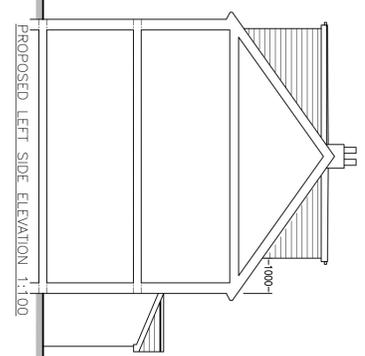
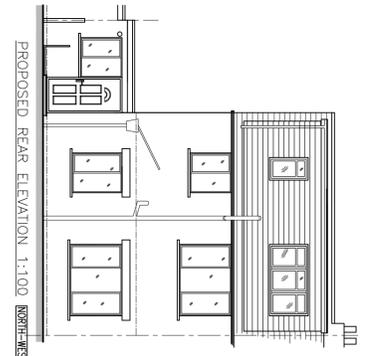
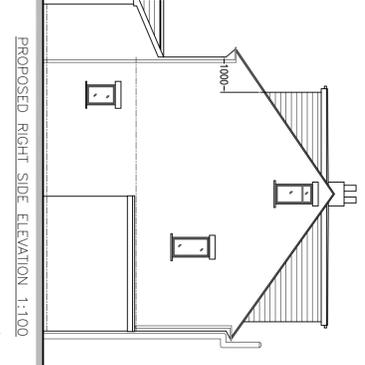
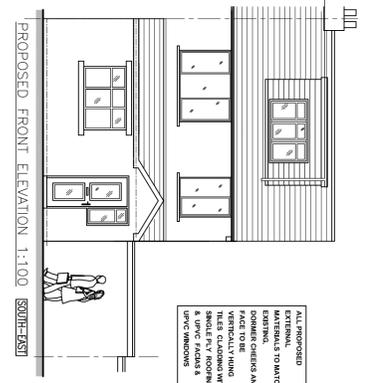
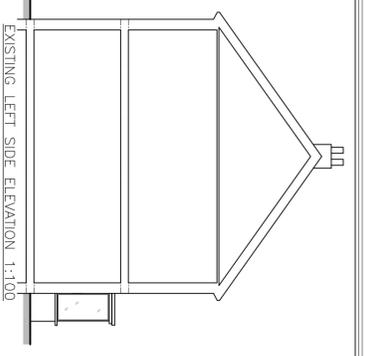
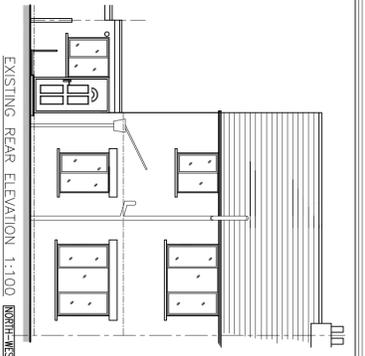
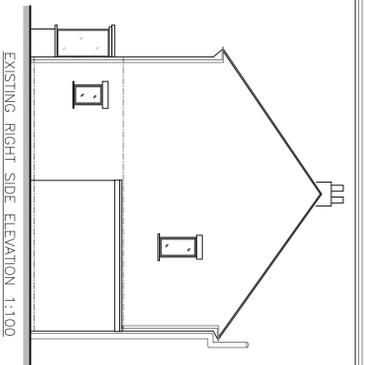
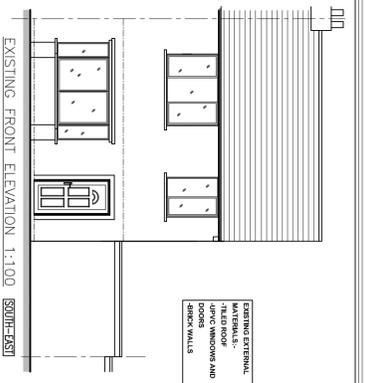
