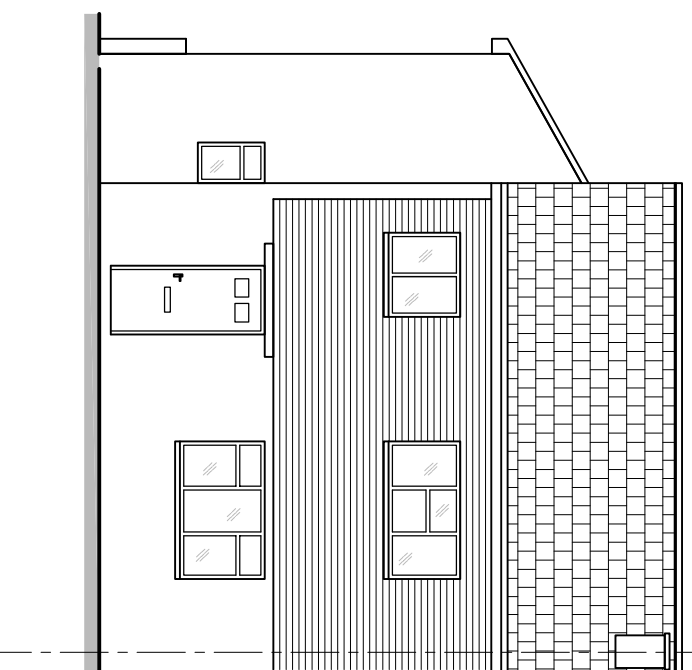
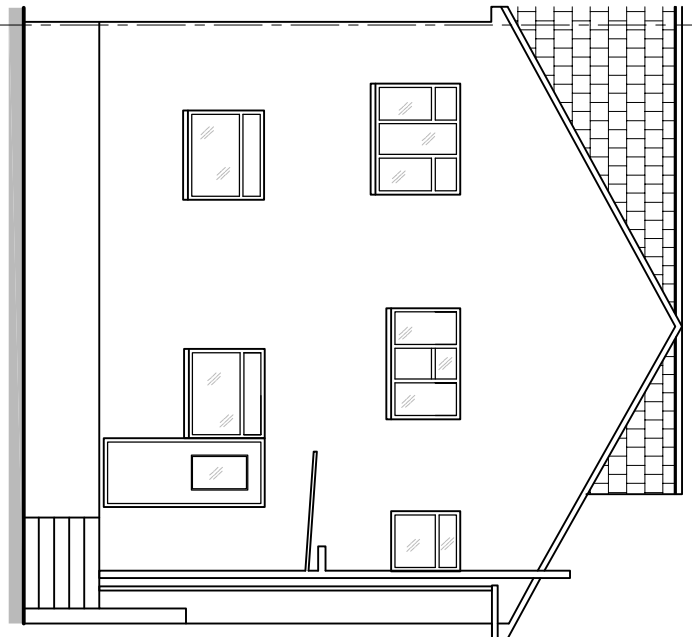
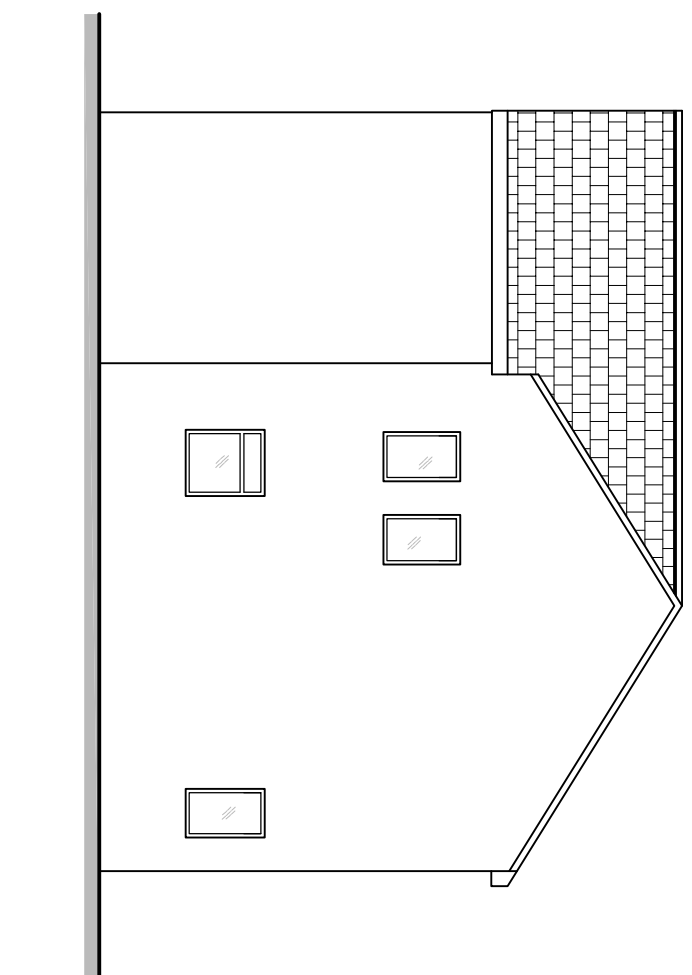




