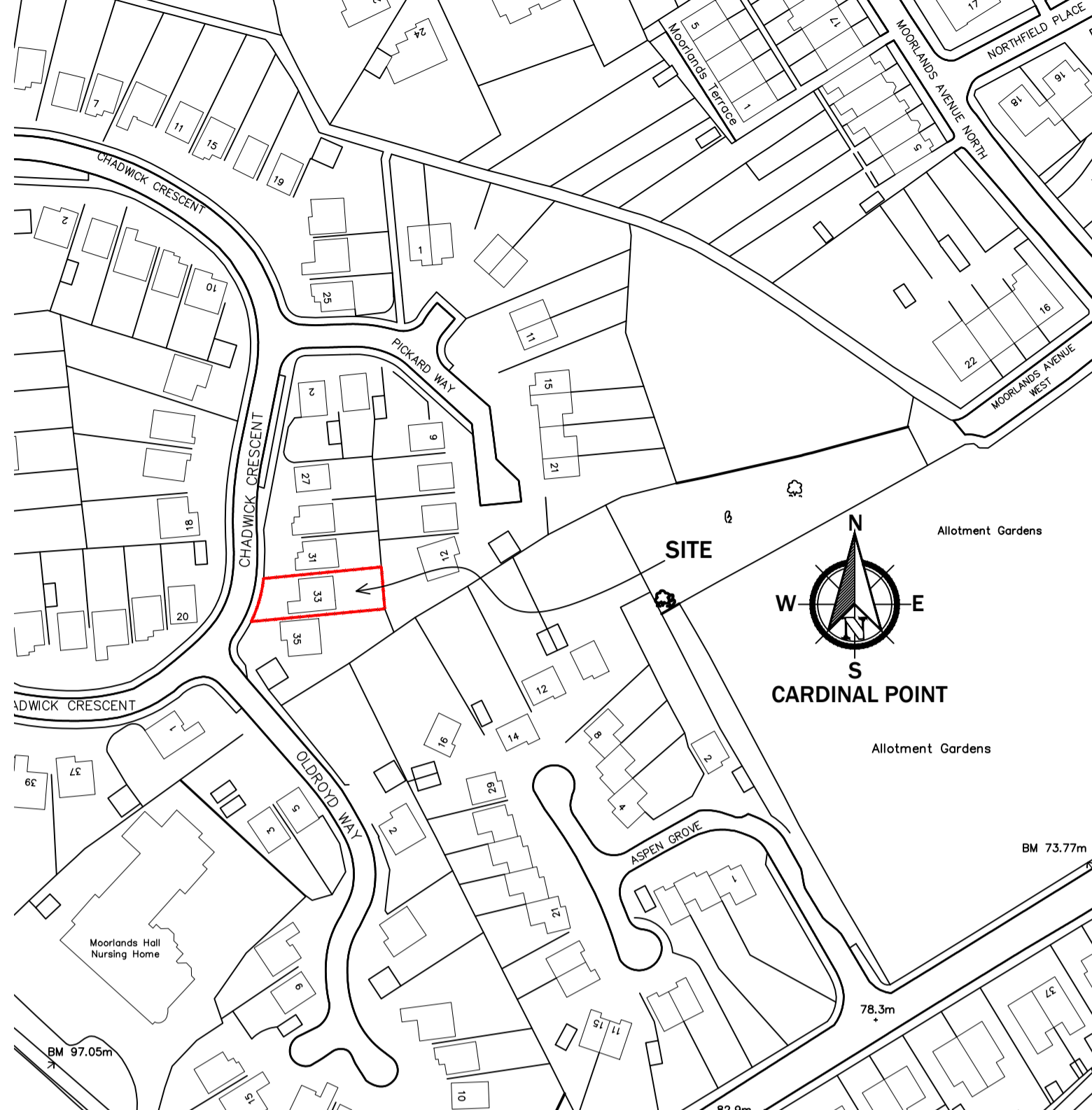


SITE BOUNDARY SHOWN RED



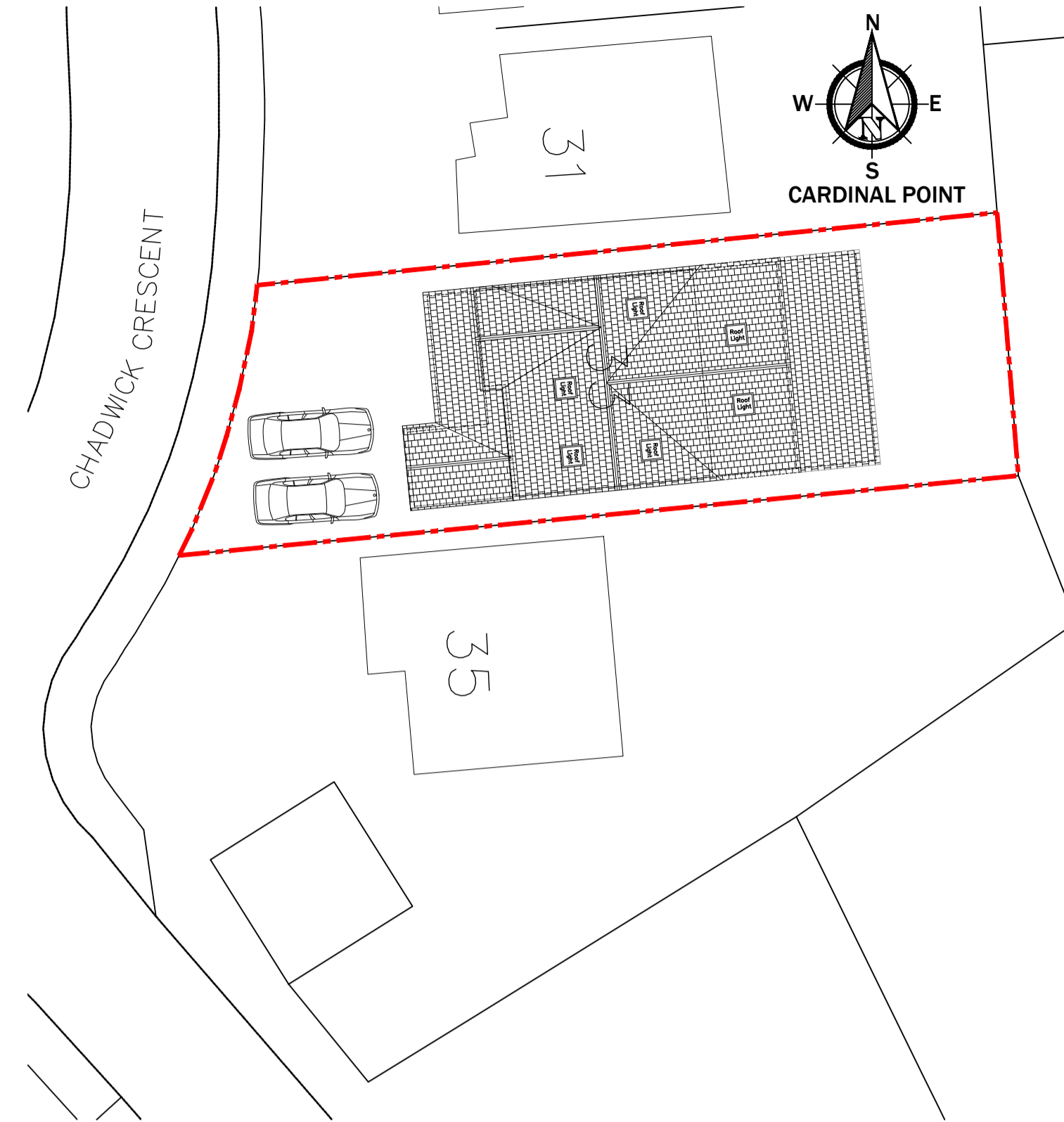
SITE PLAN (EXISTING), 1:1250

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 Lamotherm / Thermobate 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, Nayfors, 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 40mm 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 2nd 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. Trickle vents to Approved Document Part E.
 - 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.

