

NOTES

All efforts have been made in measuring existing site. However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Larger Home Extension Application for the proposed 3.325 metre Single-Storey Rear Extension creating additional accommodation to meet end-user requirements and as shown on the application plans.

Current/Proposed Use -

C3 - Dwellinghouse.

1) GENERAL BUILDING NOTES

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
- All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
- All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
- 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

- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PRIOR APPROVAL

Rev	Description	Date	By	App'd

tractus:dma
architectural design

Headfield Business Centre, Headfield Mills
Savile Road, Dewsbury, West Yorkshire, WF12 9LQ
t: 01924 462 550 m: 07531 812 823
e: dean@designmanageachieve.com

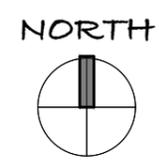
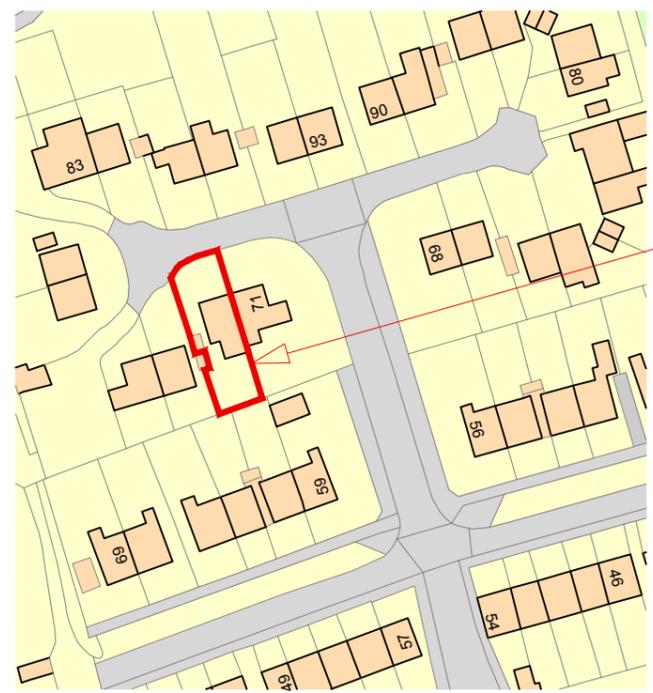
Client
Mr. & Mrs Lambert

Project
73, Park View, Flockton, Wakefield, WF4 4AF

Drawing title
Site Location Plan & Existing Block Plan

Drawn by DMA	Date Aug 2023
------------------------	-------------------------

Drawing no EX-01	Project no 21-901	Scale @ A3 A.S.	Rev -
----------------------------	-----------------------------	---------------------------	-----------------



SITE

73, Park View, Flockton, Wakefield, WF4 4AF

Landownership outlined in red.

Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

SITE LOCATION PLAN

SCALE - 1:1250

Legend -

- Existing Dwelling.
- Proposed Extension (Refer to Proposed Block Plan).

Larger single-storey 3.325 metres rear extension from the rear wall of the original house.

The height at the eaves is 3.00 metres (not exceeding the 3.00 metres limit) and the height at the highest point of the extension is 4.00 metres (not exceeding maximum 4.00 metres ridge height allowance).

