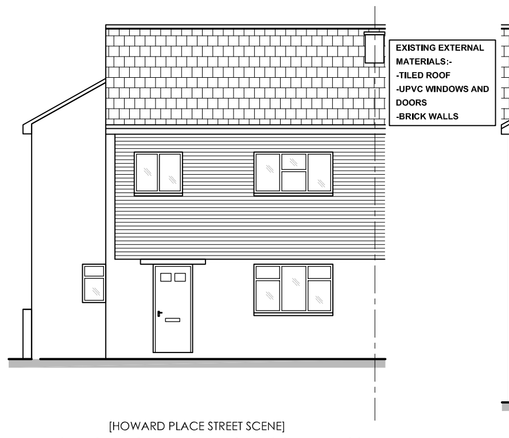
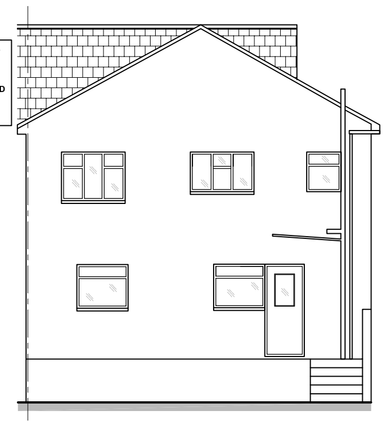
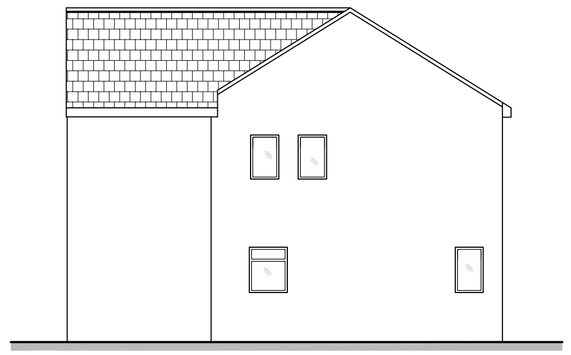