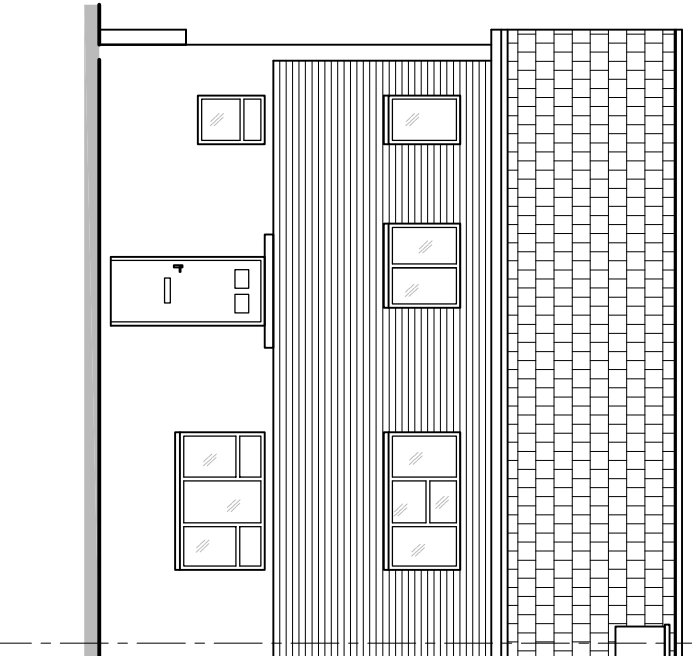
(HOWARD PLACE STREET SCENE)
EXISTING FRONT ELEVATION, SCALE 1:100



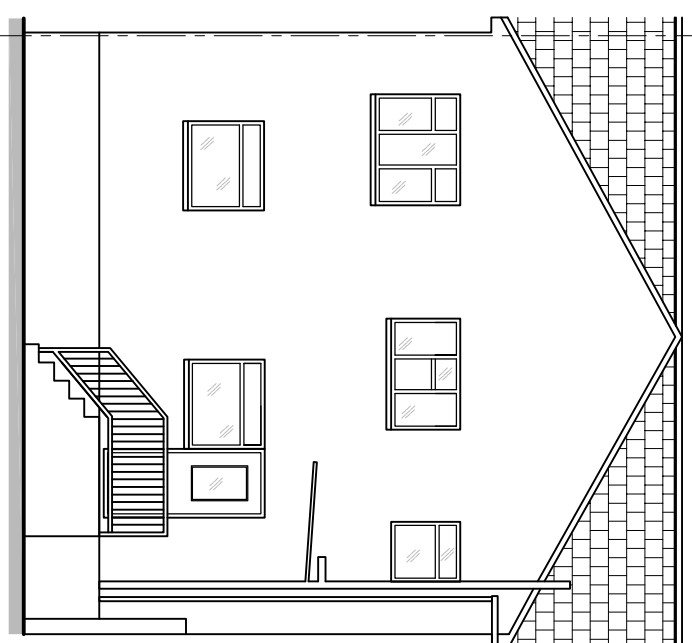
EXISTING REAR ELEVATION, SCALE 1:100



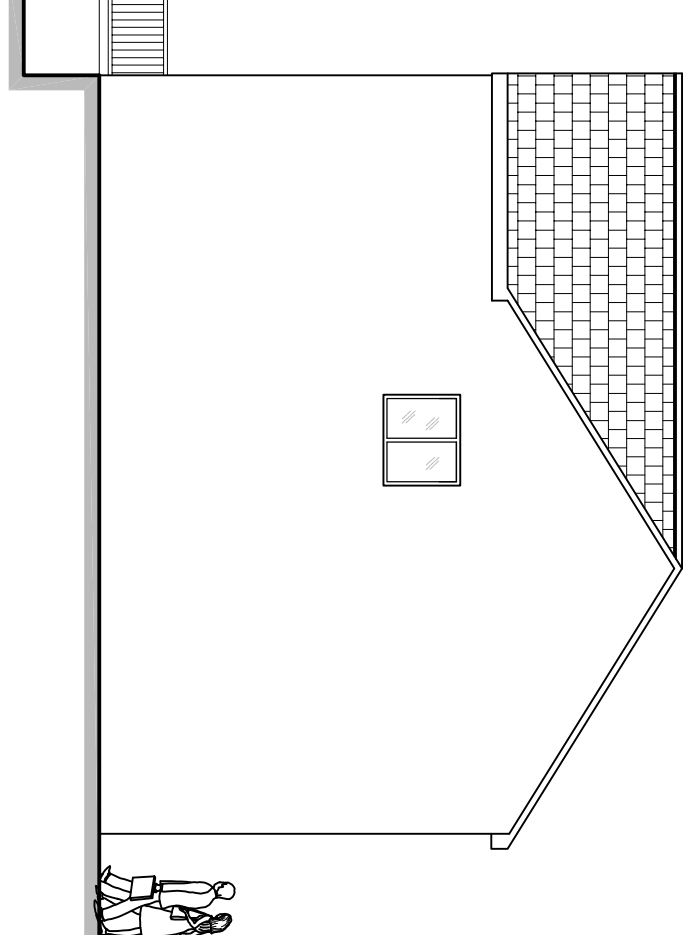
EXISTING LEFT ELEVATION, SCALE 1:100



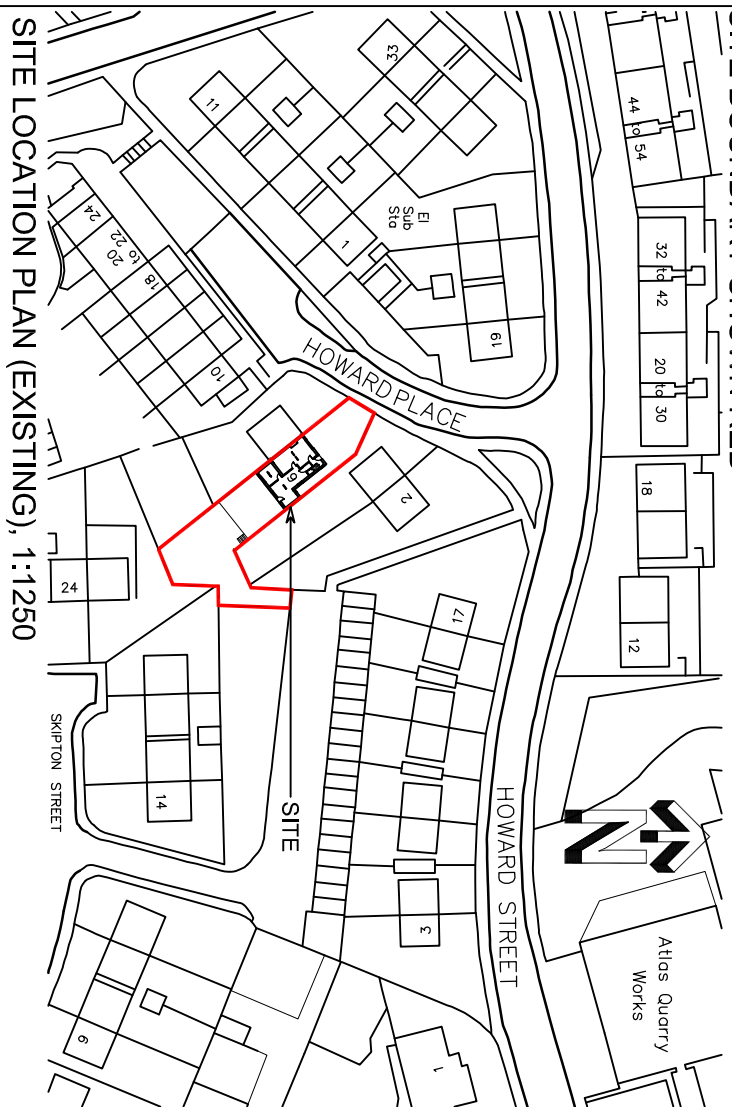
(HOWARD PLACE STREET SCENE)
PROPOSED FRONT ELEVATION, SCALE 1:100