LEGAL NOTES:

- IT IS THE CLIENT'S RESPONSIBILITY TO CHECK BEFORE THIS PLANNING APPLICATION SUBMISSION THAT BOUNDARY LINES SHOWN ON THIS DRAWING ARE STRICTLY AS IN CLIENT'S (OWNER) LEGAL TITLE DEEDS AND THAT THERE ARE NO RIGHT OF WAYS, RESTRICTIVE COVENANTS ETC. WRITTEN IN LEGAL DEEDS AFFECTED BY THE PROPOSED EXTENSION WORKS. IT IS THE CLIENT'S RESPONSIBILITY TO DISCHARGE ALL COVENANTS, RIGHT OF WAYS, ANY ADOPTED DRAINAGE REDIRECTION ETC BEFORE WORKS START.
- THIS DRAWING IS FOR PLANNING PERMISSION ONLY. ALL WORKS AFTER PLANNING PERMISSION IS APPROVED ARE 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 LOCATIONS OF ALL SERVICES & GAINING ALL NECESSARY APPROVAL FROM STATUTORY BODIES FOR REDIRECTION & NEW CONNECTIONS IF APPLICABLE.
- 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 NEIGHBOURS. IF PARTY WALLS ARE AFFECTED BY EXTENSION IN ANY WAY (INCLUDING 45 DEGREE RULE).
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES BY CONTRACTOR AND DISCREPANCIES REPORTED IMMEDIATELY TO DEVELOPER AS SOON AS POSSIBLE.
- EXISTING DRAINPIPES TO BE BRIDGED OVER IF PASSING UNDER NEW WALLS.
- NEW FOUNDATIONS/WALLS SHOULD NOT TRESPASS ONTO ADJOINING PROPERTY.