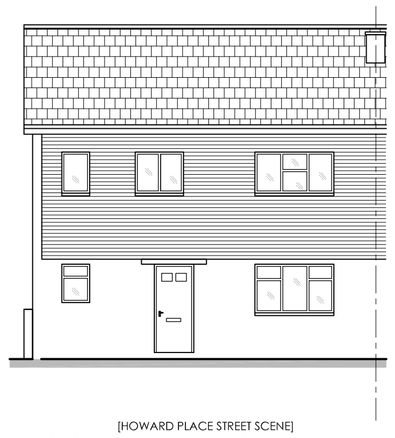
EXISTING FRONT ELEVATION. SCALE 1:100



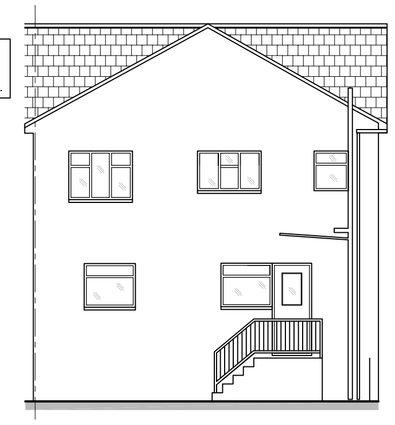
EXISTING REAR ELEVATION. SCALE 1:100



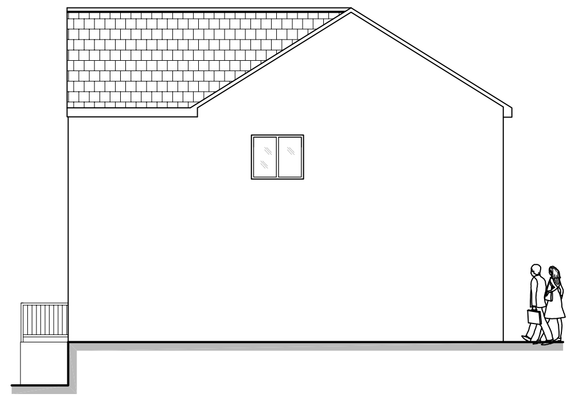
EXISTING LEFT ELEVATION. SCALE 1:100



PROPOSED FRONT ELEVATION. SCALE 1:100

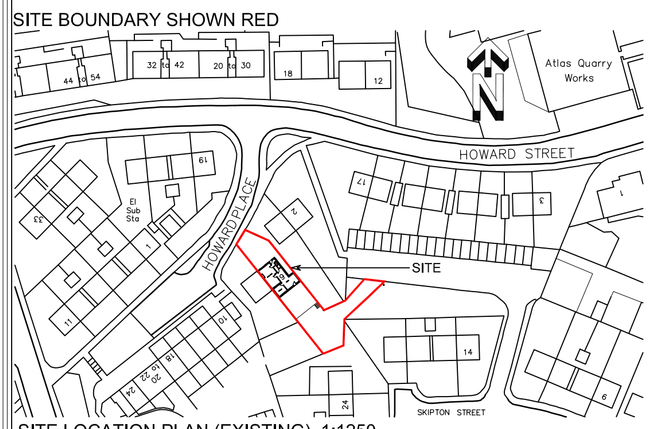


PROPOSED REAR ELEVATION. SCALE 1:100



PROPOSED LEFT ELEVATION. SCALE 1:100

SITE BOUNDARY SHOWN RED



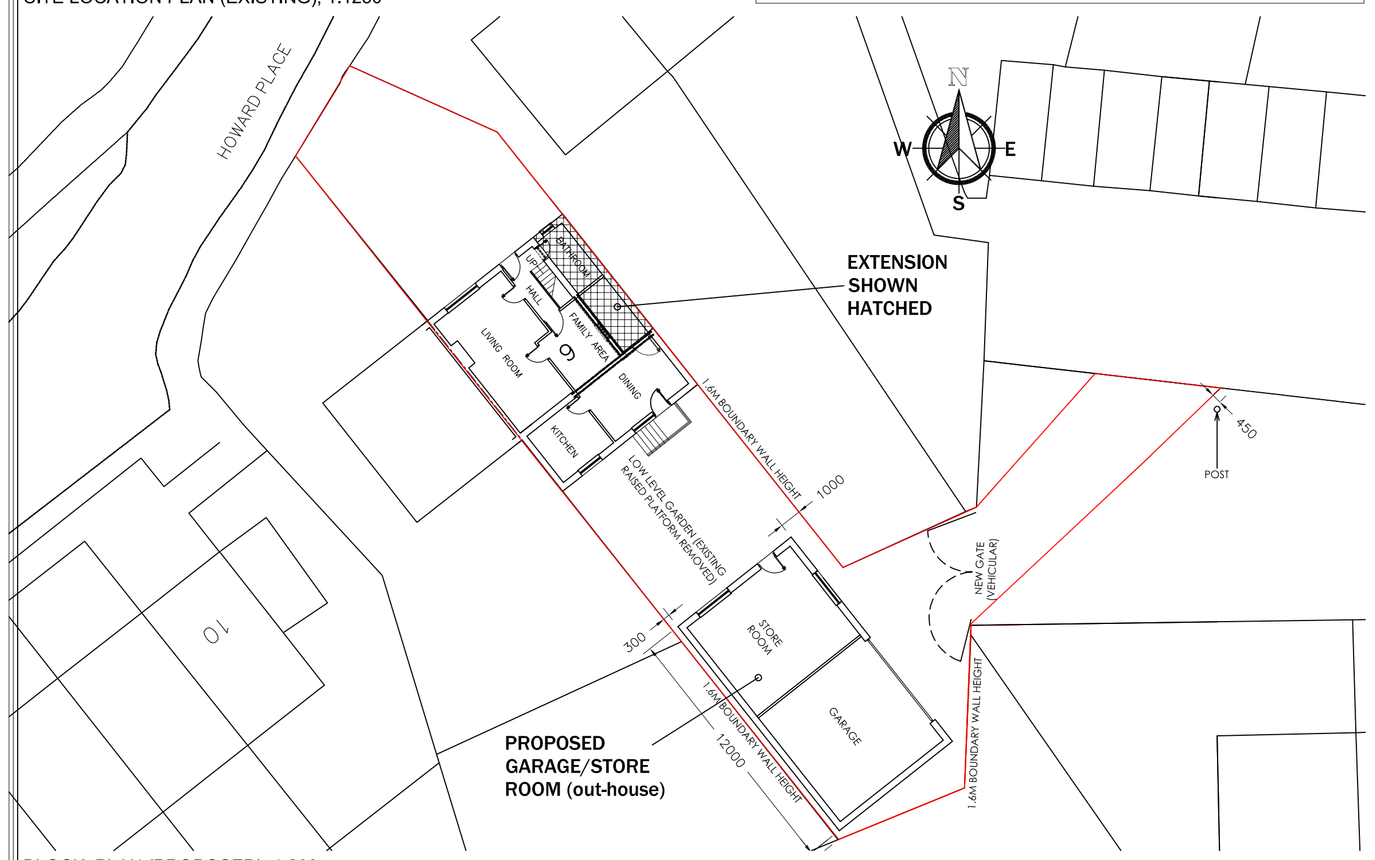
SITE LOCATION PLAN (EXISTING), 1:250

NOTES:

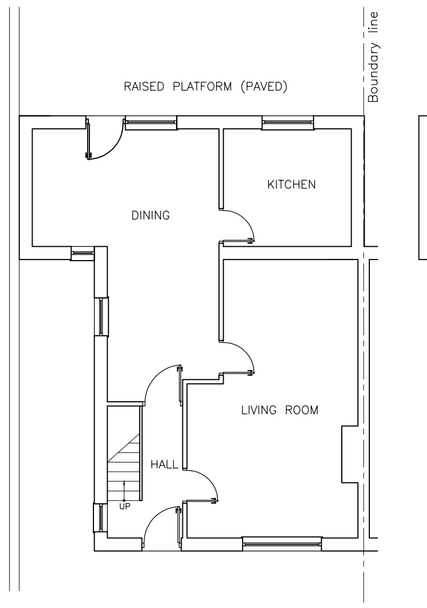
- IT IS THE CLIENT'S RESPONSIBILITY THAT BOUNDARY LINES SHOWN ON THIS DRAWING ARE STRICTLY AS IN CLIENT'S LEGAL TITLE DEEDS AND THAT THERE ARE NO RIGHT OF WAYS ETC WRITTEN IN LEGAL DEEDS AFFECTED BY PROPOSED EXTENSION WORK. (THIS DRAWING HAS BE SHOWN TO CLIENT BEFORE PLANNING SUBMISSION)
