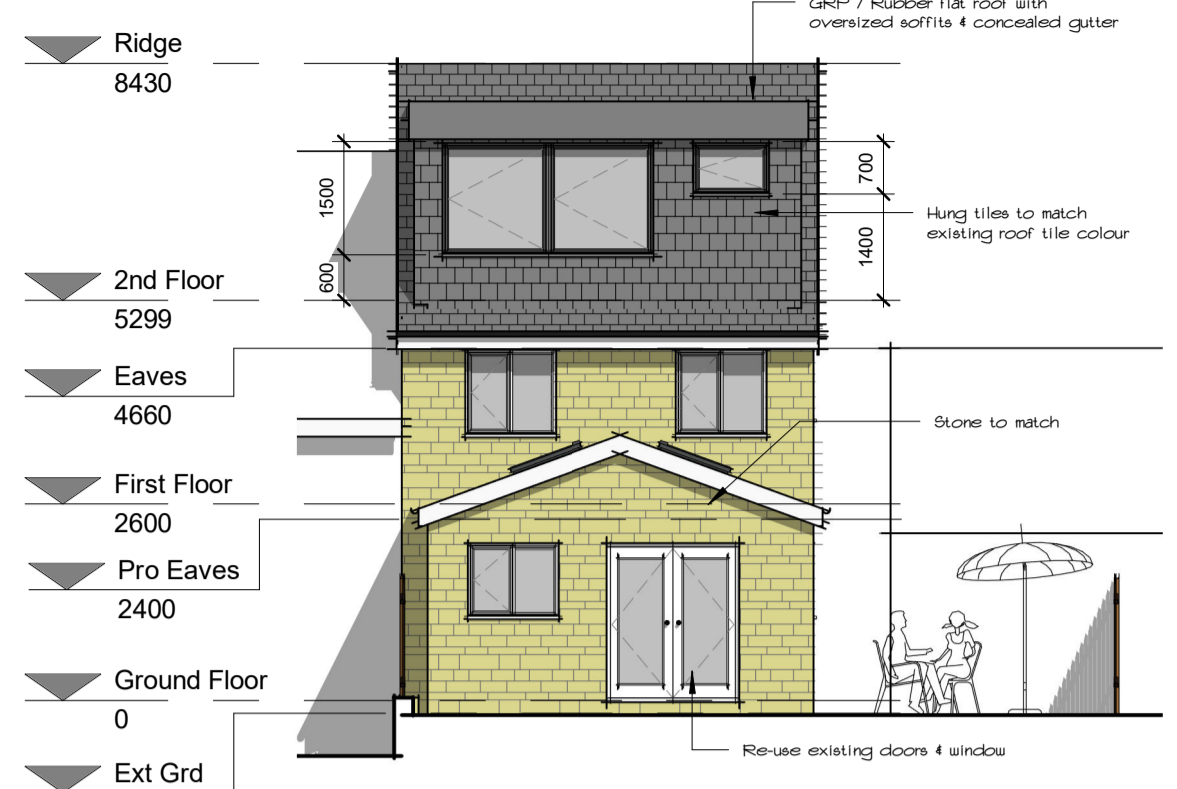
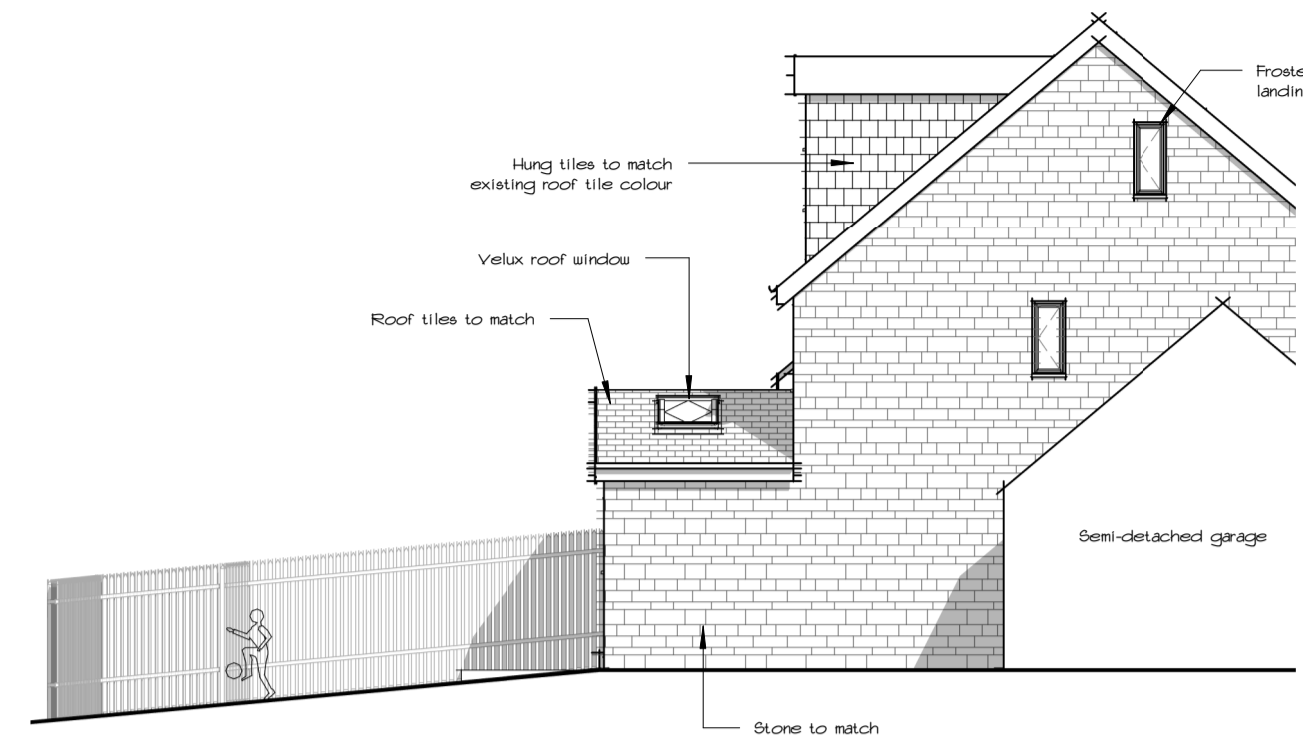