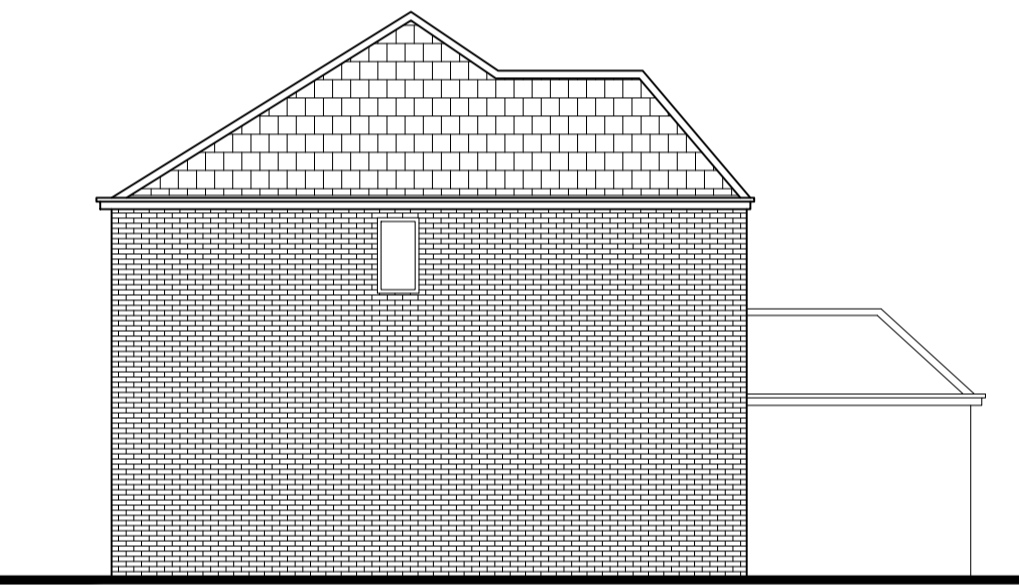


BLOCK PLAN (PROPOSED), 1:200

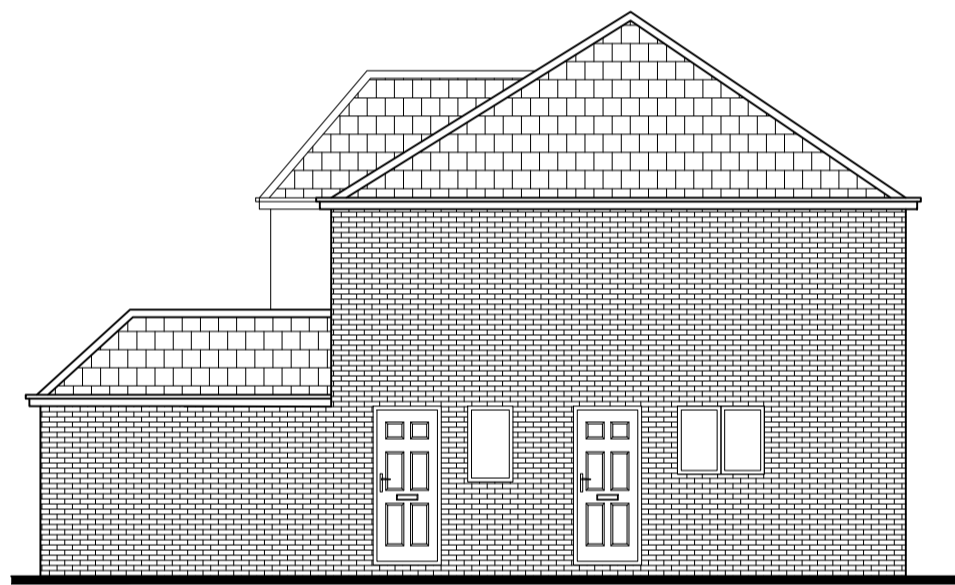


Existing Front Elevation[west]. Scale 1:100

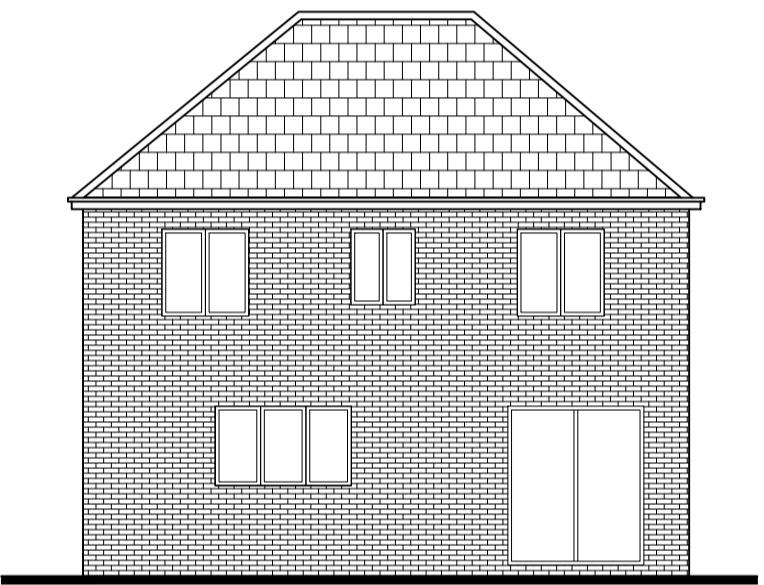