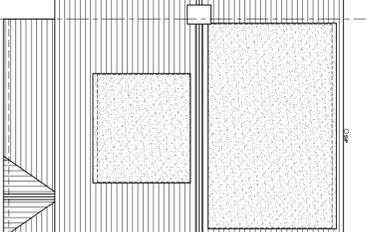
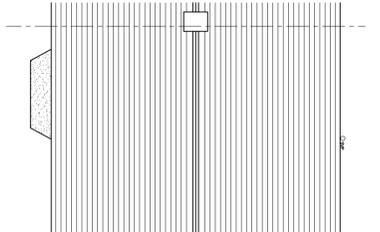
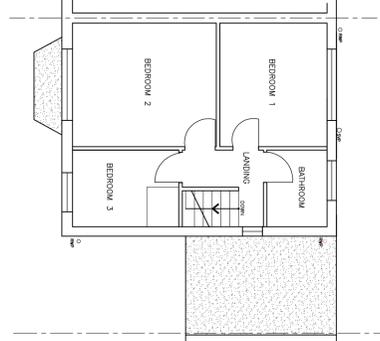
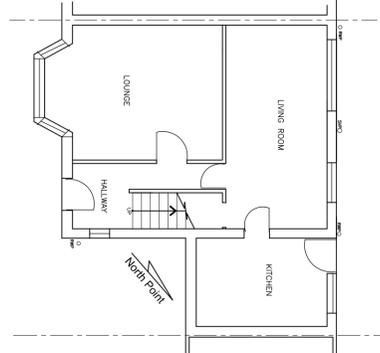
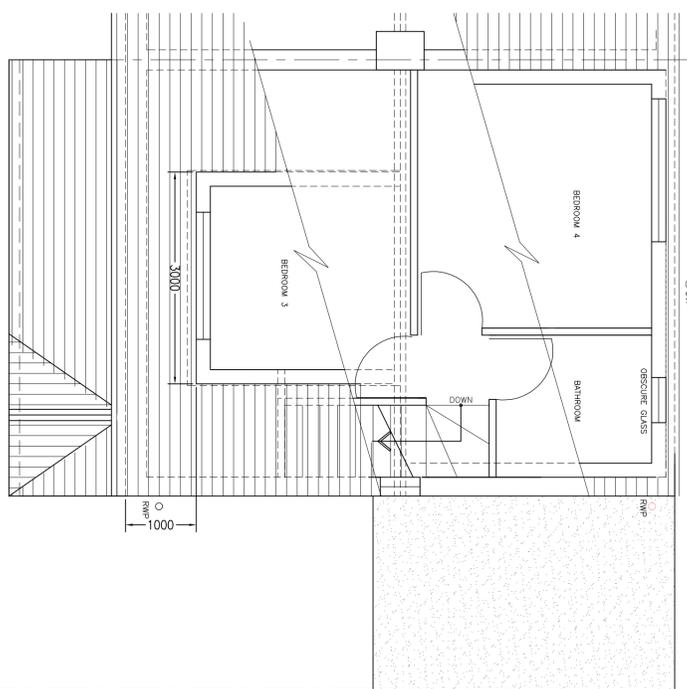
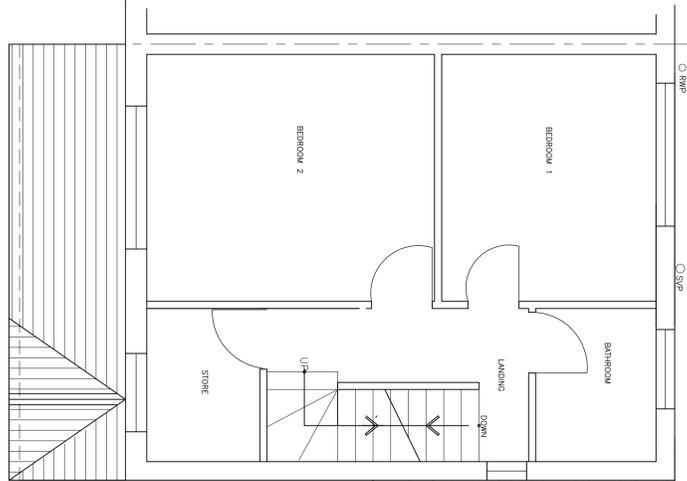
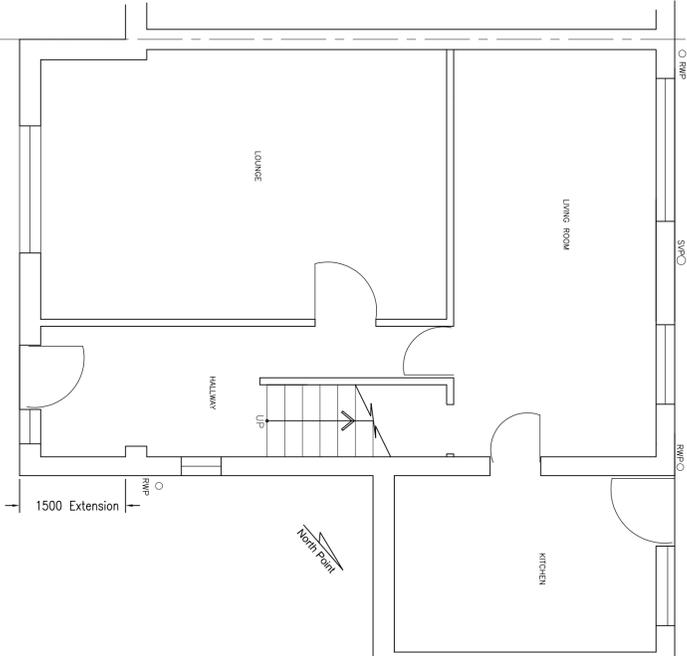


