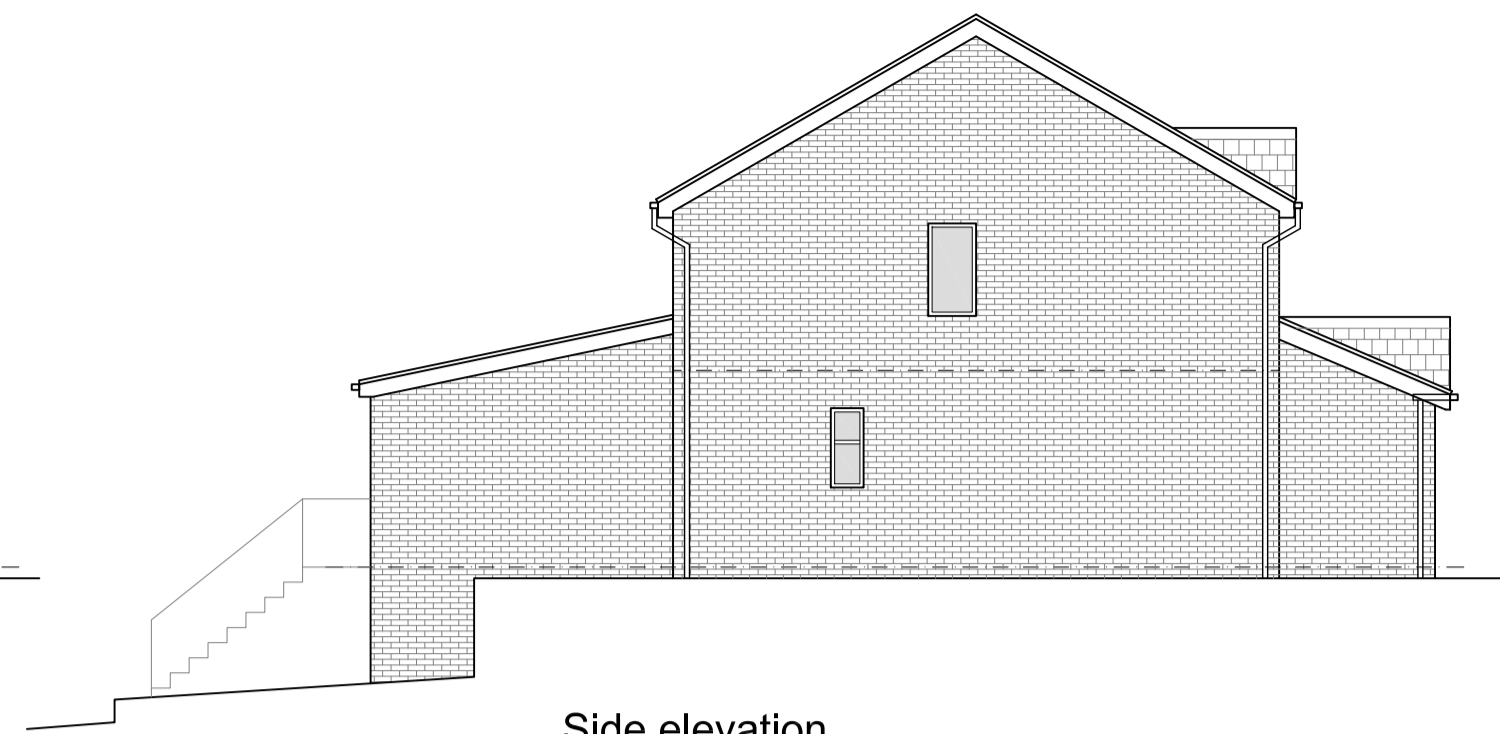
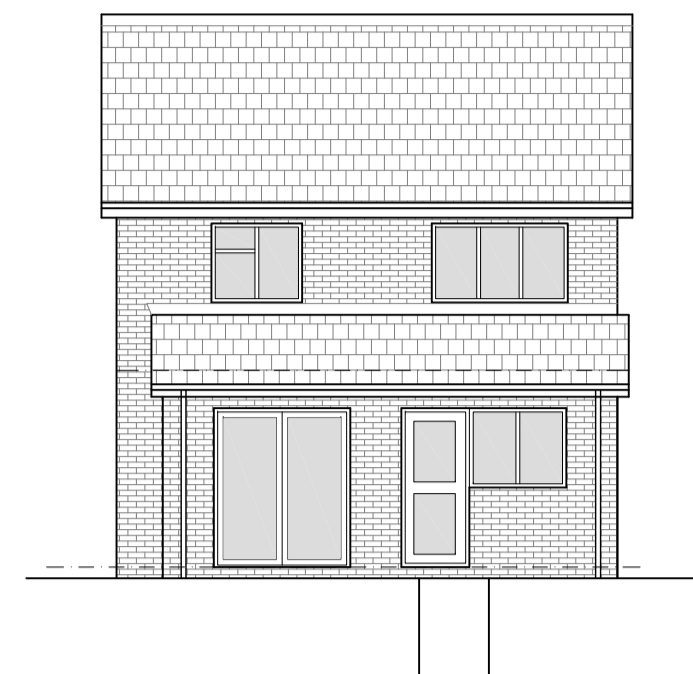




