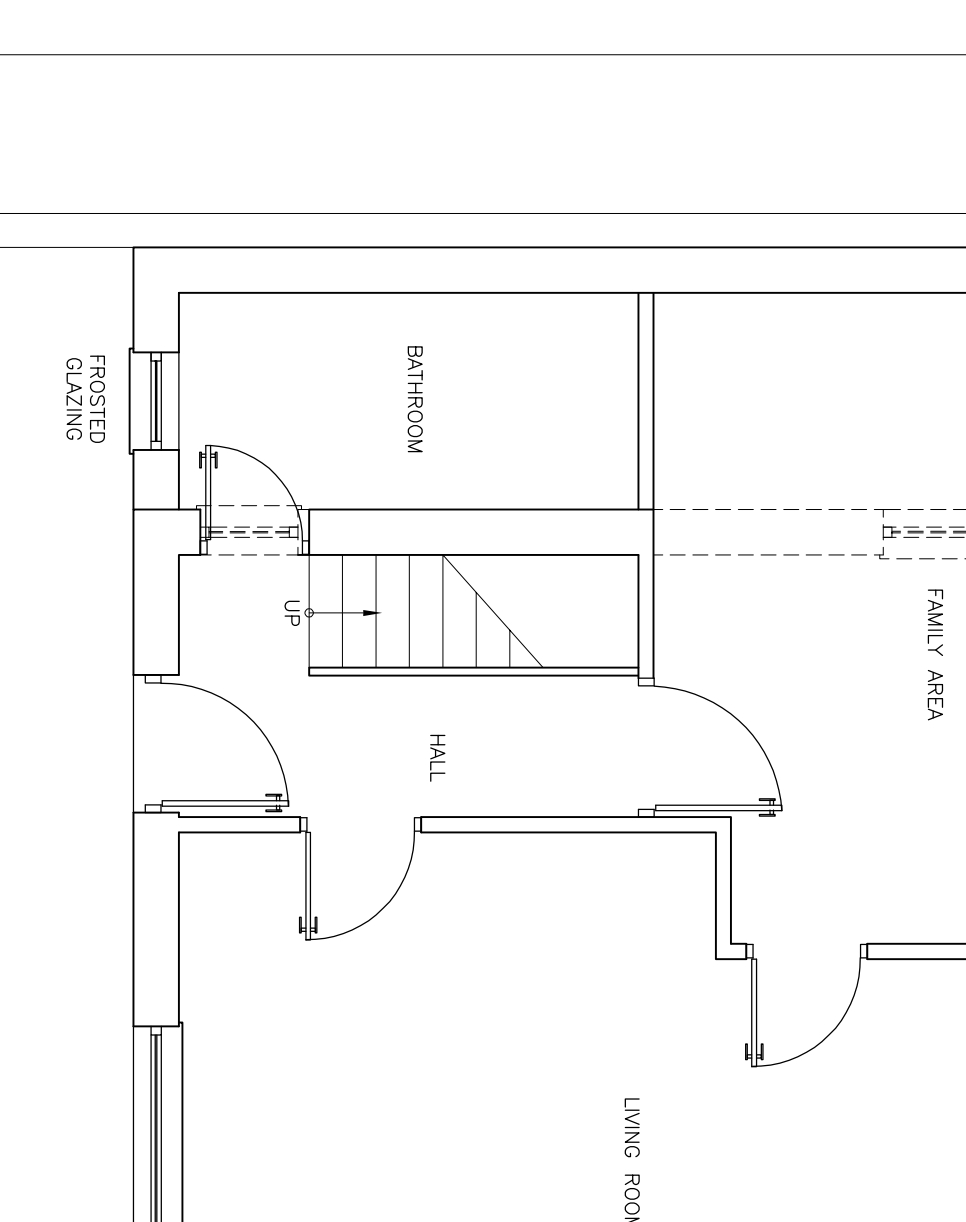
BLOCK PLAN (PROPOSED), 1:200