- NOTES:**
- THE ARCHITECT HAS RESPONSIBILITY TO CHECK BEFORE PLANNING APPLICATION SUBMISSION THAT EXISTING LINES SHOWN ON THIS DRAWING ARE STREET LINES AND NOT PROPERTY LINES. THE ARCHITECT HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS REPORT OF LINES TO WHICH THE LOCAL COUNCIL REFERS BY THE PROPOSED EXTENSION WORK.
 - THIS DRAWING IS FOR PLANNING PURPOSES ONLY. ALL WORKS SHOWN HEREIN ARE SUBJECT TO THE LOCAL AUTHORITY'S PLANNING PERMISSIONS AND CONDITIONS. THE ARCHITECT HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS REPORT OF LINES TO WHICH THE LOCAL COUNCIL REFERS BY THE PROPOSED EXTENSION WORK.
 - LOCAL AUTHORITY TO BE NOTIFIED FOR:
 - FOR GENERAL CONSTRUCTION DETAILS REFERS TO APPROVED BUILDING REGULATION DRAWINGS.
 - A DESIGN LTD CANNOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADDRESS BELOW ON ANY ADJOINING PROPERTY FROM SO OTHER CAUSES.
 - THE CLIENT WITH THE HELP OF ARCHITECT CONTRACTOR/BUILDER IS RESPONSIBLE FOR BEING NECESSARILY APPROVED BY LOCAL AUTHORITY FOR REDEMPTION AND NEW CONNECTIONS. IT IS ADVISED THAT DRAWINGS OR SERVICE LINE RESOURCES IN APPLICATION PLANNING INFORMATION.
 - ALL DRAWINGS MUST BE READ IN CONNECTION WITH (PREVIOUS RELEVANT CONTROL) LOCAL AUTHORITY (PLANNING PERMISSIONS) AND CONDITIONS. LOCAL AUTHORITY MUST BE NOTIFIED IN CONNECTION WITH EXTENSION FROM THE NEIGHBOUR'S PROPERTY WALL AND UNDER THE TERMS OF THE PARTY WALL ACT (LATEST EDITION) AND CONDITIONS AS RELATED TO LOCAL AUTHORITY EXTENSION.
 - ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES BY CONTRACTOR AND DISCREPANCIES REPORTED IMMEDIATELY TO DESIGNER.
 - EXISTING DIMENSIONS TO BE BRIDGED OVER IF PASSING OVER NEW WALLS.
 - NEW FOUNDATION WALLS SHOULD NOT TRESPASS ONTO ADJOINING PROPERTY.