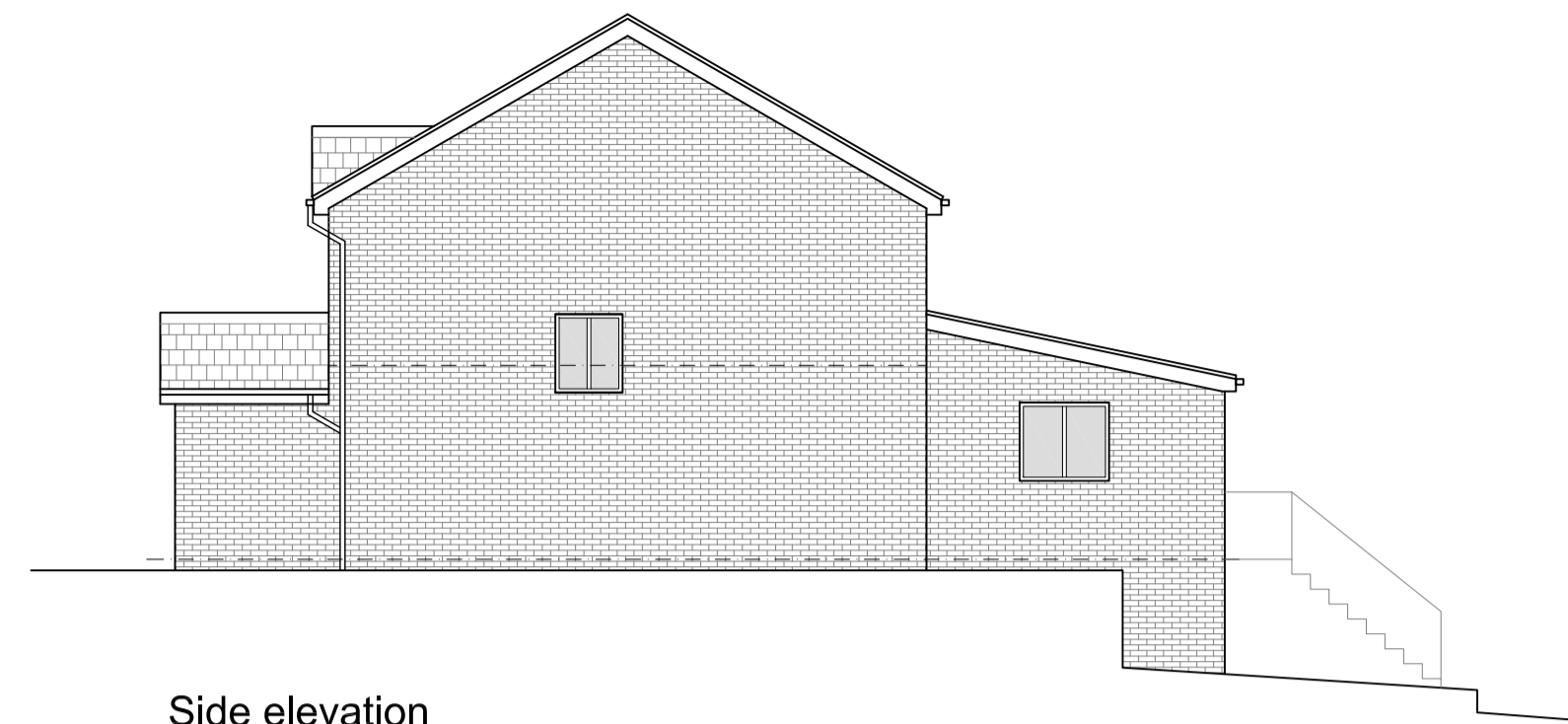
Front elevation



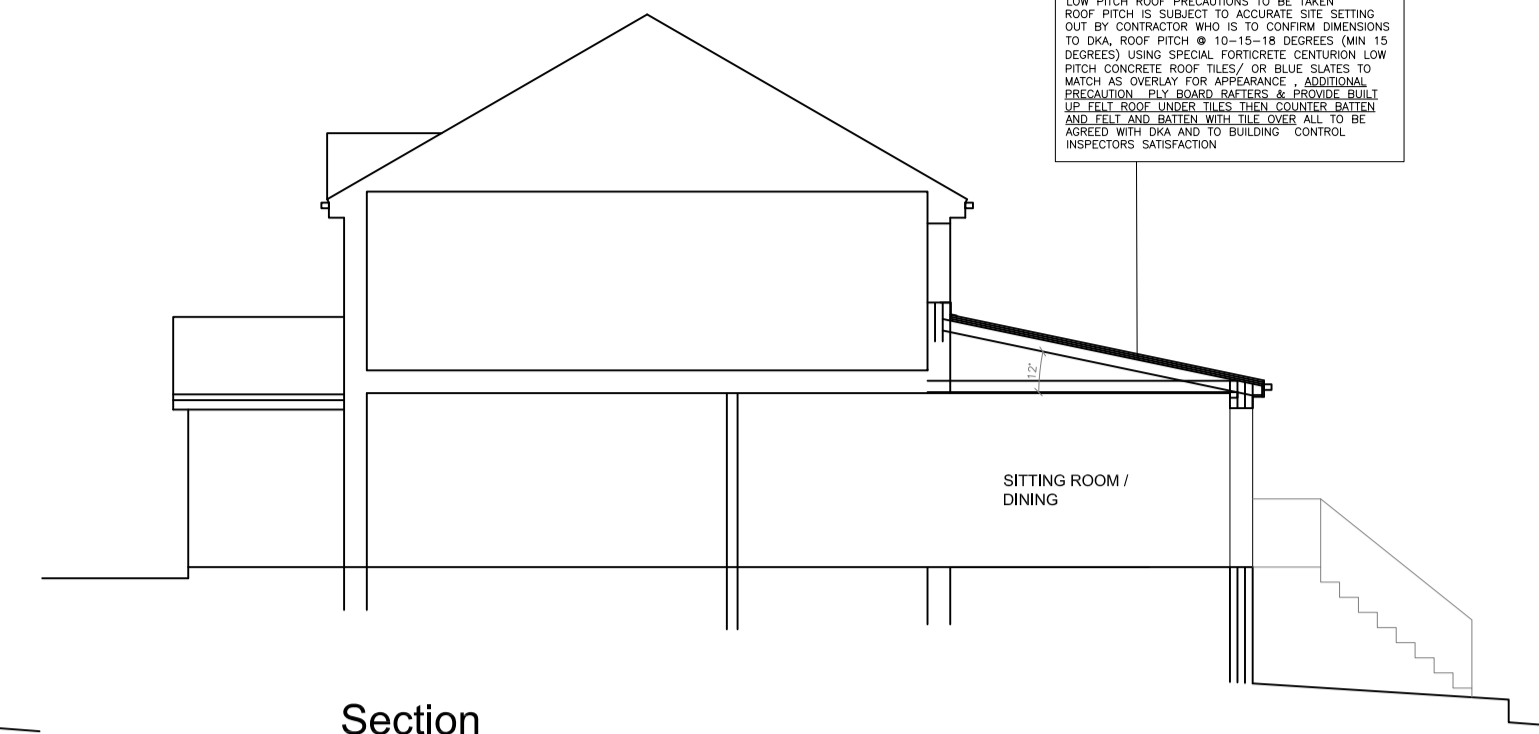
Side elevation



Rear elevation



Side elevation



Section

LOW PITCH ROOF PREPARATIONS TO BE TAKEN  
 AND ROOF PITCH IS SUBJECT TO ACCURATE SETTING  
 OUT BY CONTRACTOR WHO IS TO CONFIRM DIMENSIONS  
 TO DWA. ROOF PITCH IS TO BE PROVED OWN IS  
 DECEASED USING SPECIAL PORTLAND CEMENT LOW  
 PITCH CONCRETE SPECIFIED AS BEING SUITED TO  
 WHICH IS COVERED BY BRICKWORK  