- THIS DRAWING 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 THE APPROPRIATE BRITISH STANDARD AND TO LOCAL COUNCIL INSPECTOR'S SATISFACTION.
- LOCAL AUTHORITY TO BE NOTIFIED UPON COMMENCEMENT OF WORK ON SITE.
- FOR GENERAL/CONSTRUCTION DETAILS REFER TO APPROVED BUILDING REGULATION DRAWINGS
- A N DESIGN LTD CANNOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADDRESS BELOW OR ANY ADJOINING PROPERTY HOW SO EVER CAUSED.
- **THE CONTRACTOR/OWNER IS RESPONSIBLE FOR FINDING LOCATION OF ALL SERVICES & GAINING ALL NECESSARY APPROVAL FROM STATUTORY BODIES FOR REDIRECTION & NEW CONNECTIONS.**
- ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH LOCAL AUTHORITY DECISION NOTICE CONDITIONS. (PLANNING/ BUILDING CONTROL)
- THE OWNER IS TO OBTAIN APPROPRIATE AGREEMENT UNDER THE TERMS OF THE PARTY WALL ACT (LATEST EDITION) FROM THE NEIGHBOUR'S IF PARTY WALL AND EXISTING FOUNDATIONS ARE SUBJECT TO LOAD FROM EXTENSION.