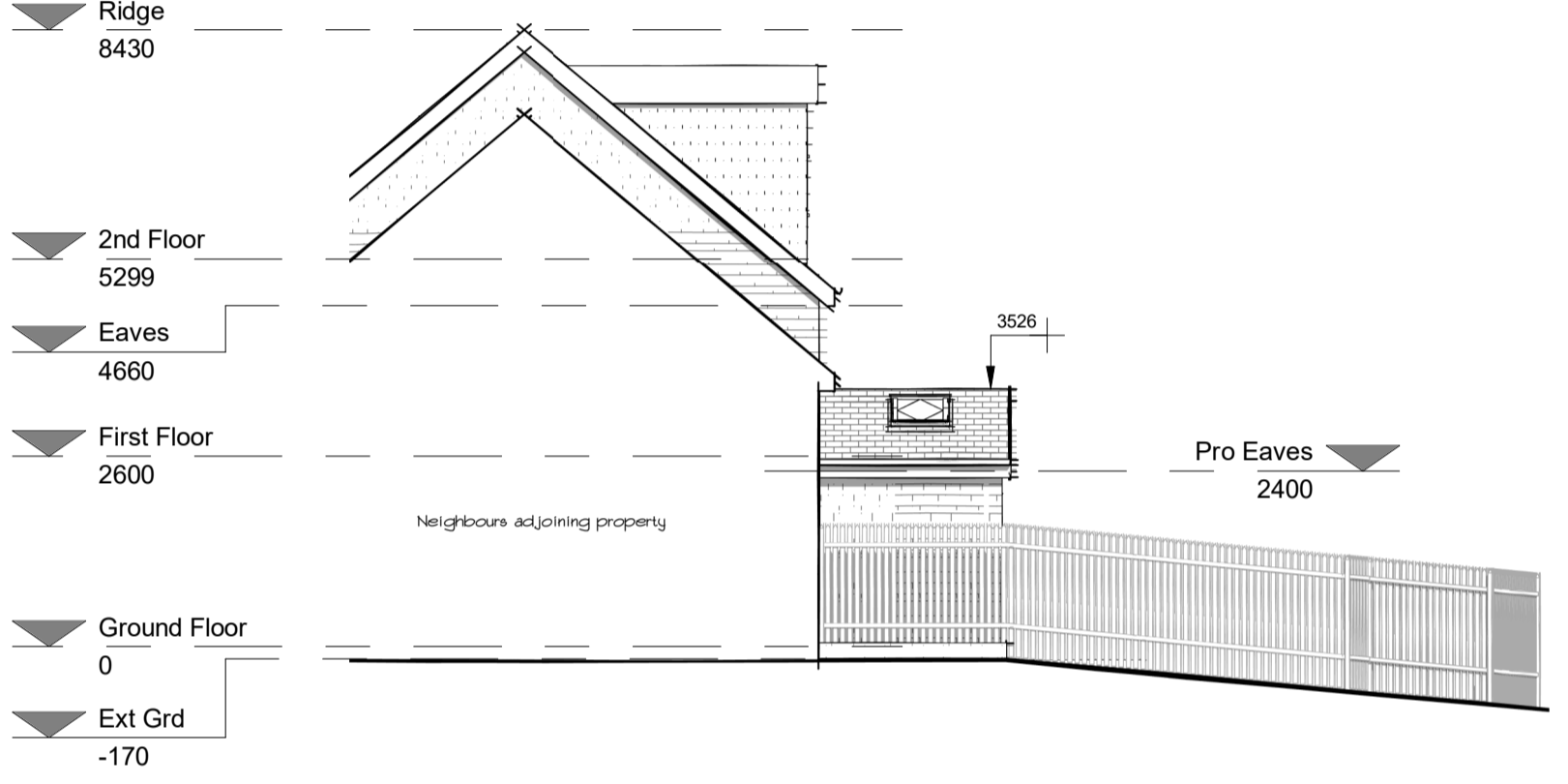
2nd Floor
1 : 50



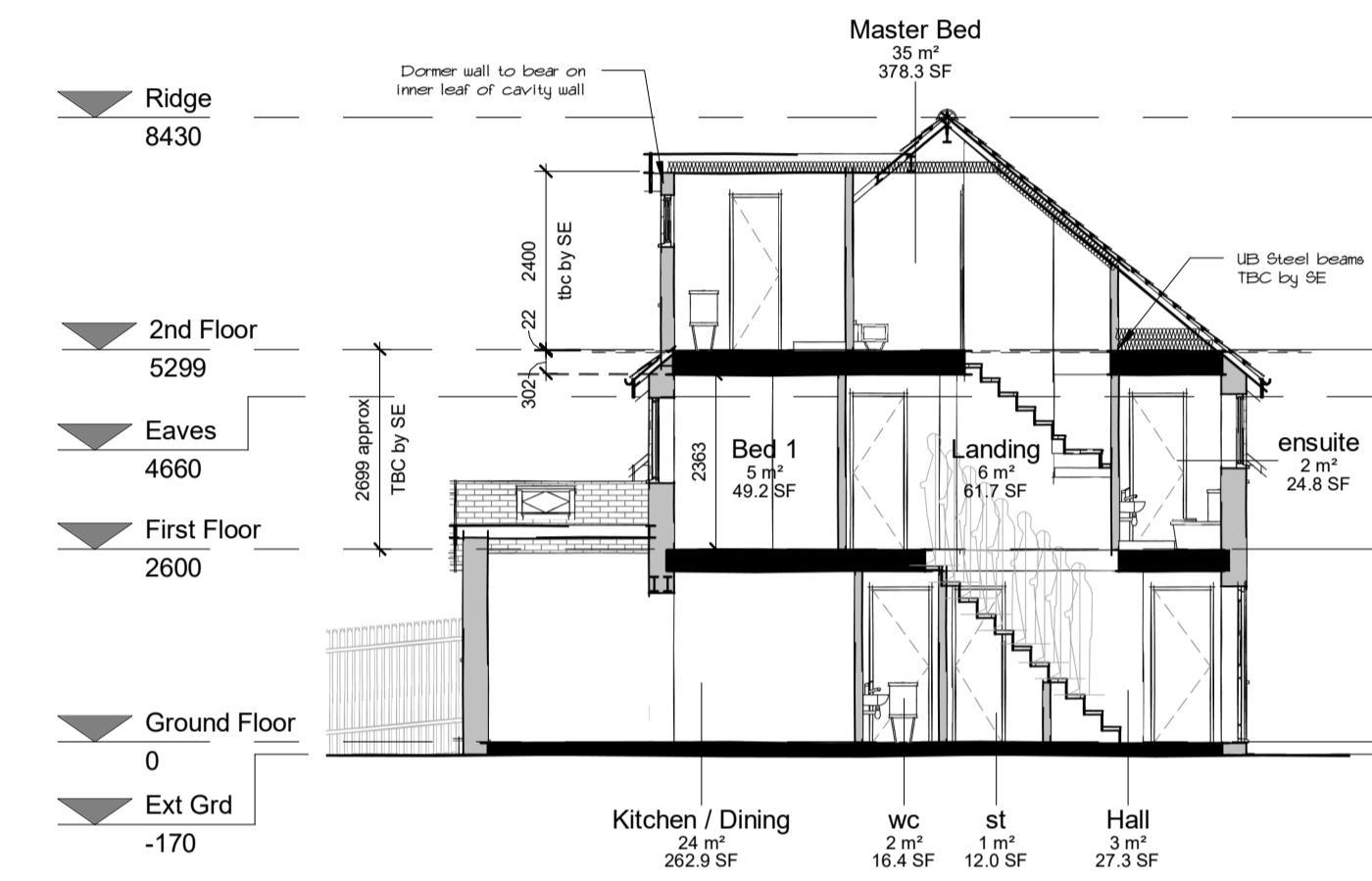