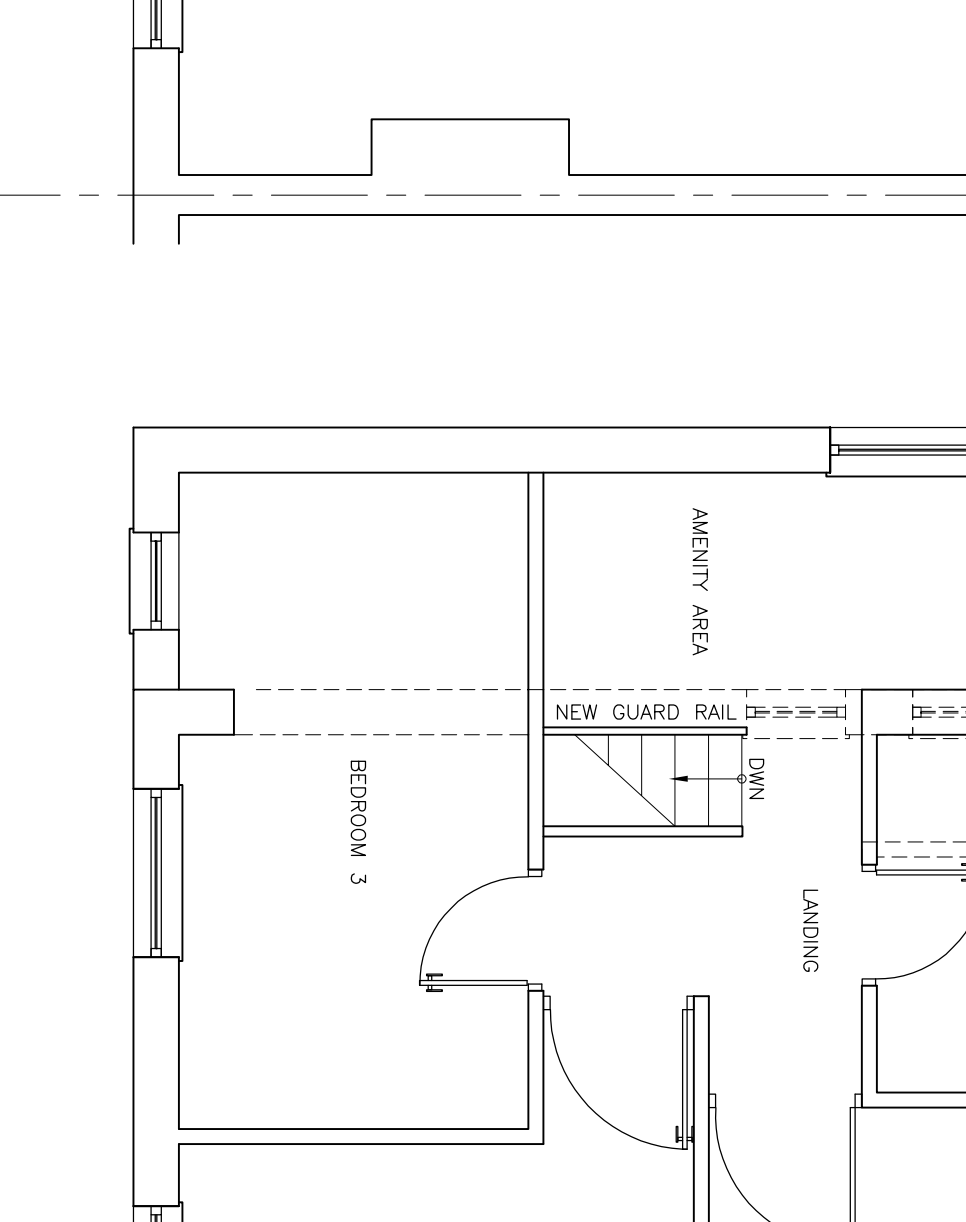
PROPOSED NORTH EAST ELEVATION, SCALE 1:100



