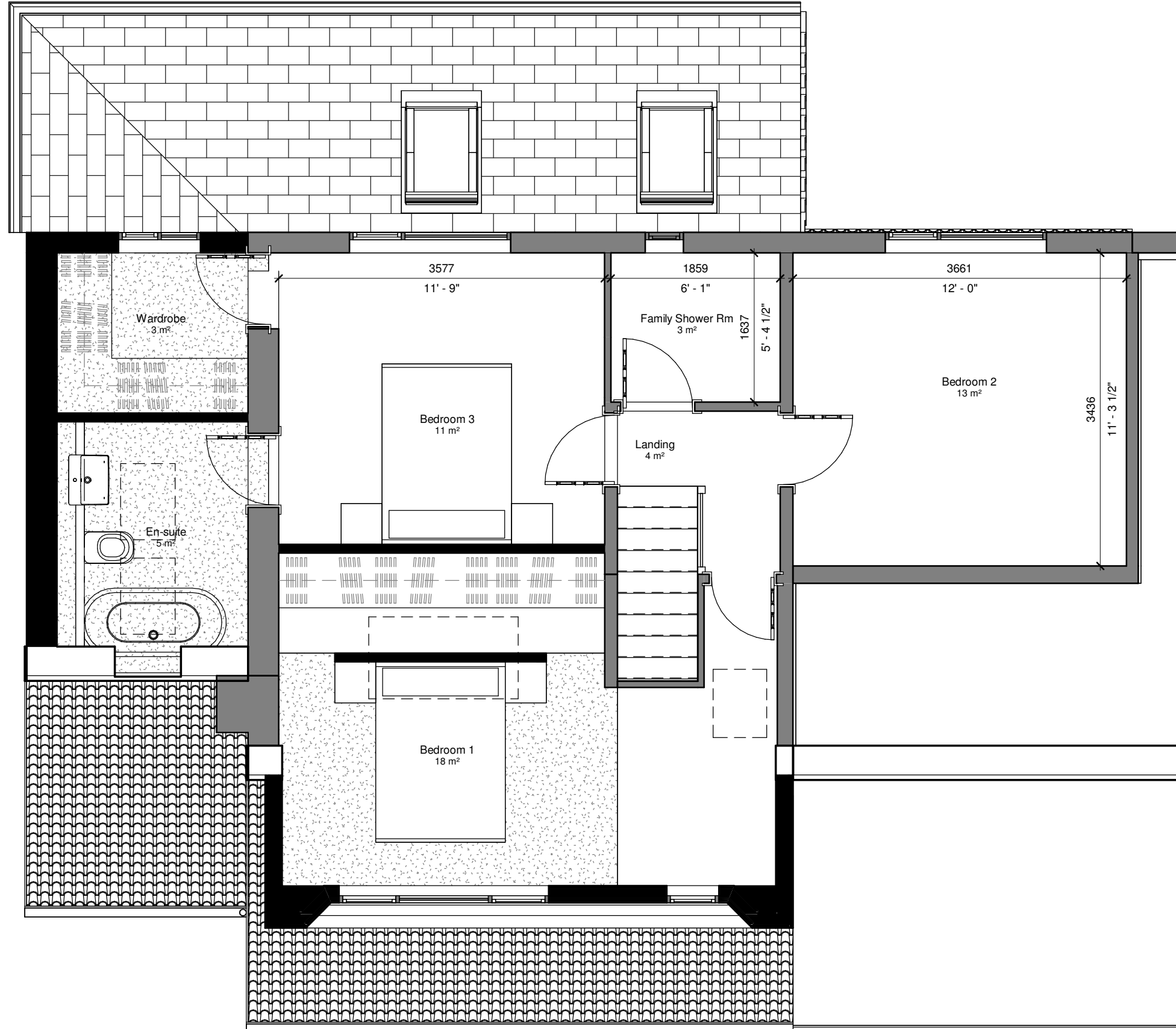
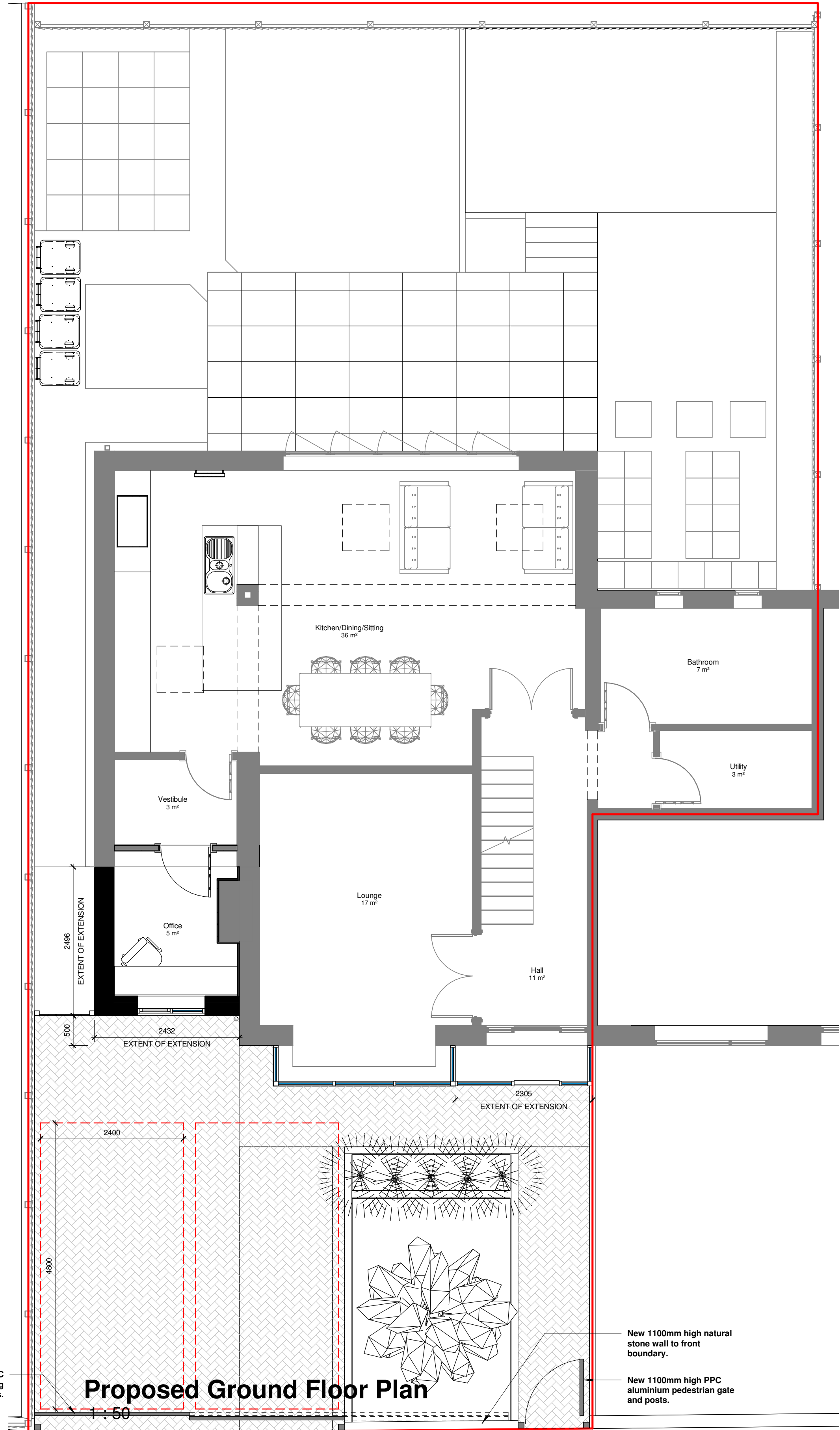