Rear Elevation (East Facing)
1 : 100



Side Elevation (North Facing)
1 : 100



Side Elevation (South Facing)
1 : 100



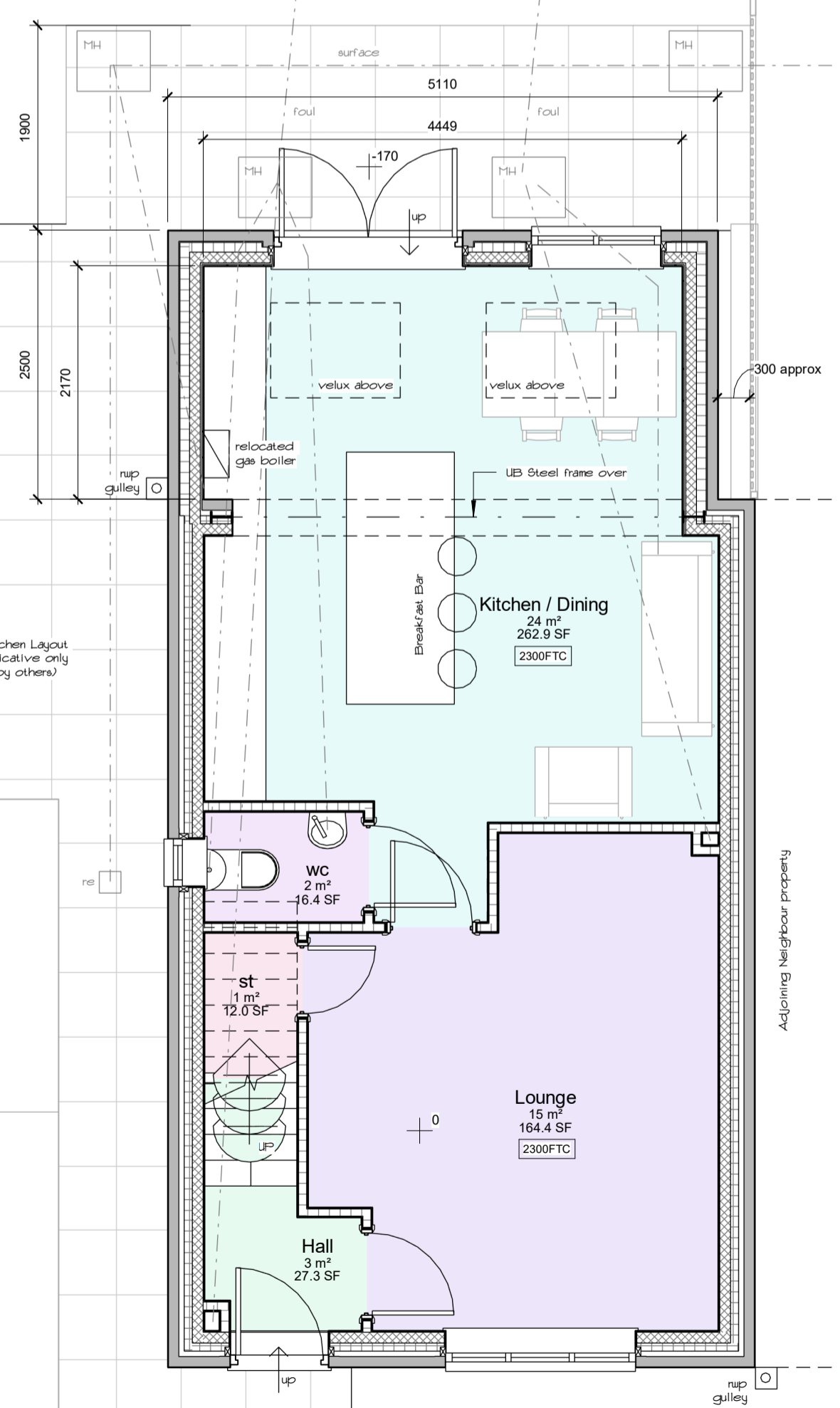
Section AA
1 : 100



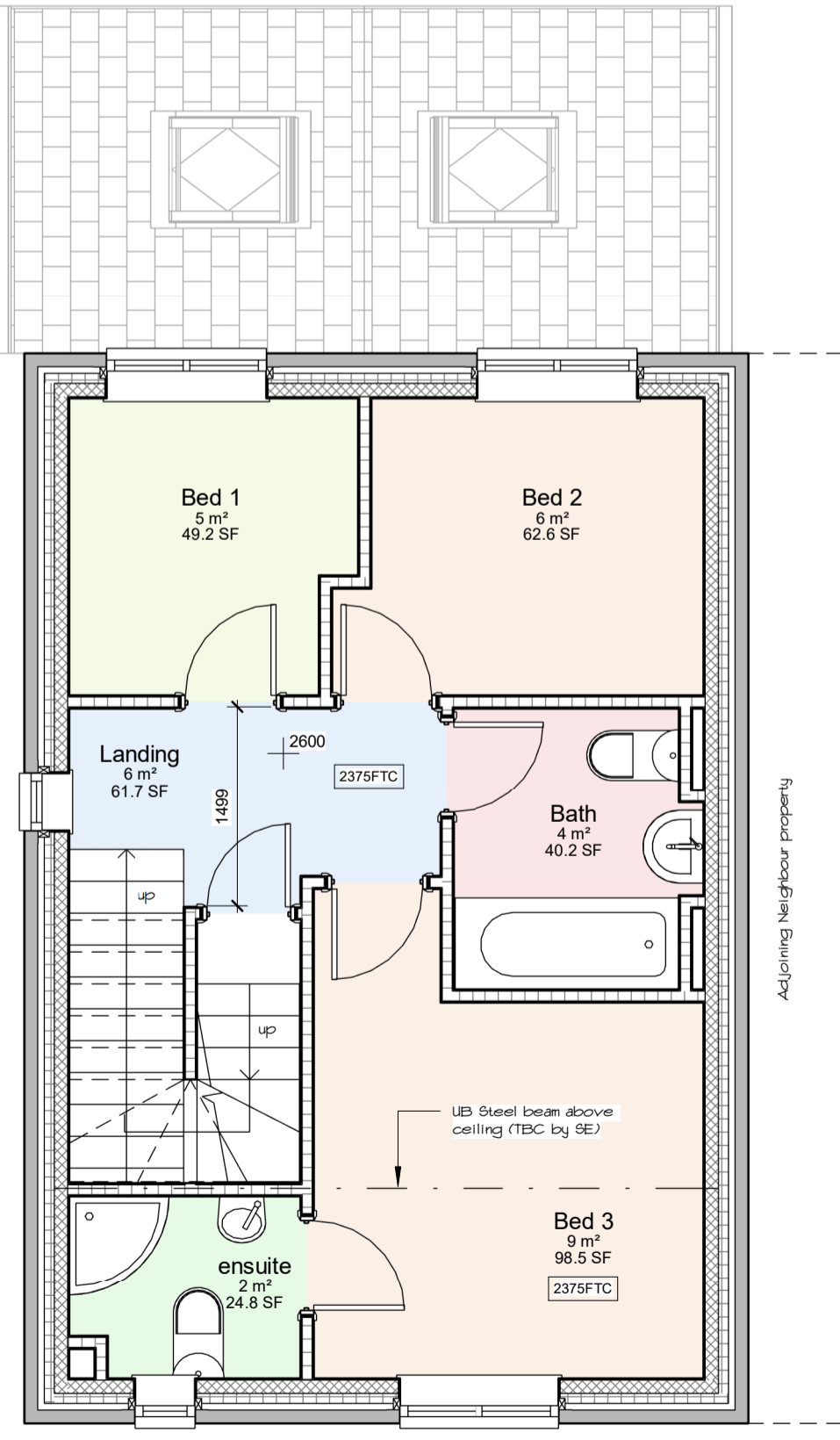
