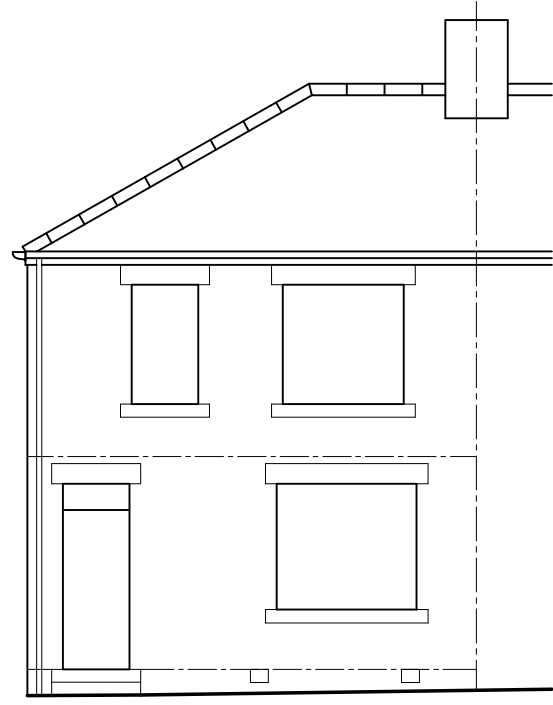
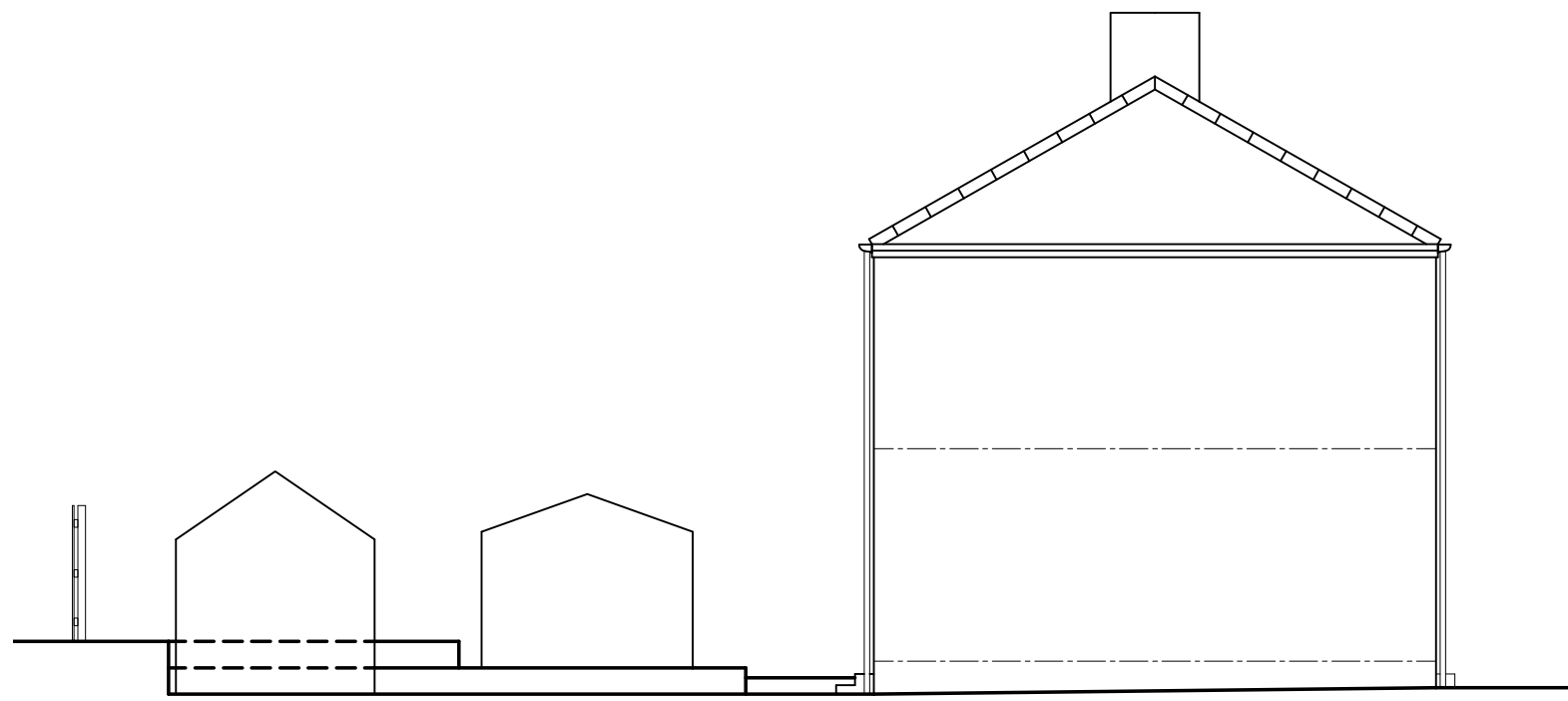