PROPOSED REAR ELEVATION, SCALE 1:100

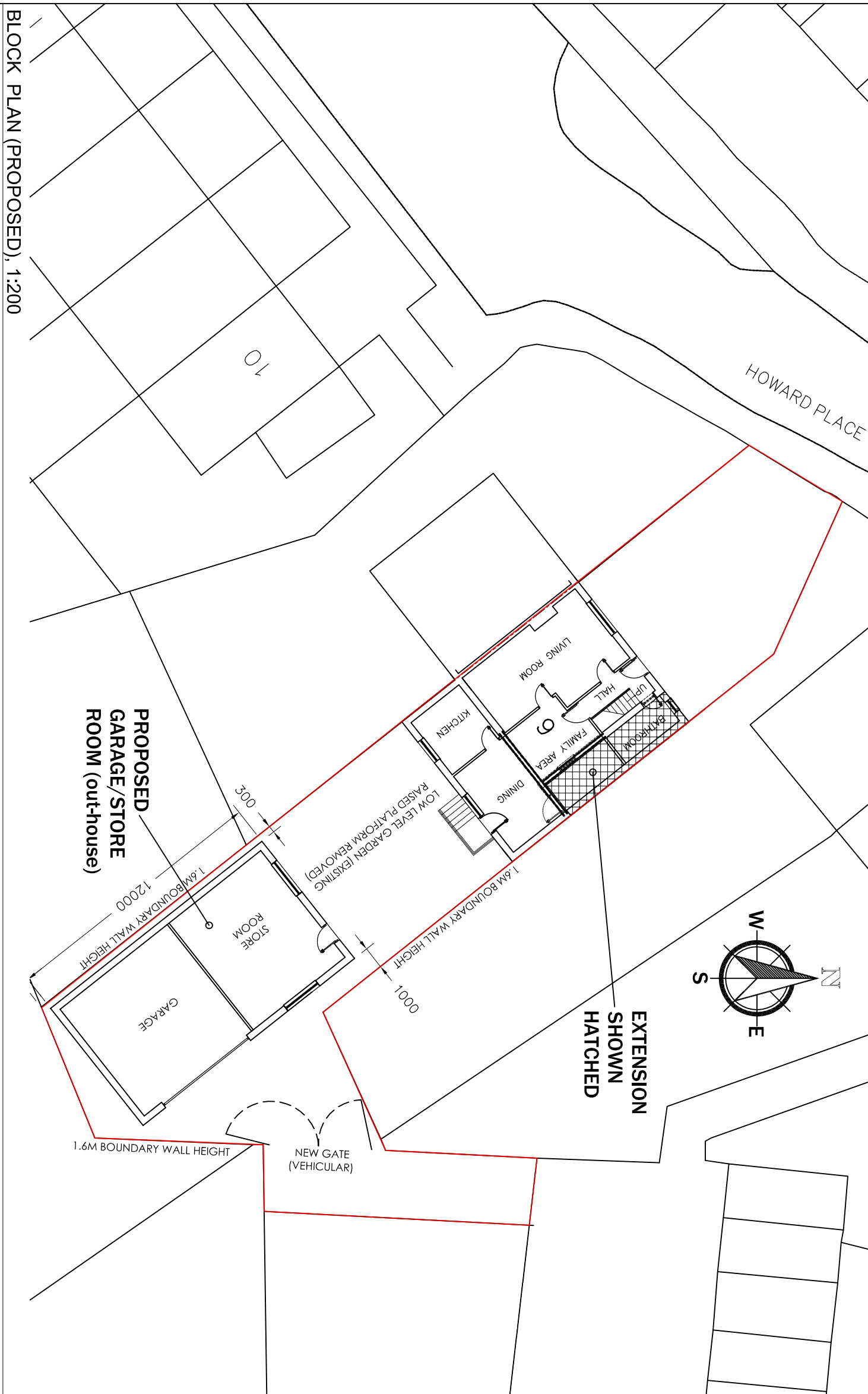


PROPOSED LEFT ELEVATION, SCALE 1:100

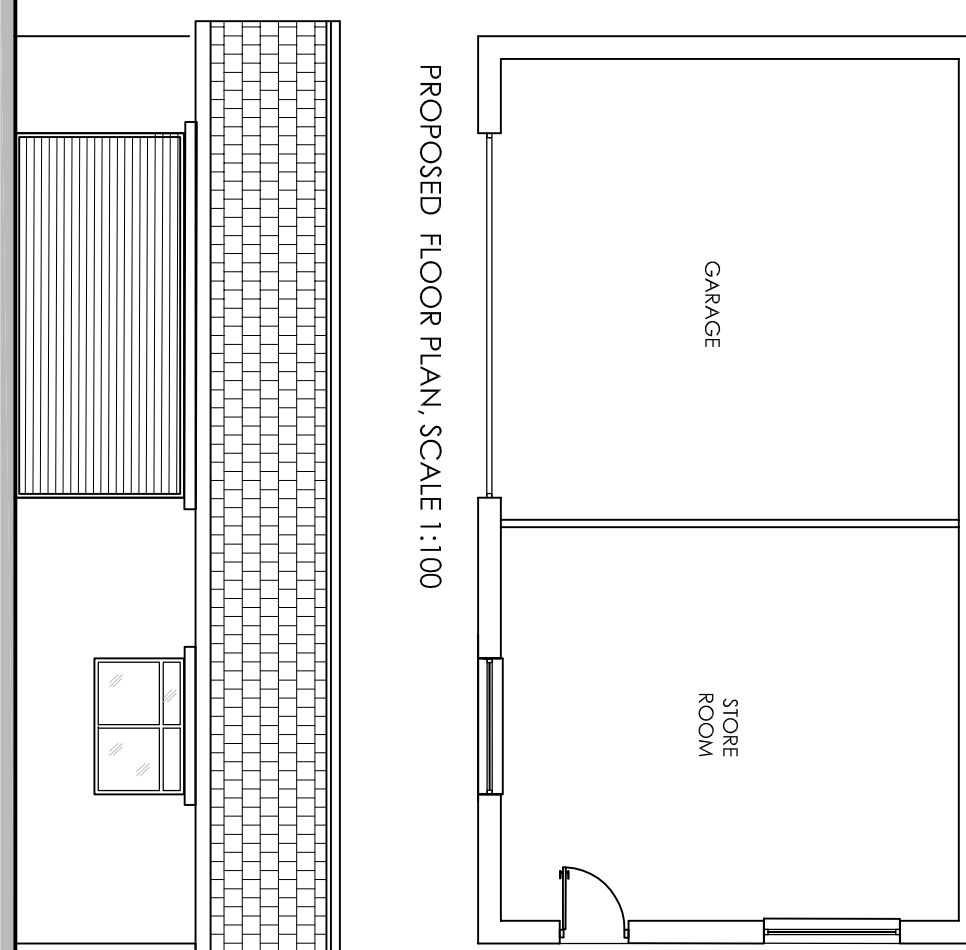


SITE LOCATION PLAN (EXISTING), 1:1250

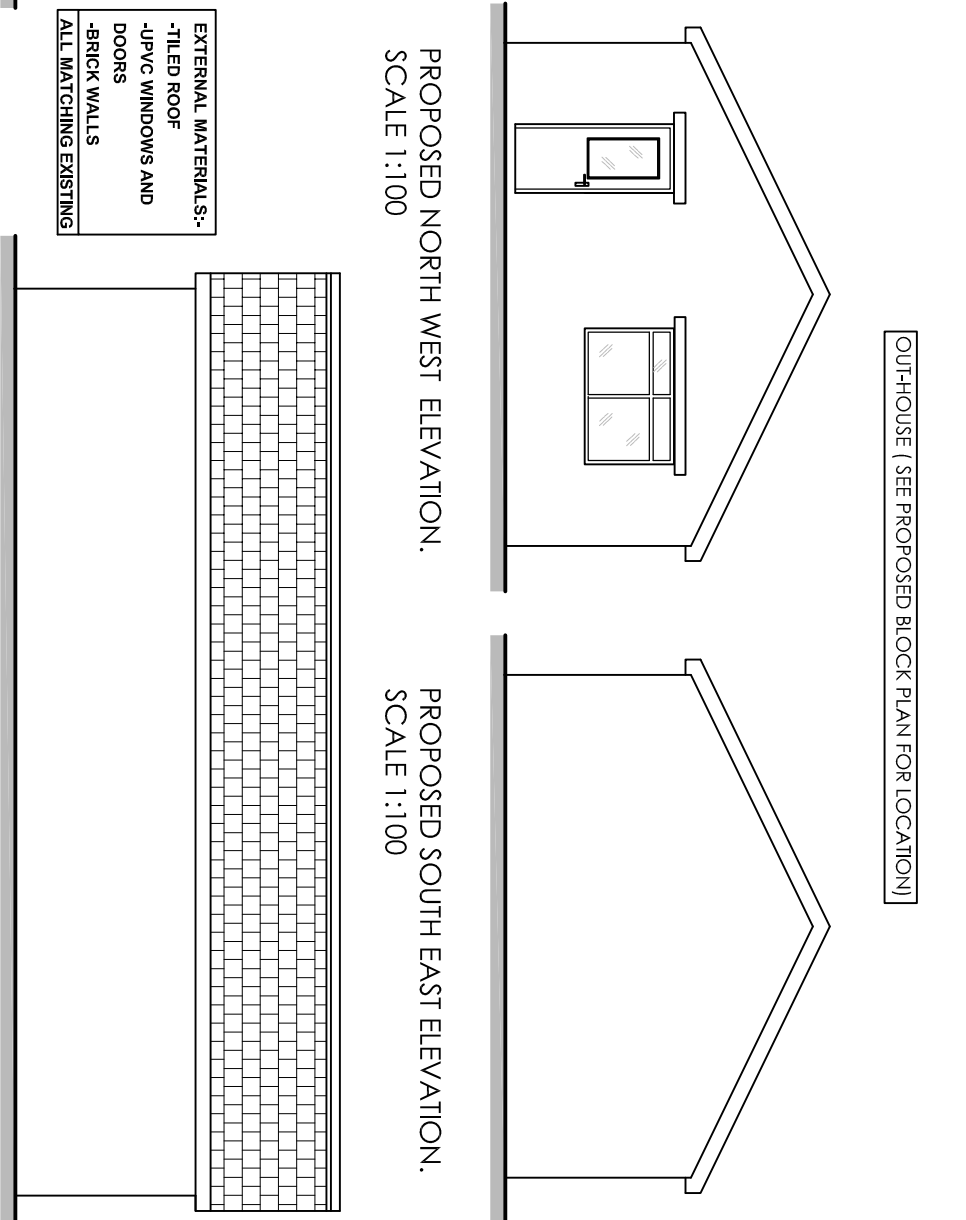
- NOTES:**
- IT IS THE CLIENT'S RESPONSIBILITY THAT BOUNDARY LINES SHOWN ON THIS DRAWING ARE STRICTLY IN ACCORDANCE WITH THE CLIENT'S OWN RECORDS AND THAT THERE ARE