Site Location Plan
1 : 1250

ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS.

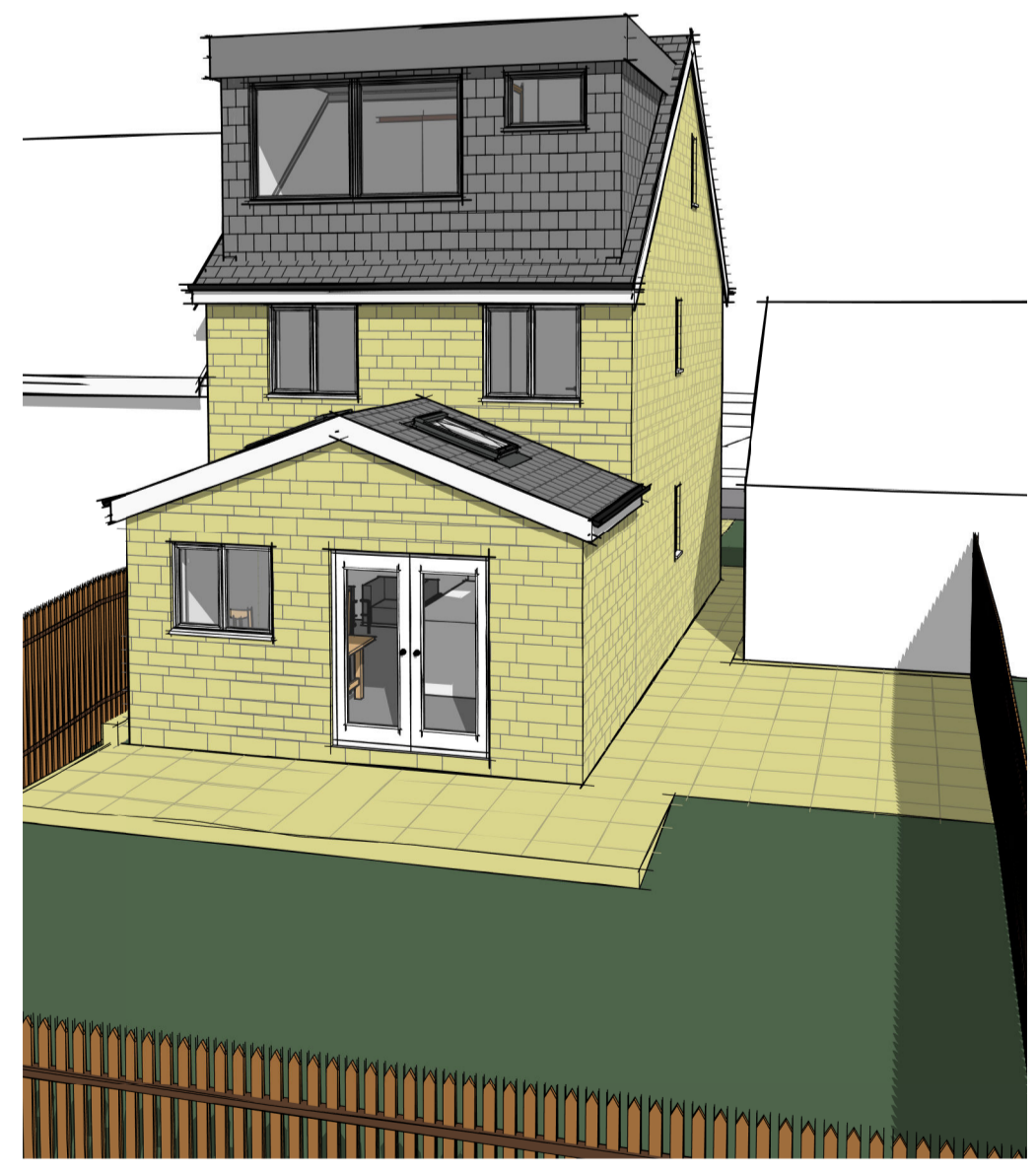
UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.