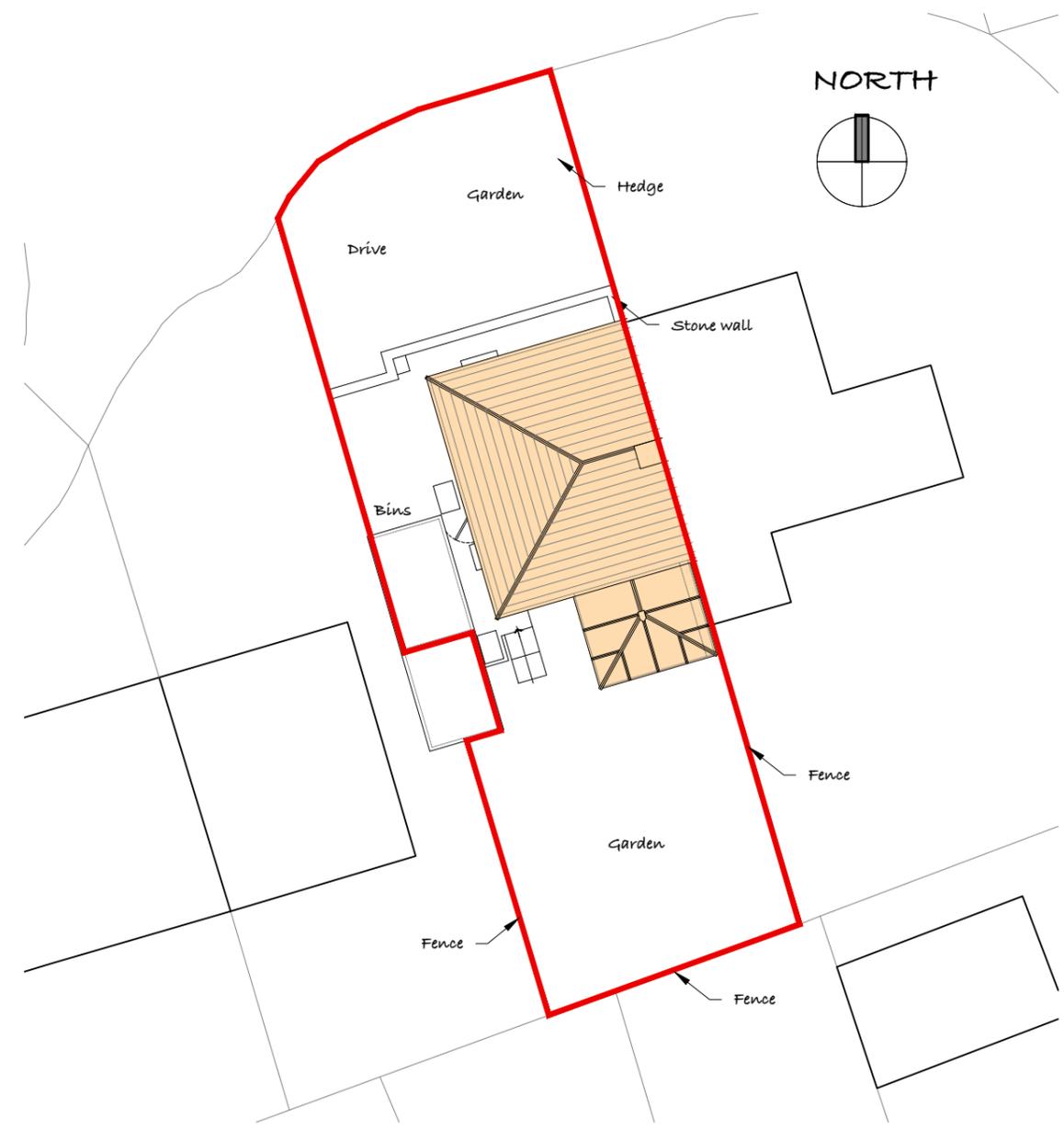
The plan of the site as existing and proposed are as shown on the application drawing (s) that is subject to prior approval from The Local Authority - Planning Services.

- Materials As Existing -
- Walls - Brickwork finish to outerleaf.
 - Doors - upvc framed glazed doorset (s).
 - Windows - White upvc framed double glazed units.
 - Roof - Concrete roofing tile finish.
 - Fascia/Guttering - White fascia board with guttering & downpipes to suit.

CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE.
- SITE WELFARE REQUIREMENTS.
- SITE CLEARANCE.
- DEEP EXCAVATION/CONCRETE WORK.
- TEMPORARY SUPPORT.
- WORKING AT HEIGHT.
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
- HANDLING LOADS.



EXISTING BLOCK PLAN

SCALE - 1:200