EXISTING EXTERNAL MATERIALS:
-TILED ROOF
-UPVC WINDOWS AND DOORS
-BRICK WALLS



Existing Left Elevation[north west]. Scale 1:100



Existing Right Elevation. Scale 1:100

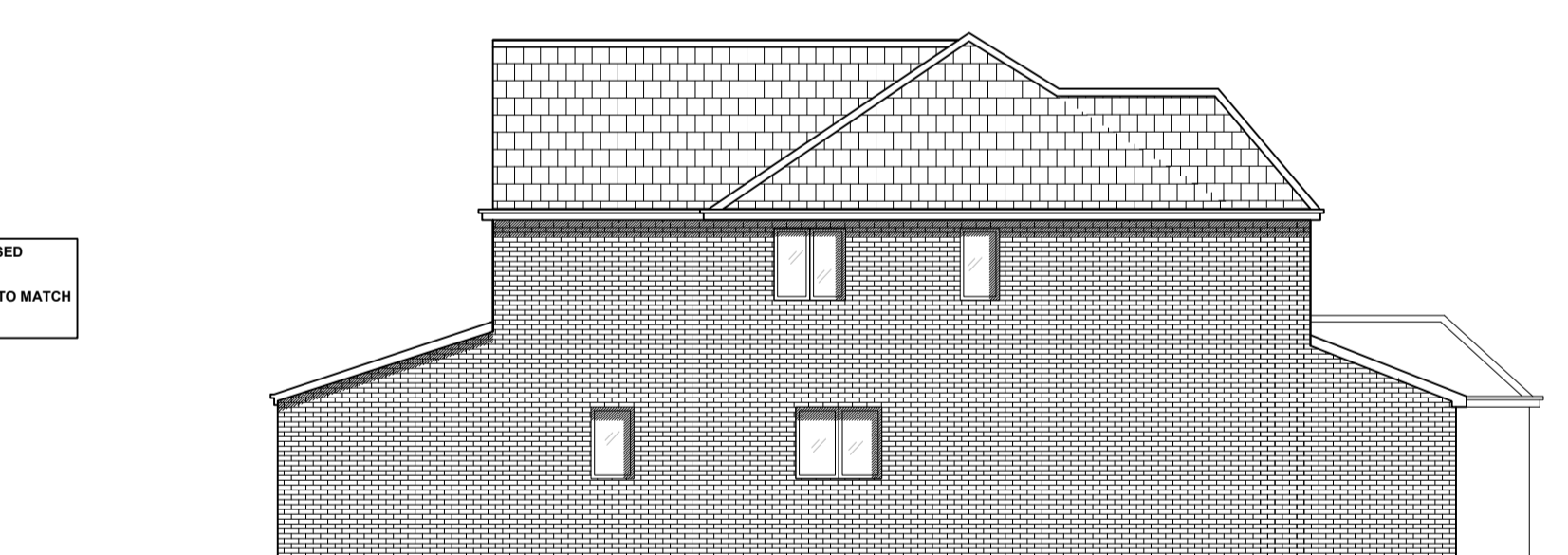