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES BY CONTRACTOR AND DISCREPANCIES REPORTED IMMEDIATELY TO DEVELOPER.

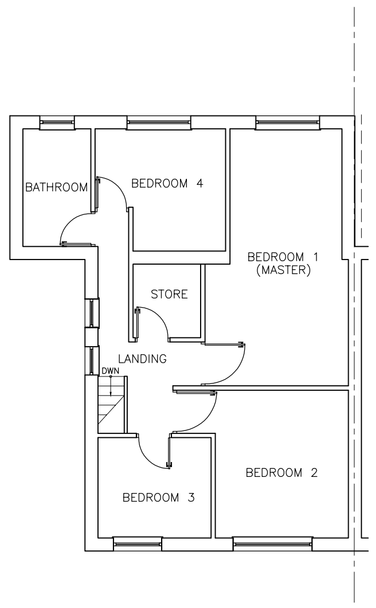
- EXISTING DRAINPIPES TO BE BRIDGED OVER IF PASSING UNDER NEW WALLS.
- NEW FOUNDATIONS/WALLS SHOULD NOT TRESPASS ONTO ADJOINING PROPERTY.



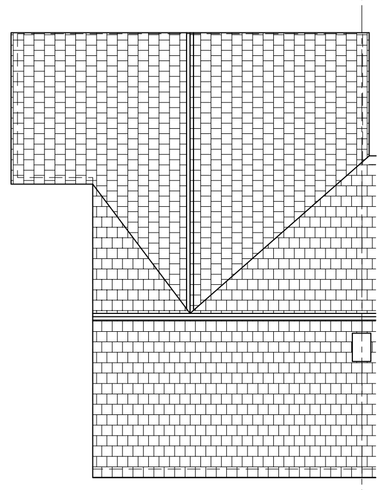
BLOCK PLAN (PROPOSED), 1:200



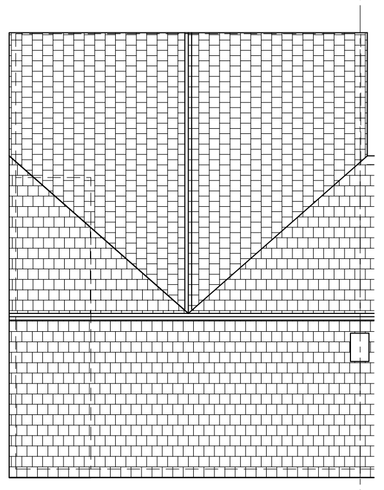
EXISTING GROUND FLOOR PLAN, SCALE 1:100



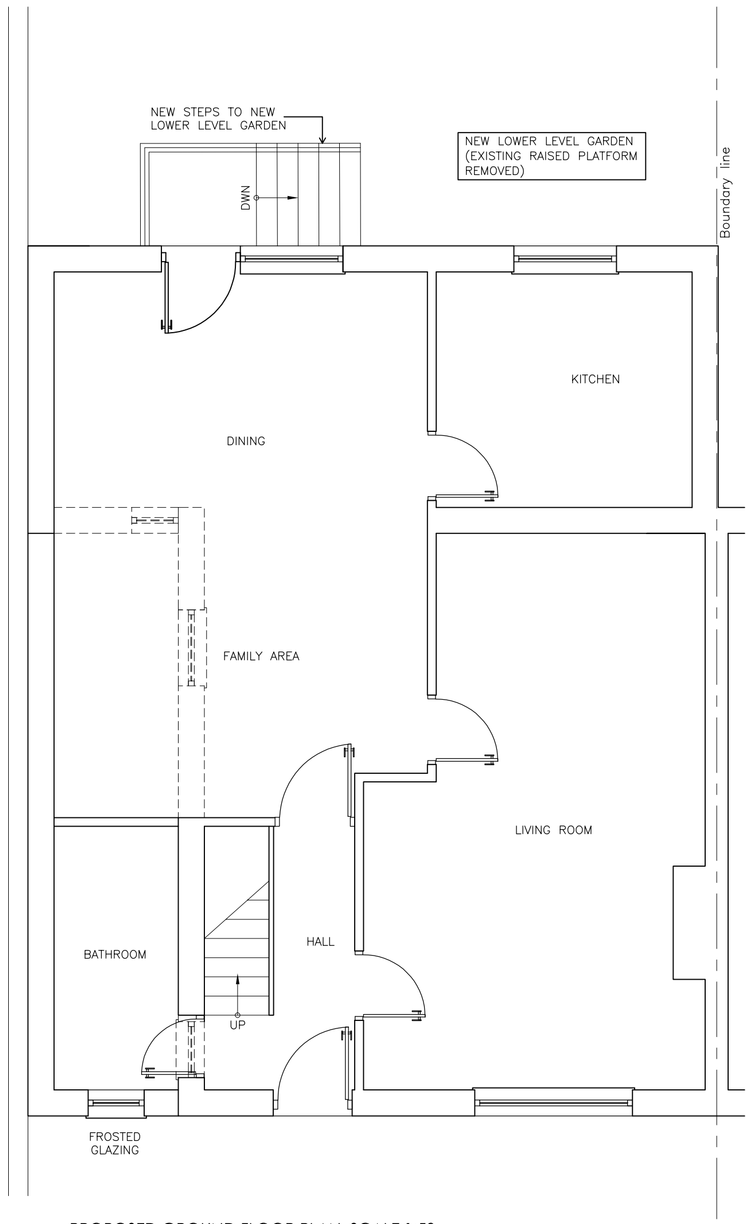
EXISTING FIRST FLOOR PLAN, SCALE 1:100