- GENERAL NOTES**
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS
 2. ALL RELEVANT DIMENSIONS TO BE CHECKED ON SITE AGAINST DRAWINGS AND SITE MEASUREMENT PRIOR TO THE COMMENCEMENT OF WORKS OR ORDERING OF MATERIALS.
 3. DO NOT SCALE FROM THIS DRAWING. DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO BE NOTIFIED TO THE ARCHITECT.
 4. ALL WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE DETAILS GIVEN BY THE ARCHITECT OR THEIR APPOINTED CONSULTANTS. THE ARCHITECT IS TO BE ADVISED OF ANY SIGNIFICANT VARIATION PRIOR TO ITS IMPLEMENTATION.
 5. MATERIALS OR WORKMANSHIP NOT COMPLYING WITH THE ARCHITECTS DRAWINGS AND SPECIFICATION SHALL BE DEEMED UNACCEPTABLE AND REMOVED FROM SITE AND REPLACED WITH WORK CORRECTLY MANUFACTURED, DELIVERED AND ERECTED.
 6. ALL DRAINAGE TO BE TO THE APPROVAL OF THE LOCAL AUTHORITY.
 7. STRUCTURAL CALCULATION TO BE SUBMITTED TO AND APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORKS ON SITE.
 8. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF NEW SUPPORT OVER NEW OPENINGS.
 9. EXACT LOCATION OF EXISTING DRAIN RUNS OF EXISTING SEPARATE DRAINAGE SYSTEM TO BE DETERMINED ON SITE.

- Boundary Line
--- Overhead Item
--- Demolition Line
--- Gas Pipe Supply
--- Electrical Supply
--- Electrical Wiring
--- Combined Drain - Existing
--- Foul Drain - Existing
--- Foul Drain - Proposed
--- Surface Water Drain - Existing
--- Surface Water Drain - Proposed
--- Existing Drain - Redundant

PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
- No more than half the area of land around the 'original house' would be covered by additions to buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension higher than the highest part of the roof.
- Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
- Maximum height of a single storey rear extension to be four metres.
- Maximum ridge and eaves height no higher than existing house.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure glazed; any opening to be 1.7m above the floor.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last 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.

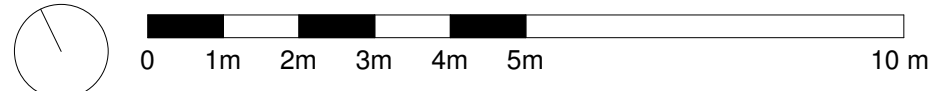
PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

Proposed First Floor Plan
1 : 50

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Dimensioning
Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Architects to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, structural engineers and service engineers' drawings. All data, dimensions and designs contained in this document are confidential to the copyright owner and may not be communicated to any third party save in accordance with a licence for the copyright owner or with the copyright owner's written permission and authority.

Rev	Rev Date	Revision Description
A	14.10.21	PLANNING ISSUE
B	15.12.21	CHANGES MADE TO SCHEME TO MEET PLANNER'S COMMENTS
B	08.03.22	NOTES ADDED TO DRAWING AS REQUESTED BY PLANNING OFFICER
C	04.04.22	FRONT GATES AND WALL ALTERED TO 1100mm HIGH



Client
MR & MRS C HINCHLIFFE
Project title
PROPOSED FRONT SIDE AND DORMER
EXTENSION
Project Address
26 STRATFORD CLOSE, GOLCAR,
HUDDERSFIELD HD7 4BU
Drawing title
PROPOSED GF & FF PLANS
Scale @ A1
1 : 50
Project No.
2021-1497-P202

Date
11/21
Revision
C

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PLANNING ISSUE