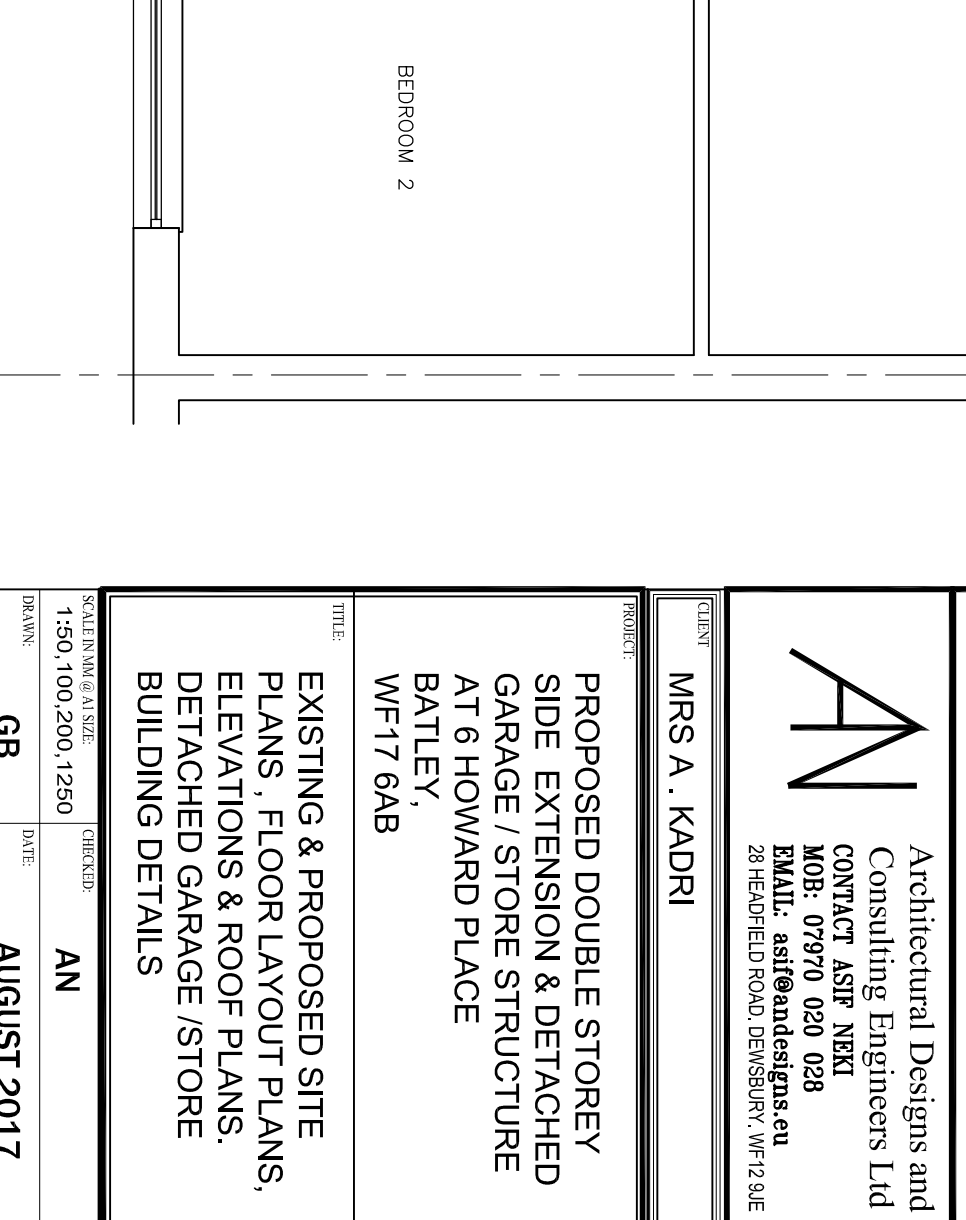
PROPOSED NORTH WEST ELEVATION, SCALE 1:100



PROPOSED SOUTH EAST ELEVATION, SCALE 1:100



PROPOSED SOUTH WEST ELEVATION, SCALE 1:100



PROPOSED GROUND FLOOR PLAN, SCALE 1:50



PROPOSED FIRST FLOOR PLAN, SCALE 1:50

Builder/Contractor should not scale from the drawing should use dimensions given in the drawing. All dimensions are given in millimetres. Any discrepancy found to be reported to the architect. The architect is not responsible for any error or omission in the drawing or any part of it may not be reproduced.