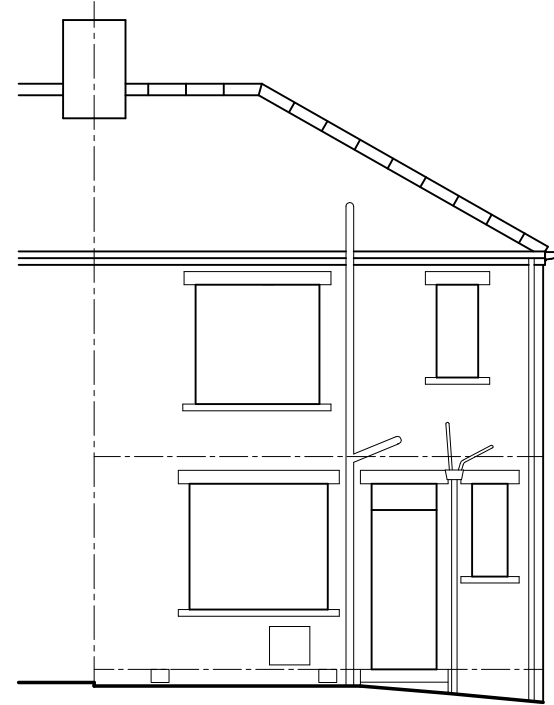