 PREPARATION, ALL ROOF BRICKS & RIDGE TILES  
 TO BE SPECIFIED BY CONTRACTOR. ALL ROOF  
 JOISTS & RAFTERS TO BE SET OUT TO BE  
 ACCURATE WITH DIMENSIONS. REFER TO  
 PARTICULARS SPECIFICATION.

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ON SITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON SITE SHOULD FOLLOW THE PLANNING APPROVAL, DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORTS/CALCULATIONS AND ANY CONDITIONS ATTACHED.

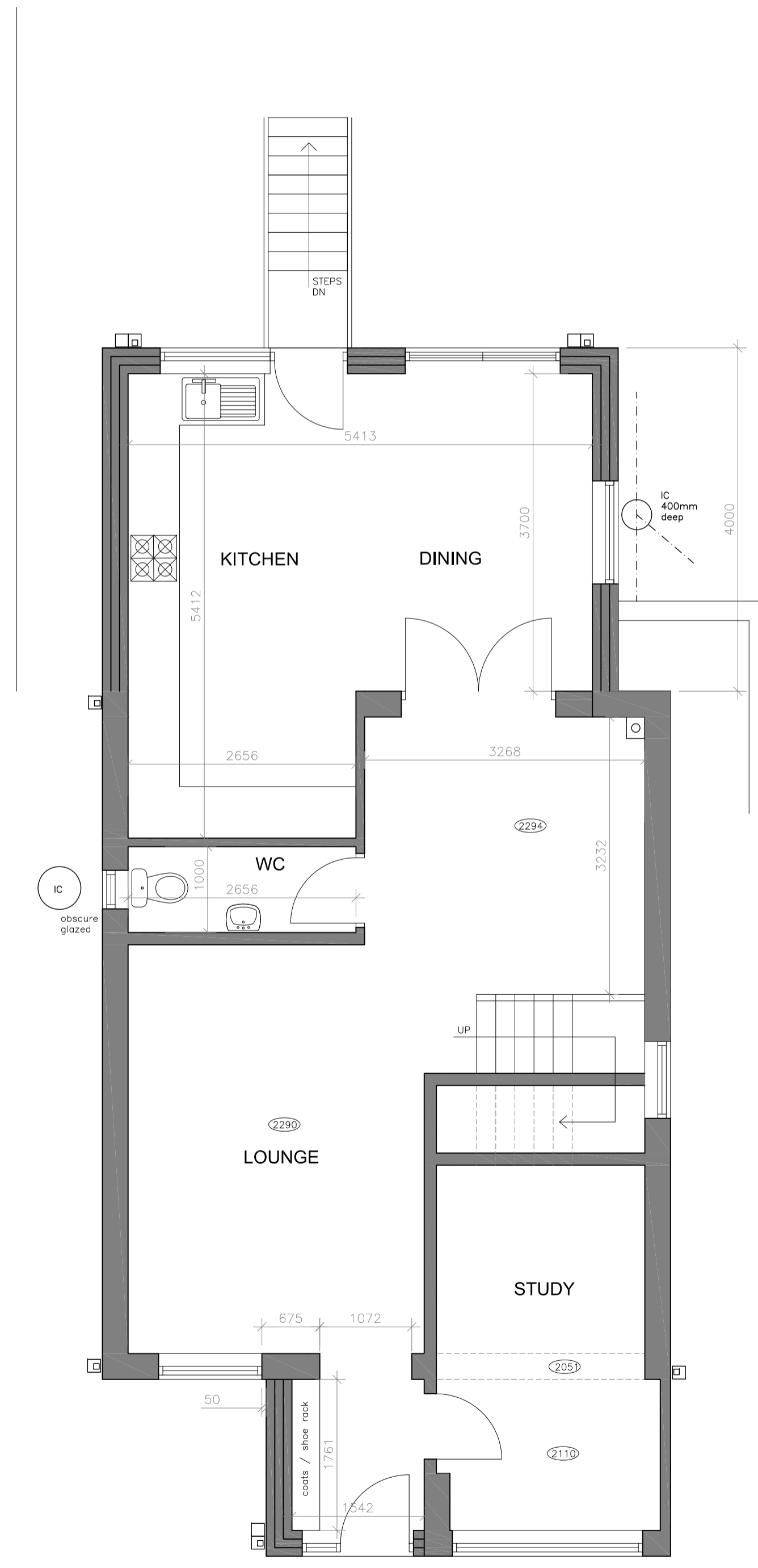
CLIENT TO ENSURE ALL INFORMATION / STATUTORY PERMISSIONS / APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO WIA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSIONS TO DWA. ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS - THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT OR (B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO [HTTP://WWW.HSE.GOV.UK/CDMBS/INDG411-htm](http://www.hse.gov.uk/cdmbs/INDG411-htm) FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.