1) GENERAL NOTES

- All works after Planning Permission is approved are to be in accordance with BUILDING REGULATIONS 2010, current local authority building regulations.
- THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURE AT ALL STAGES OF THE CONTRACT.
- All Structural Details and Calculations to be submitted for approval by the Local Authority at Building Regulations Stage.
- All underground pipework passing through a masonry wall is to have a suitable inlet or arch constructed over the pipe to provide a minimum of 50mm clearance around the pipe. The clearance shall be maintained for the full length of the pipe and the pipe solid bedded.
- New roof drainage designed to cater for a flow capacity with a downward intensity of 75mm per hour, and connected into existing system to Local Authority approval.
- All masonry to be in accordance with BS 5625 part 3, 1983. All masonry supports & stainless steel ties to Local Authority approval.
- APPROVED DOCUMENT B. FIRE SAFETY.
- All cavities are to be closed with Landtherm / Thermoblock closers.
- Means of escape is to be in accordance with current building regulations / Local Authority approval.
- APPROVED DOCUMENT C. SITE PREPARATION AND RESISTANCE TO MOISTURE.
- All placed concrete in the external walls are to be impervious to moisture.
- Any new below ground drainage to remain connected into existing sewer.
- Any new below ground drainage to be whiffed clay with flexible joints, use rubber seals, or similar approved, which is to be approved by the Local Authority.
- APPROVED DOCUMENT F. VENTILATION.
- WC accommodation to be mechanically vented @ 15 l/s per second to provide a minimum of 3 or changes per 60 l/s per second ventilation @ kitchen.
- APPROVED DOCUMENT G. HYGIENE.
- Hot water to be provided by existing combination gas fired boiler (any new boiler to have a minimum rating of 86 percent class A or B).
- APPROVED DOCUMENT H. DRAINAGE AND WASTE DISPOSAL.
- All internal drainage to be vented at the head of the system with approved cage or perforated cover.
- Hot water to be provided by existing combination gas fired boiler (any new boiler to have a minimum rating of 86 percent class A or B).
- Waste pipes designed to suit number of connections. All pipes to be of minimum 40mm dia. waste pipes. Sizes of all pipes to be in accordance with current building regulations. Provided on all bends, ends of runs and changes of direction.
- APPROVED DOCUMENT J. HEAT PRODUCING APPLIANCES TO M & E CONSULTANT'S DETAILS IF APPLICABLE.
- APPROVED DOCUMENT L. CONSERVATION OF FUEL AND POWER.
- Any new masonry openings to have proprietary thermal closers to prevent any thermal bridging.
- APPROVED DOCUMENT N. SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING.
- New windows to achieve 20% floor area ventilation with are internally glazed with Low E glass as standard in a 4-20-4 build up, argon filled cavity, to achieve minimum U-value = 1.6W/m²K.
- All glass to comply with BS6206, 1981 and BS 6262 800mm above floor level and doors and side panels 1,500mm high.
- ALL ELECTRICAL DESIGN & WORK TO MEET THE REQUIREMENTS OF THE IET WIRING REGULATIONS (BS 7671) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A QUALIFIED ELECTRICIAN & WORKS BY SPECIALIST TO L.A. INSPECTOR APPROVAL.

PLANNING APPROVAL

Architectural Designs and Consulting Engineers Ltd
CONTACT ASHF NERI
MOB: 07970 020 028
EMAIL: ash@architects.co.uk
28 HEDDERFIELD ROAD, DENBURY, WPT3 3AE

MRS A. KADRI

PROPOSED DOUBLE STOREY
SIDE EXTENSION & DETACHED
GARAGE / STORE STRUCTURE
AT 6 HOWARD PLACE
BATLEY,
WF17 6AB

EXISTING & PROPOSED SITE
PLANS, FLOOR LAYOUT PLANS,
ELEVATIONS & ROOF PLANS.
DETACHED GARAGE / STORE
BUILDING DETAILS

DATE DRAWN	1:50, 100, 200, 1250	DATE	AN
PROJECT NO.	GB	DATE	AUGUST 2017
DRAWING NO.	PL-01	REV.	1