NO RIGHTS OF WAY, ETC. PERTINENT IN LEGAL DEEDS OR RECORDS. THE CLIENT'S RECORDS SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION.
 - THIS DRAWING 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.
 - THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 - FOR GENERAL CONSTRUCTION DETAILS REFER TO APPROVED BUILDING REGULATION DRAWINGS.
 - A PROPERTY CANNOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADDRESS BELOW OR ANY ADJOINING PROPERTY HOWSOEVER CAUSED.
 - THE CONTRACTOR/OWNER IS RESPONSIBLE FOR OBTAINING LOCATION OF ALL SERVICES & OBTAINING ALL NECESSARY APPROVALS FROM STATUTORY BODIES FOR RELOCATION & LEVEL CONNECTIONS.
 - ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH LOCAL AUTHORITY DECISION CONDITIONS.
 - THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE CLIENT IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING IS SUBJECT TO THE DESIGN OF THE BUILDING.
 - ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES BY CONTRACTOR AND DISCREPANCIES REPORTED IMMEDIATELY TO DEVELOPER.
 - EXISTING DIMENSIONS TO BE BRIDGED OVER IF PASSING UNDER NEW WALLS.
 - NEW FOUNDATION WALLS SHOULD NOT INTERFERE WITH ADJOINING PROPERTY.