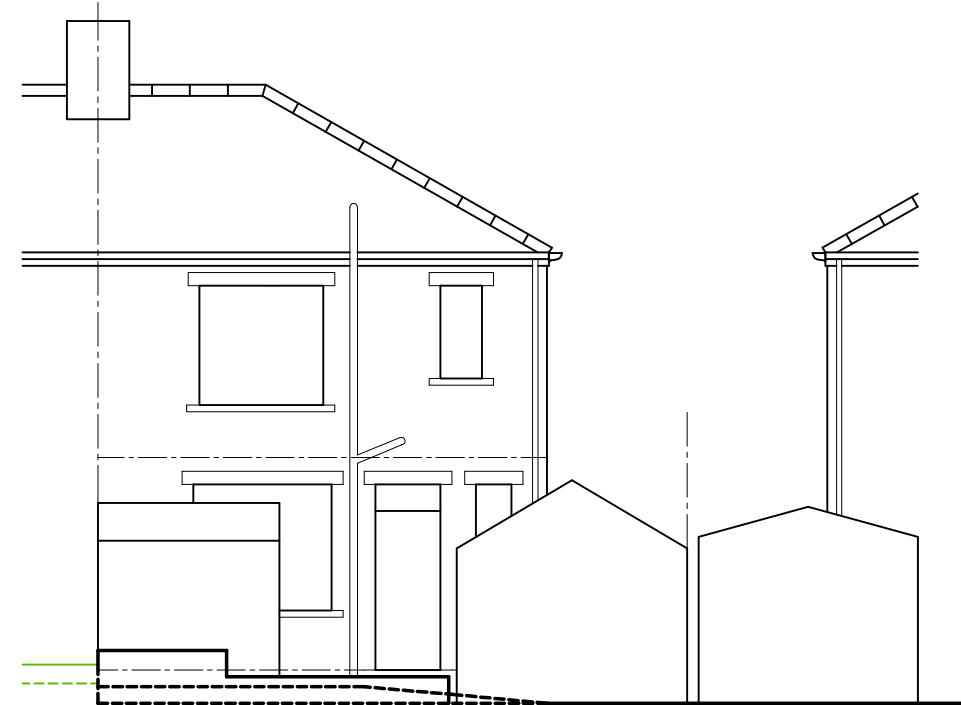
Front Elevation



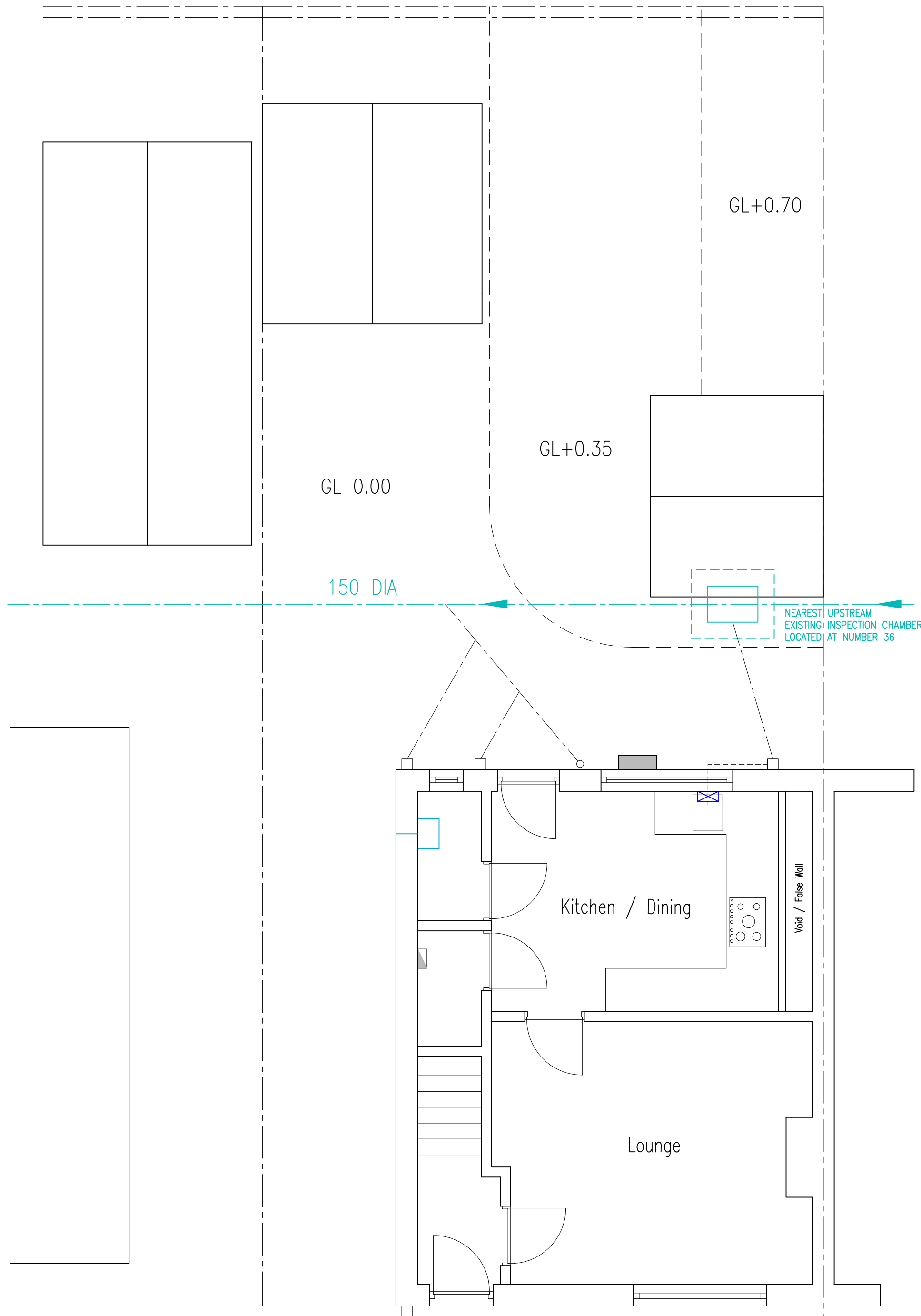
North East Elevation



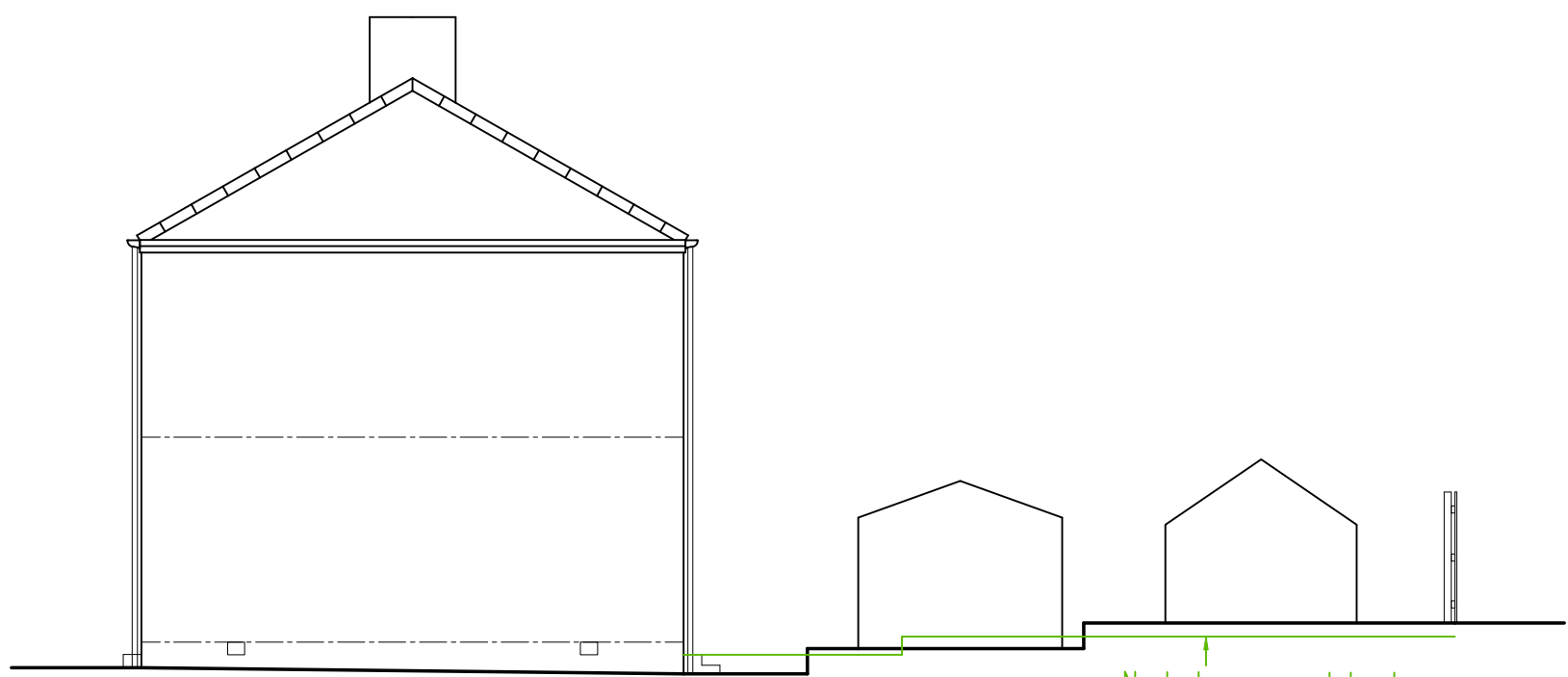
Rear Elevation



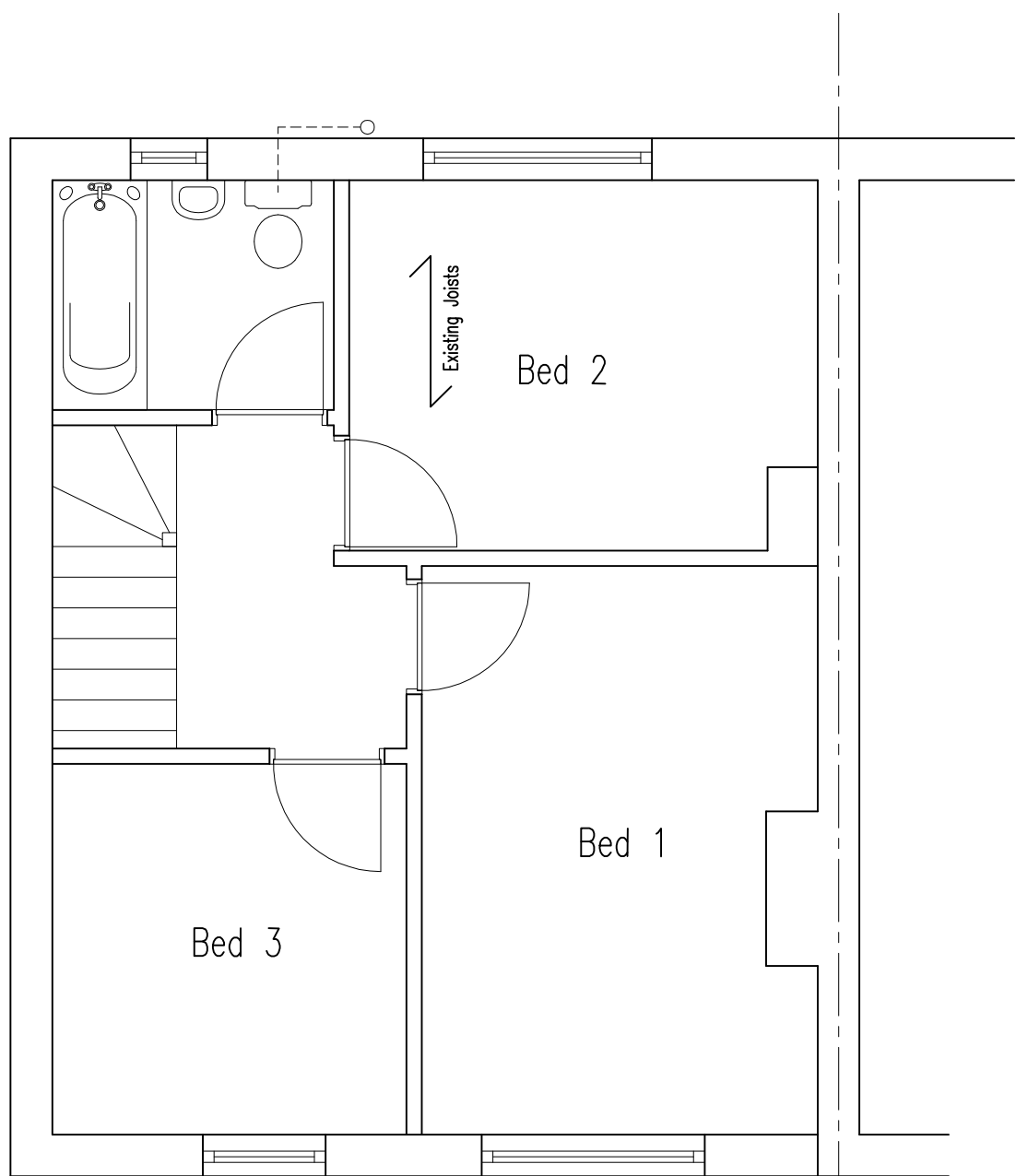
Rear Elevation with outbuildings



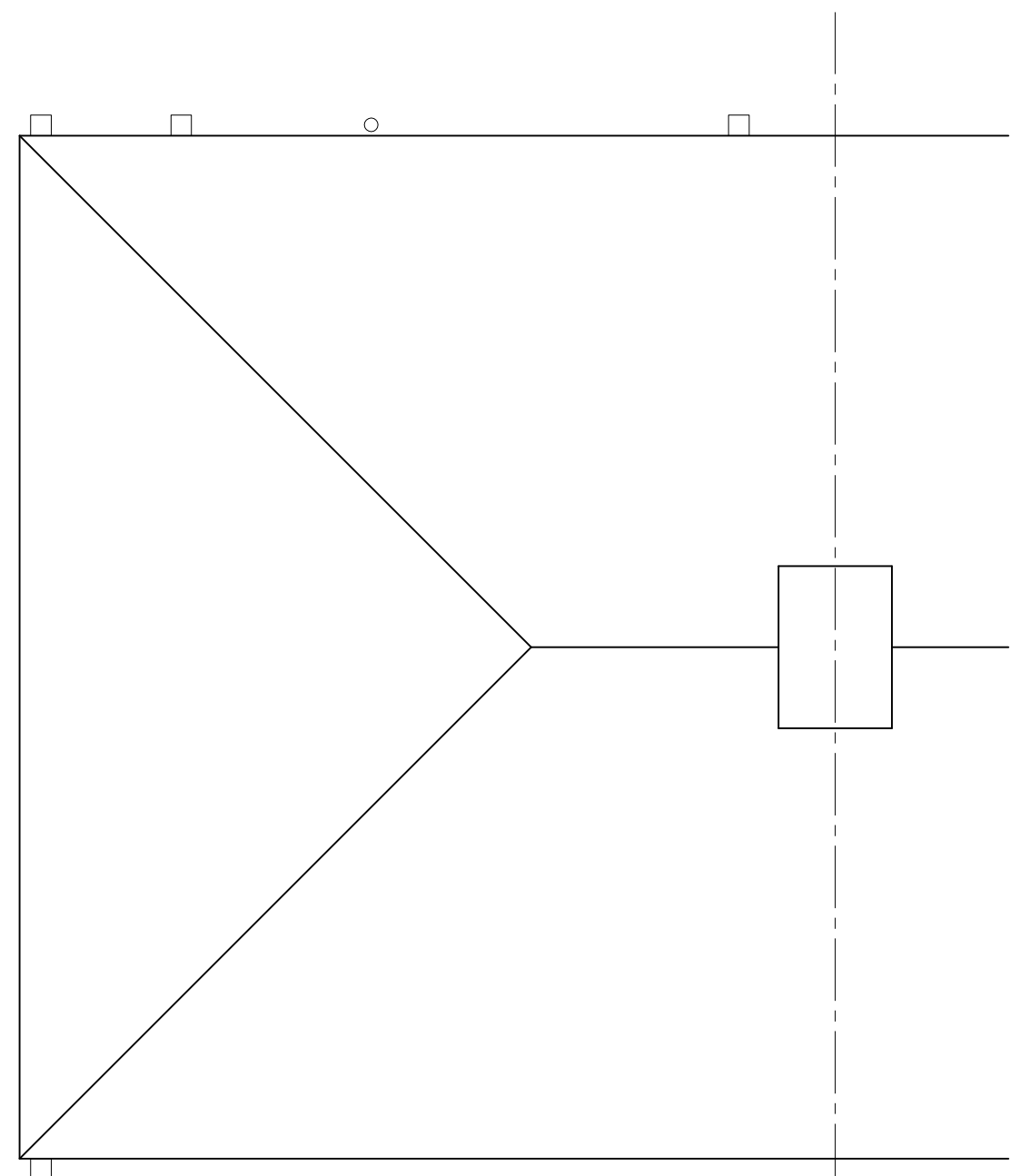
Ground Floor



South West Elevation



First Floor



Roof Plan

KEY

- Existing Electric meter & Consumer Unit
- Existing External Gas Meter
- Existing assumed Water Supply
- Existing Boiler and flue

DRAINAGE

All new drainage to be inspected for fall, line, bedding and rodability by building control before backfilling.

- Existing above ground drainage
- Proposed above ground FW