Existing Rear Elevation[east]. Scale 1:100

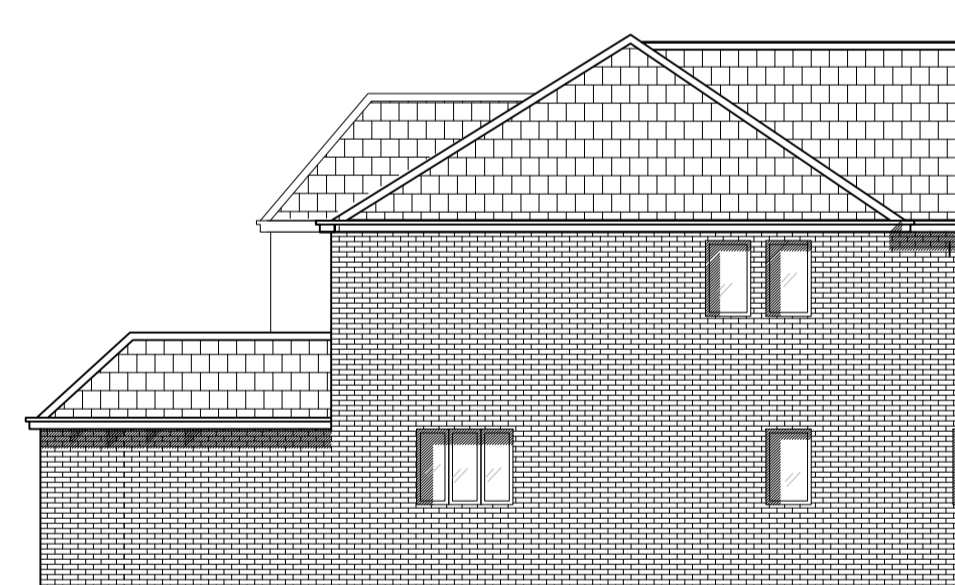


Proposed Front Elevation[west]. Scale 1:100

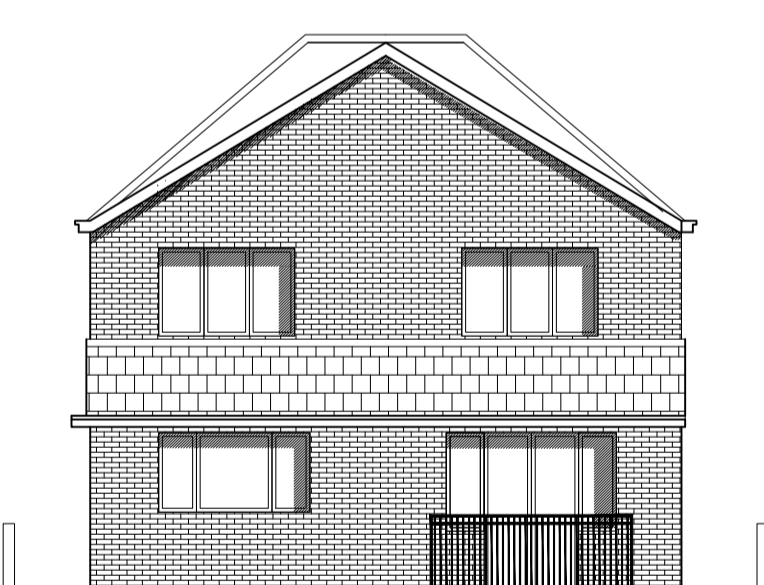
ALL PROPOSED EXTERNAL MATERIALS TO MATCH EXISTING.