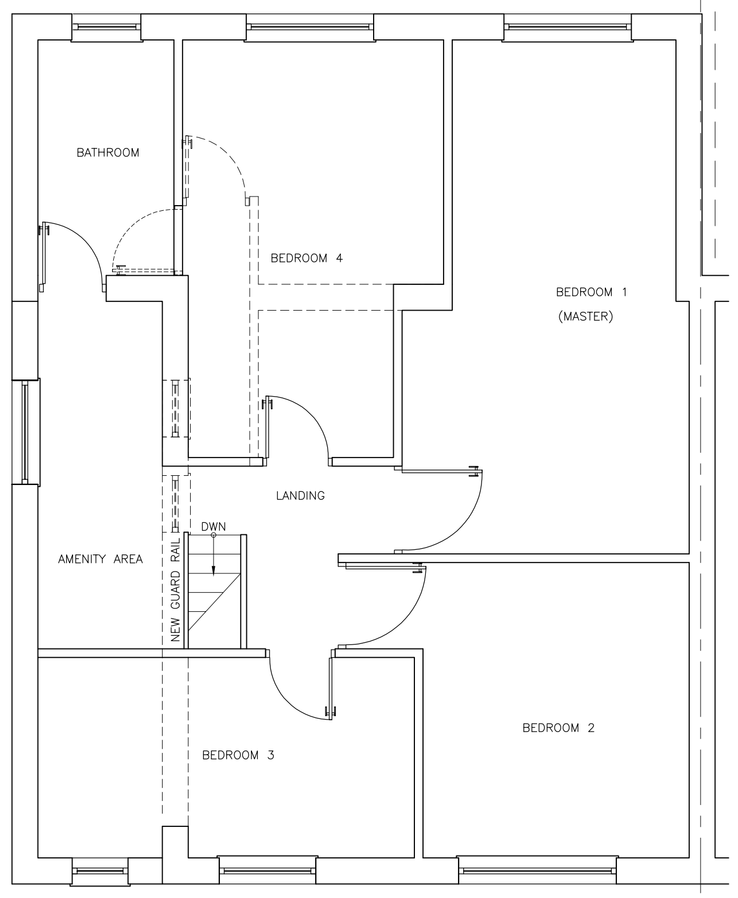
EXISTING ROOF PLAN, SCALE 1:100



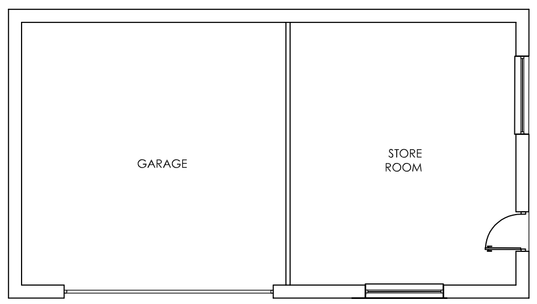
PROPOSED ROOF PLAN, SCALE 1:100



PROPOSED GROUND FLOOR PLAN, SCALE 1:50

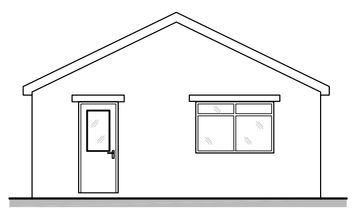


PROPOSED FIRST FLOOR PLAN, SCALE 1:50

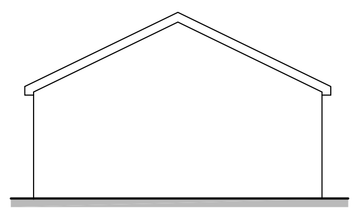


PROPOSED FLOOR PLAN, SCALE 1:100

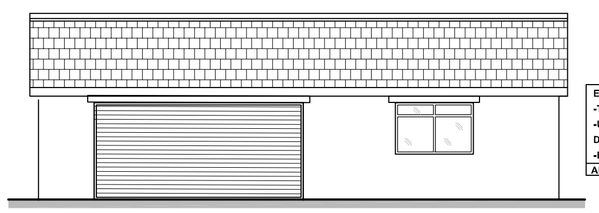
OUT-HOUSE (SEE PROPOSED BLOCK PLAN FOR LOCATION)



PROPOSED NORTH WEST ELEVATION. SCALE 1:100

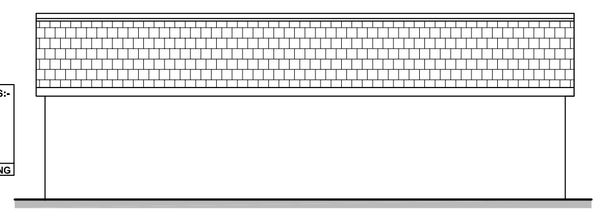


PROPOSED SOUTH EAST ELEVATION. SCALE 1:100



PROPOSED NORTH EAST ELEVATION. SCALE 1:100

EXTERNAL MATERIALS:-
-TILED ROOF
-UPVC WINDOWS AND DOORS
-BRICK WALLS
ALL MATCHING EXISTING



PROPOSED SOUTH WEST ELEVATION. SCALE 1:100

Builder/Contractor should not scale from this drawing-should use figured dimensions only. Builder/Contractor must check all dimensions on site before works.-Any discrepancy found to be reported to A N Designs Ltd as soon as possible. This drawing or any portion of it may not be reproduced.