Builder/Contractor should not scale from this drawing—should use figured dimensions only. Builder/Contractor must check all dimensions and details against the approved drawings. This drawing or any portion 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 editions and amendments and to the satisfaction of the Local Authority Building Inspector.
- THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE AT ALL STAGES OF THE CONSTRUCTION OF THE STRUCTURE.

2) APPROVED DOCUMENT A. STRUCTURE.

- All Structural Details and Calculations to be submitted for approval by the Local Authority at Building Regulations.
- All underground pipework passing through a masonry wall is to have a suitable limit of earth constructed over the pipe to provide a minimum of 50mm clearance around the pipe and the pipe shall rest on the top of the wall and the pipe shall be bedded.
- New roof drainage designed to cater for a flow capacity into a downfall intensity of 75mm per hour, and connected to existing system to Local Authority approval.
- All masonry to be in accordance with BS 5628 part 3, 1983. All masonry supports & stainless steel ties to Local Authority approval.
- All cavities are to be closed with Lambdarmor / Thermobate closer.
- Means of escape is to be in accordance with current building regulations / Local Authority approval.

3) APPROVED DOCUMENT B. FIRE SAFETY.

- All glazed screens 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 verified city with flexible joints, ie. Reparams, Nojolys, or similar approved, suitably stressed to suit location.

4) APPROVED DOCUMENT C. VENTILATION.

- WC accommodation to be mechanically vented @ 15 l/s per second to provide a minimum of 3 or changes per hour. For the second ventilation @ 10 l/s.

5) APPROVED DOCUMENT D. HYGIENE.

- Hot water to be provided by existing combination gas central heating system.

6) APPROVED DOCUMENT E. DRAINAGE AND WASTE DISPOSAL.

- All internal drainage to be vented at the head of the drain to a minimum 45mm dia, waste pipe. Sizes of all traps with a minimum 45mm dia, waste pipe. Sizes of all drainage runs to be notifiable. Ridding access to be provided on all bends, ends of runs and changes of level.

7) APPROVED DOCUMENT F. HEAT PRODUCING APPLIANCES.

- M & E Consultant's details if applicable.

8) APPROVED DOCUMENT G. CONSERVATION OF FUEL AND POWER.

- Any new masonry openings to have proprietary thermal glazing - SAFETY IN RELATION TO IMPACT, OPENING AND CLEANING.
- New windows to achieve 3th floor area ventilation with multi-point locking mechanism. The double glazed units 4-20-4 build up, option filled cavity, to achieve minimum U-value = 1.8W/m2.
- All glass to comply with BS5026, 1981 and BS 6282 Class C in doors. All glass to be toughened if less than 600mm deep, floor level and doors and side panels.

9) ALL ELECTRICAL DESIGN & WORK TO MEET THE REQUIREMENTS OF PART P, BS 7273 ELECTRICAL SAFETY IN BUILDINGS AND PART N, BS 7274 ELECTRICAL SAFETY IN BUILDINGS. ALL ELECTRICAL DESIGN & WORKS BY SPECIALIST TO LIAISON WITH LOCAL AUTHORITY AND INSPECTOR APPROVAL.

NO.	DATE	DESCRIPTION
1	11/11/18	FINAL DRAWING SUBMITTED FOR APPROVAL TO LOCAL AUTHORITY FOR PLANNING PERMISSION.
2	11/11/18	FINAL DRAWING SUBMITTED FOR APPROVAL TO LOCAL AUTHORITY FOR PLANNING PERMISSION.

PLANNING ISSUE

Architectural Designs and Consulting Engineers Ltd
 CONTACT ASH NIKI
 MOBILE: 07970 020 028
 EMAIL: ashnik@architecturaldesigns.co.uk
 28, RAVENHOPPE, DEWSBURY WF13 3AX

MIR. M B HUSSAIN

PROPOSED SINGLE STOREY FRONT & REAR DOMMER EXTENSION AT 18 LEE ROAD, RAVENHOPPE, DEWSBURY WF13 3AX

HUSS 101 PL-01a A

OCTOBER 2019