Proposed Left Elevation. Scale 1:100



Proposed Right Elevation. Scale 1:100

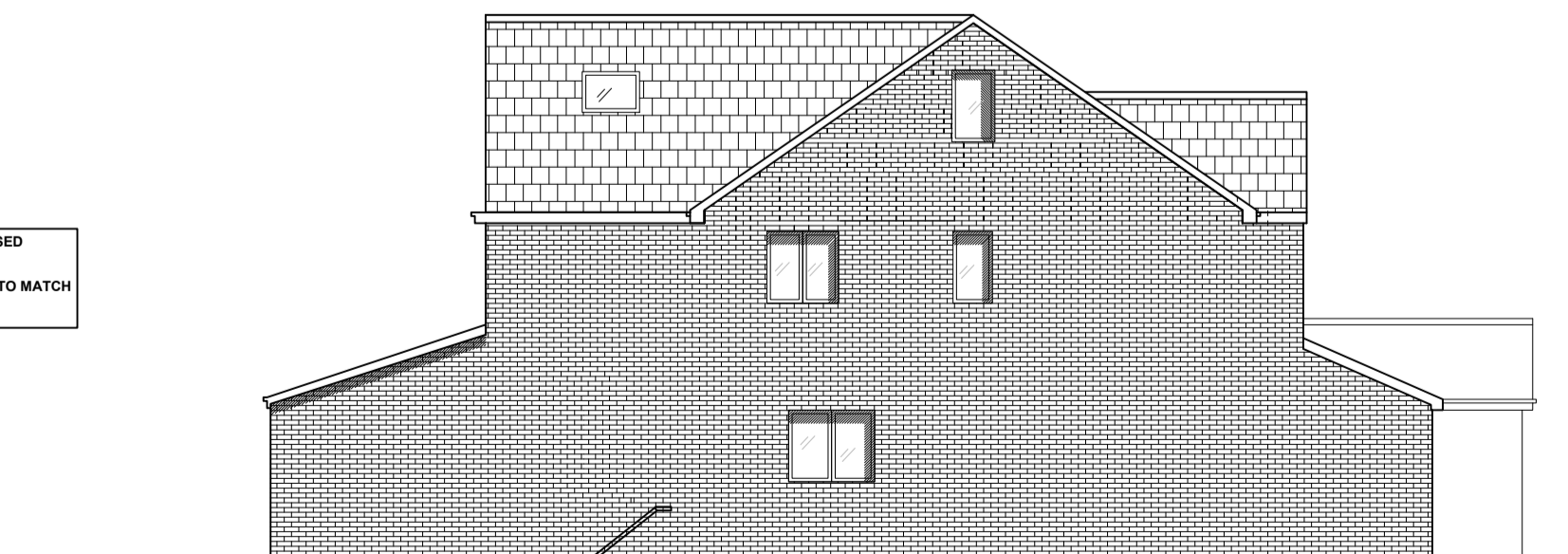


Proposed Rear Elevation[east]. Scale 1:100

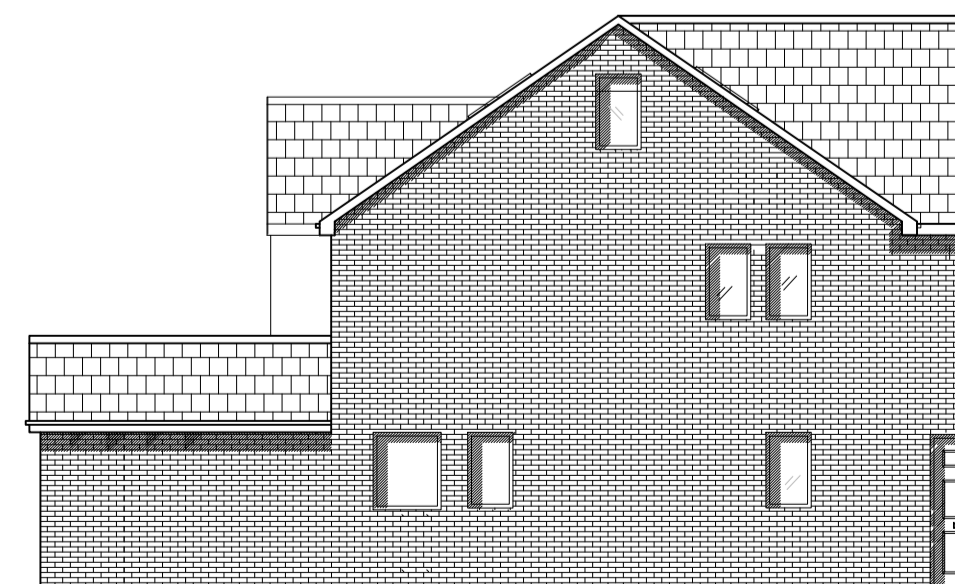


Proposed Front Elevation[west]. Scale 1:100

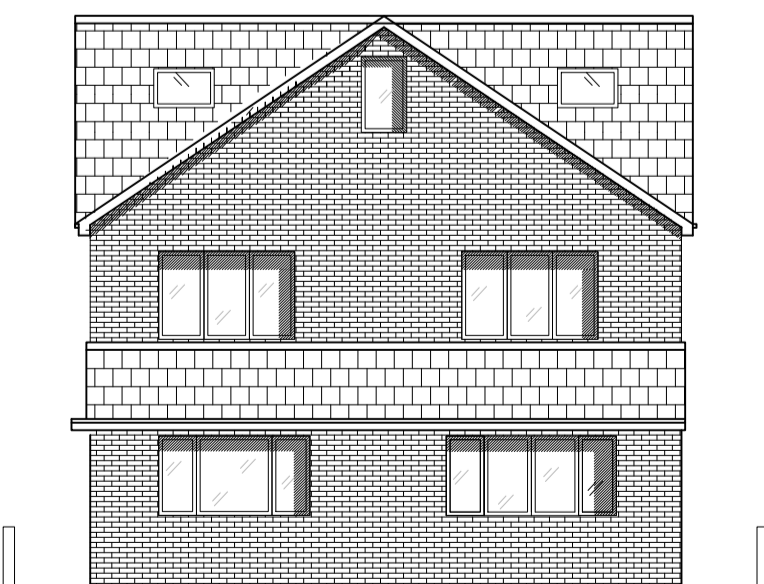
ROOF PITCH SLIGHTLY RAISED AND UPVC REVISED TO GABLE WALLS
ALL PROPOSED EXTERNAL MATERIALS TO MATCH EXISTING.



Left Front Elevation. Scale 1:100



Proposed Right Elevation. Scale 1:100



Proposed Rear Elevation[east]. 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.

AS1

REV	DATE	DESCRIPTION

DRAWING STATUS: PLANNING APPROVAL

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

CLIENT OWNER: MR. HAROON DIN

PROPOSED ROOF, BASEMENT FLOOR & ELEVATIONS ALTERATIONS AT 33 CHADWICK CRESCENT, DEWSBURY, WF13 2JF

TITLE: SITE & BLOCK, ELEVATIONS & ROOF PLANS.

SCALE IN MM @ A1 SIZE: 1:100, 200, 1250 DATE: JANUARY 2023

PROJECT No: HAROON-101 DRAWING No: PL-01 REV: -