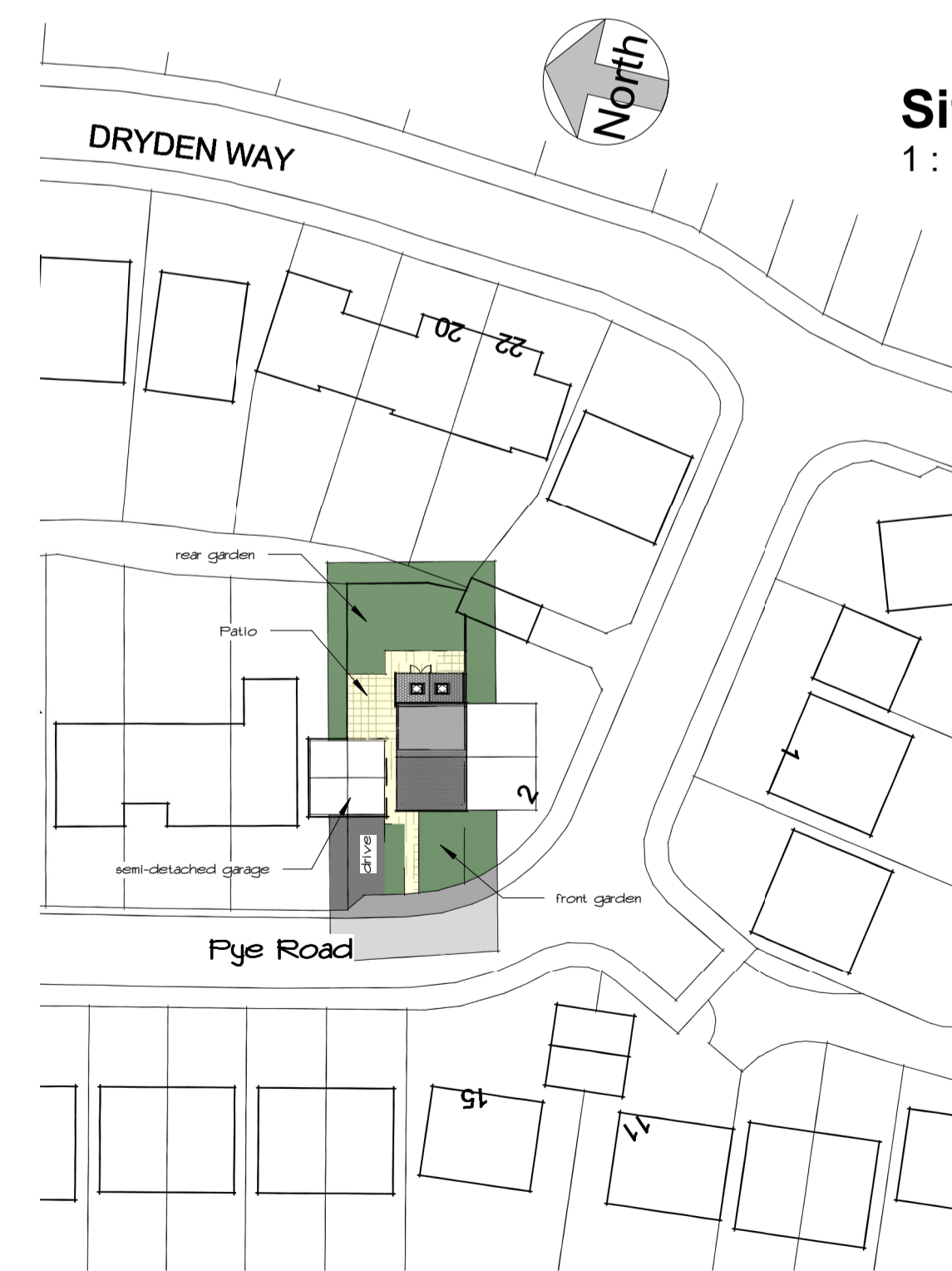
Ground Floor
1 : 50



First Floor
1 : 50



Rear Perspective



Site Plan
1 : 500

PERMITTED DEVELOPMENT VOLUME CALCULATION

TOTAL OF PROPOSED REAR DORMER CONVERSION = 23 CUBIC METRES (APPROX)

THEREFORE WORKS ARE IN ACCORDANCE WITH SCHEDULE 2, PART 1, CLASS B OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(ENGLAND) ORDER 2015

IMPORTANT NOTE
Due to access restrictions in loft during survey, all dimensions must be checked by builder prior to commencement of any works to ascertain correct head heights can be achieved. Design also subject to structural engineers input, specification & drawings. Chimney stack locations & sizes indicative only & load bearing walls TBC on-site

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND CONFIRMED TO AUTHOR. ALL FEASIBILITY STUDIES ARE SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS. ANY DISCREPANCIES OR VARIATIONS SHALL BE NOTIFIED TO CADVIS3D BEFORE WORK ON THE RELEVANT SECTION COMMENCES. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS (DOCUMENTS). THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES OF PRACTICE. AS FAR AS REASONABLY PRACTICABLE, THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISKS TO THE HEALTH AND SAFETY OF PERSONS WHO MAY BE AFFECTED. RISK ASSESSMENTS, THE CONSTRUCTION INFORMATION ON HEALTH & SAFETY RULES CAN BE PROVIDED IF CADVIS3D IS INSTRUCTED IN WRITING BY CLIENT TO TAKE ON ROLE OF PRINCIPLE DESIGNER. FOR FULL GUIDANCE ON CLIENTS DUTIES DESIGNER/CONTRACTORS CDM ROLES, PLEASE VISIT RELEVANT COMRAHE GOVERNMENT WEBSITE FOR MORE INFORMATION.