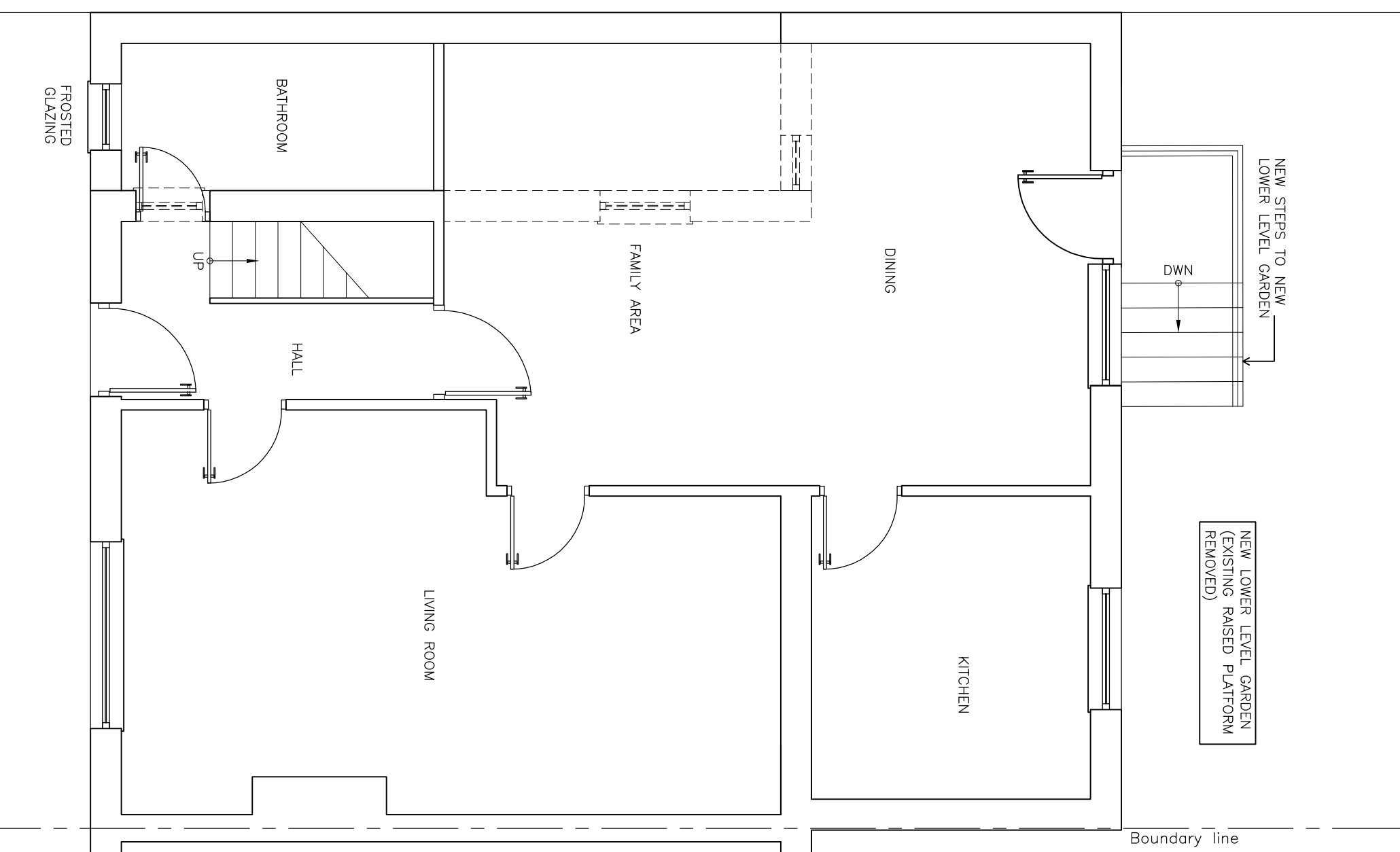
BLOCK PLAN (PROPOSED), 1:200



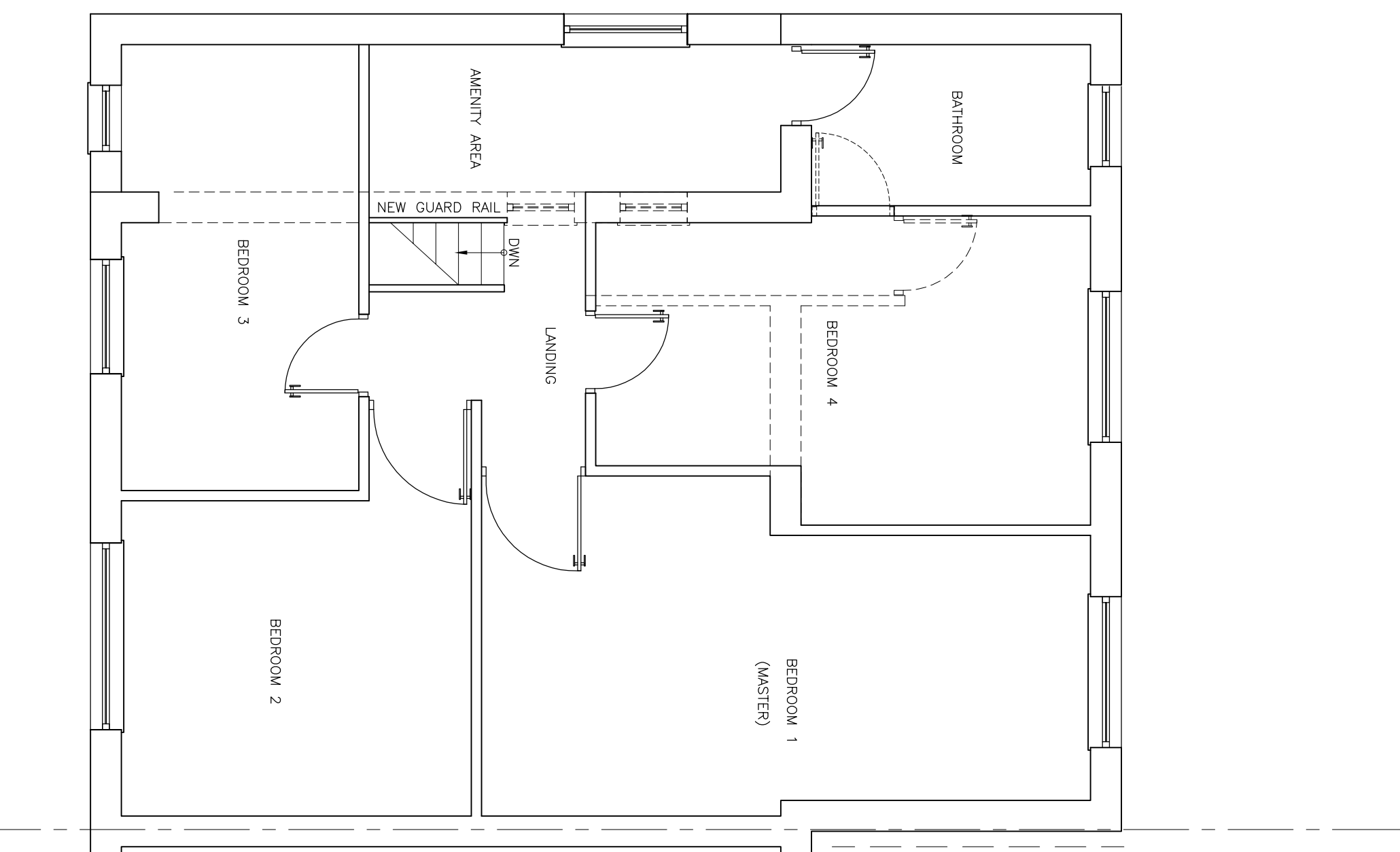
PROPOSED NORTH EAST ELEVATION, SCALE 1:100



PROPOSED NORTH 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 this drawing should use dimensions as stated. Builders/Contractor must check all dimensions and measurements and to the satisfaction of the local authority building inspectors.

1) GENERAL NOTES

- All works after Planning Permission is approved are to be in accordance with BUILDING REGULATIONS 2010, current local authority building inspectors.
- THE CONTRACTOR MUST INSURE AND WILL BE HELD RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND 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 pipe shall be protected by a 150mm thick concrete wall 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 Lanotherm / 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, no joints, 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 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 20th floor above 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 LOCAL AUTHORITY BUILDING REGULATIONS. ALL ELECTRICAL WORK MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A QUALIFIED ELECTRICIAN & WORKS BY SPECIALIST TO L.A. INSPECTOR APPROVAL.

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MRS A. KADRI
PROPOSED DOUBLE STOREY SIDE EXTENSION & DETACHED GARAGE / STORE STRUCTURE AT 6 HOWARD PLACE BATELEY, WF17 6AB

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

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