PRIOR TO CONSTRUCTION CONTRACTOR TO AGREE WITH CLIENT AND THE NEIGHBOURS THE EXACT SET OUT POSITION ON SITE OF ALL WALLS, FOUNDATIONS, FOUNDATION EXCAVATION, DIVISION OF SERVICES/MANHOLES ETC. ADJACENT TO BOUNDARIES WHERE SHARED OR AFFECTED TO NEIGHBOURS PROPERTIES.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

DETAILS SHOW ON THIS DRAWING ARE INDICATIVE AND SUBJECT TO SITE SETTING OUT AGREEMENT WITH ADJACENT NEIGHBOURS.

PRIOR TO DESIGN, CLIENT AND CONTRACTOR IS ADVISED TO CONTACT THE SERVICE AUTHORITIES, OBTAIN RECORD MAPS AND SOILS, TO DETERMINE THE LOCATION OF ALL UNDERGROUND SERVICES, GAS, WATER, ELECTRIC, COMMUNICATIONS ETC.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

**Ground floor plan**

ALL DIMENSION STATED ARE TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDER. THESE MAY DIFFER AS WORKS ARE RELATED TO EXISTING STRUCTURE AND SUBJECT TO ACCURATE SITE SETTING OUT / OPENING UP OF THE WORKS.

**DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.**

**PRELIMINARY**



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**PROJECT:**  
 EXTENSION AND ALTERATIONS TO BUILDING

**ADDRESS:**  
 31 CHADWICK CRESCENT, DEWSBURY, WF13 2JF

**DRG:**  
 PROPOSED FLOOR PLANS & ELEVATIONS

**STATUS:**  
 PLANNING APPLICATION  
 subject to approval

DATE: 27.11.19 DRAWN: AHD  
 SCALE: 1:50,100,1250 CHECKED: ANK  
 SIZE: A1 DRG NO: 19.2716.02D

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INDICATIVE PLAN FOR DESIGN CONSIDERATION PURPOSES ONLY. SUBJECT TO APPROVALS. DETAILED DESIGN AND STRUCTURAL CALCULATIONS. DO NOT USE FOR CONSTRUCTION