IMPORTANT NOTES

ALL MEASUREMENTS MUST BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

ANY UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.

CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)

ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

CDM DUTIES TO BE CARRIED OUT BY PRINCIPLE CONTRACTOR. PRE CONSTRUCTION INFORMATION & HEALTH AND SAFETY FILE TO BE PROVIDED BY PRINCIPLE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT TO BE MADE AWARE OF DUTIES UNDER CDM AND ENSURE HEALTH AND SAFETY MEASURES ARE IN PLACE. ALL CONTRACTORS AND DESIGNERS TO BE COMPETENT TO CARRY OUT THEIR DUTIES UNDER CDM. SEE RELEVANT GOVERNMENT WEBSITE FOR MORE INFORMATION

WORK MUST NOT COMMENCE UNTIL ALL RELEVANT BUILDING REGULATIONS APPROVALS ARE IN PLACE & CDM / HSE DOCUMENTATION IS COMPLETE AND ISSUED TO ALL RELEVANT PARTIES

DRAWING TO BE USED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

No.	Date	Dr	Description
scale	As indicated	drawn	PSI
scale	As indicated	drawn	PSI
date	DEC 2023	path	G:\Architectural Jobs\2317 - Sykes, Lindley\Arch\Proposed\2317 - proposed\PLANNING.rvt
status			PLANNING
job no	2317	dwg no	A(10)-01

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client
Mr & Mrs Sykes

title
Plans, Section & Elevations - As Proposed