A1

1) GENERAL NOTES

a) All works after Planning Permission is Approved are to be in accordance with BUILDING REGULATIONS 2010, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.

b) THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE STABILITY OF THE BUILDING STRUCTURE AT ALL STAGES OF THE CONTRACT

2) APPROVED DOCUMENT .A. STRUCTURE.

a) All Structural Details and Calculations to be submitted for approval by the Local Authority at Building Regulations Stage.

b) All underground pipework passing through a masonry wall is to have a suitable lintel or arch constructed over the pipe to provide a minimum of 50mm clearance around the pipe or to have flexible rocker pipes either side of the wall and the pipe solid bedded.

c) New roof drainage designed to cater for a flow capacity with a downfall intensity of 75mm per hour, and connected into existing system to Local Authority approval.

d) All masonry to be in accordance with BS 5628 part 3, 1983. All masonry supports & stainless steel ties to Local Authority approval.

3) APPROVED DOCUMENT .B. FIRE SAFETY.

a) All cavities are to be closed with Lamatherm / Thermabate closers.

b) Means of escape is to be in accordance with current building regulations / Local Authority approval.

4) APPROVED DOCUMENT .C.
SITE PREPARATION AND RESISTANCE TO MOISTURE.

a) All glazed screens in the external walls are to be impervious to moisture.

b) Any new below ground drainage to remain connected into existing sewer.

c) Any new below ground drainage to be vitrified clay with flexible joints, ie Hepworths, Naylors, or similar approved, suitably encased to suit location.

5) APPROVED DOCUMENT .F. VENTILATION.

a) WC accommodation to be mechanically vented @ 15 lts per second to provide a minimum of 3 air changes per hour with a 15 minute over run controlled automatically. 60 Lts per second ventilation @ Kitchen

6) APPROVED DOCUMENT .G. HYGIENE

a) Hot water to be provided by existing combination gas fired boiler (any new boiler to have sedbuk rating of 86 percent class A or B).

7) APPROVED DOCUMENT .H. –DRAINAGE AND WASTE DISPOSAL.

a) All internal drainage to be vented at the head of the system with approved cage or perforated cover.
All utility sinks to have 75mm deep, deepseal re–sealing traps with a minimum 40m dia. waste pipe. Sizes of all waste pipes designed to suit number of connections. All drainage runs to be roddable. Rodding access to be provided on all bends, ends of runs and changes of direction.

8) APPROVED DOCUMENT .J. HEAT PRODUCING APPLIANCES
To M & E Consultant's details if applicable.

9) APPROVED DOCUMENT .L. CONSERVATION OF FUEL AND POWER.

a) Any new masonry openings to have proprietary thermal closers to prevent any thermal bridging.

10) APPROVED DOCUMENT .N.
GLAZING – SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING.

a) New windows to achieve 20th floor area ventilation with multi–point locking mechanism. The double glazed units 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/m2

b) All glass to comply with BS6206, 1981 and BS 6262 Class C in doors. All glass to be toughened if less than 800mm above floor level and doors and side panels 1,500mm high.

–ALL ELECTRICAL DESIGN & WORK TO MEET THE REQUIREMENTS OF PART P, **BS 7671** (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY PERSON COMPETENT TO DO SO (NICEIC).
ALL MECHANICAL DESIGN & WORKS BY SPECIALIST TO L.A. INSPECTOR APPROVAL.

REV	DATE	DESCRIPTION
B	29.09.17	SITE BOUNDARY LINE FURTHER REVISED UPON ADVISE FROM PLANNING DEPARTMENT
A	20.09.17	SITE BOUNDARY LINE REVISED

DRAWING STATUS:
PLANNING APPROVAL

Architectural Designs and Consulting Engineers Ltd
CONTACT ASIF NEKI
MOB: 07970 020 028
EMAIL: asif@andesigns.eu
28 HEADFIELD ROAD, DEWSBURY, WF12 9JE

CLIENT:
MRS A . KADRI

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

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

SCALE IN MM @ A1 SIZE:	CHECKED:	
1:50,100,200,1250	AN	
DRAWN: GB	DATE: AUGUST 2017	
PROJECT No: KAD-101	DRAWING No: PL-01	REV: B