- Existing below below combined drain to be checked by builder (Existing Inspection Chamber located at number 36 Savile Street)
- Existing below ground FW & SW to be check by builder
- Proposed below ground FW
- Proposed below ground SW
- Gully's to be trapped and roddable
- Remove existing drainage
- Remove IC and pipe through
- Acc Drain

Planning notes

These drawings have been prepared for the purpose of a planning submission only.

All forms of construction and detailing are solely the responsibility of the builder.

Where applicable both planning and building regulation approval must be obtained before work commences. If there is any doubt, please consult the designer or the appropriate Local Authority department.

All internal dimensions refer to structure i.e. prior to fixing of wall finish

Planning conditions

Planning approval notice to be checked for any planning conditions relevant to the proposal.

Permission from Adjoining Neighbours

Where necessary client / owner are to obtain written permission from adjoining neighbours whose boundary or property may be encroached upon during or after construction.

The Planning system can do nothing to assist owners when boundary disputes arise.

In principle, when erecting a new building or extension to a building, you can construct it up to the boundary but must not encroach over the adjacent land without the express consent of the adjoining owner. This means keeping all elements, including temporary scaffolding, the projection of foundations, eaves, rainwater goods, opening windows etc. within the confines of your own land.

In the event of a dispute arising client should obtain legal advice immediately.

Party wall act 1996

Occupiers of both adjoining properties must be in agreement of the construction work and the detail of the construction before works commences on site.

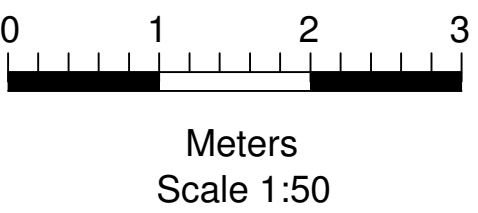
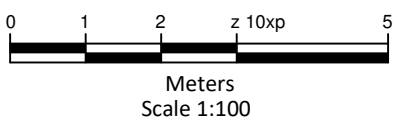
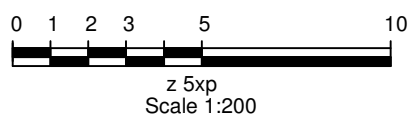
CDM Regulations

The builder will need to comply and include for Health and Safety, Construction Design Management regulations (CDM), please see link below.

<http://www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm> 2015 for this project

Under the role of the 'Principle Designer' as referred to in the CDM Regulations 2015 (it is the responsibility of the client to appoint a 'principle designer' or the role of principle designer falls to the client / principle contractor).

T J Coates Ltd are not acting as principal Designer or contractor under the CDM regulations



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DESIGN

CLIENT Mary Scoffield
40 Savile Street
Emley
Huddersfield HD8 9RX

PROJECT Proposed Disabled Extension

TITLE Existing plans and elevations

SCALE	Elevations: 1:100 Plans 1:50	DATE	30.06.2023
DRAWN BY	MC	CHECKED	
DRAWING NO	P01	REVISION	