

## 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 -

Householder Application for Planning Permission for - Proposed first floor rear extension (enclosing existing balcony area) and hip to gable roof conversion forming loft conversion with dormer windows to front elevation to meet the applicant's requirements and as shown on the application plans.

### Existing/Proposed Use -

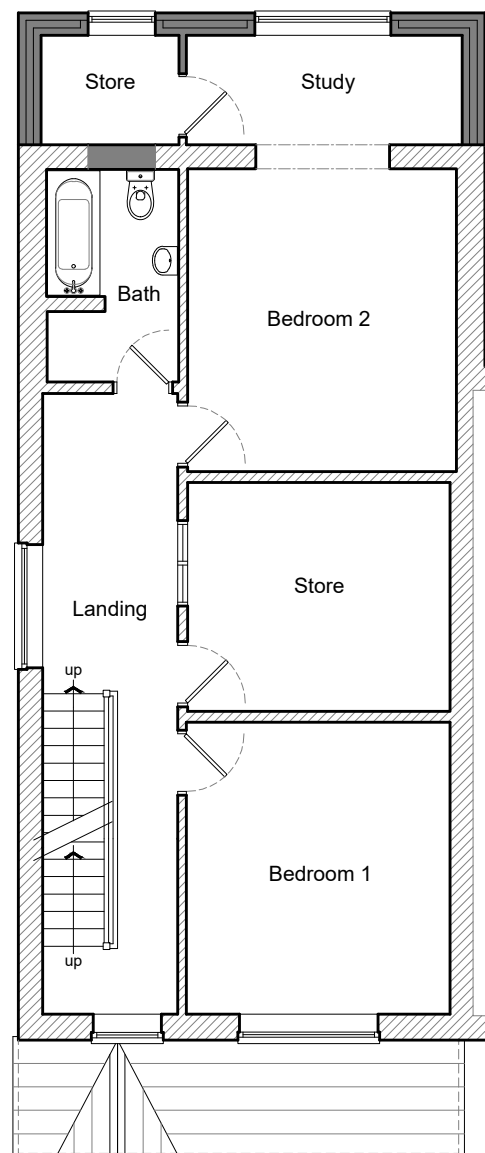
C3 - Dwellinghouse.

### 1) GENERAL BUILDING NOTES

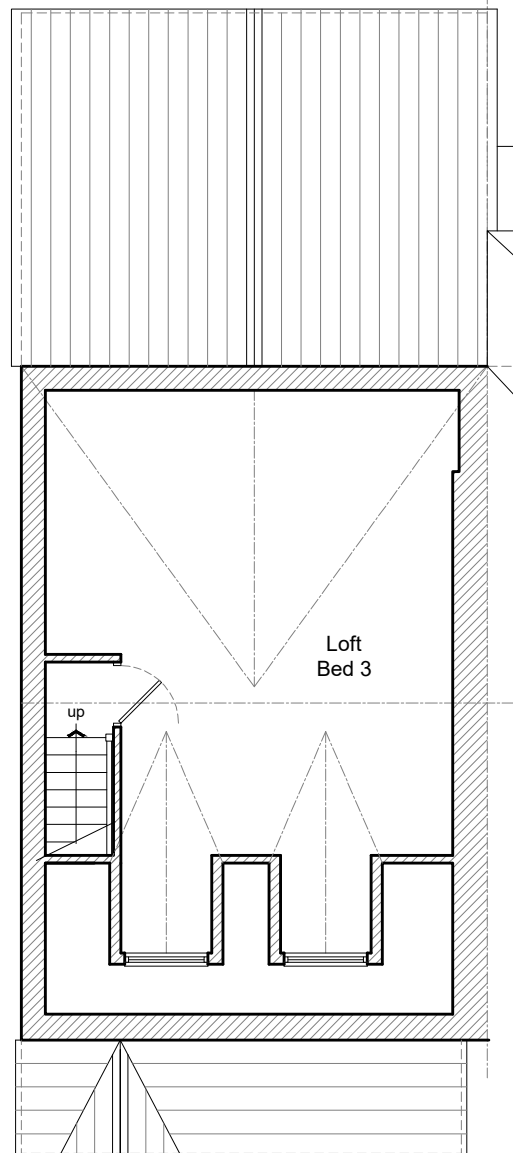
- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are 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

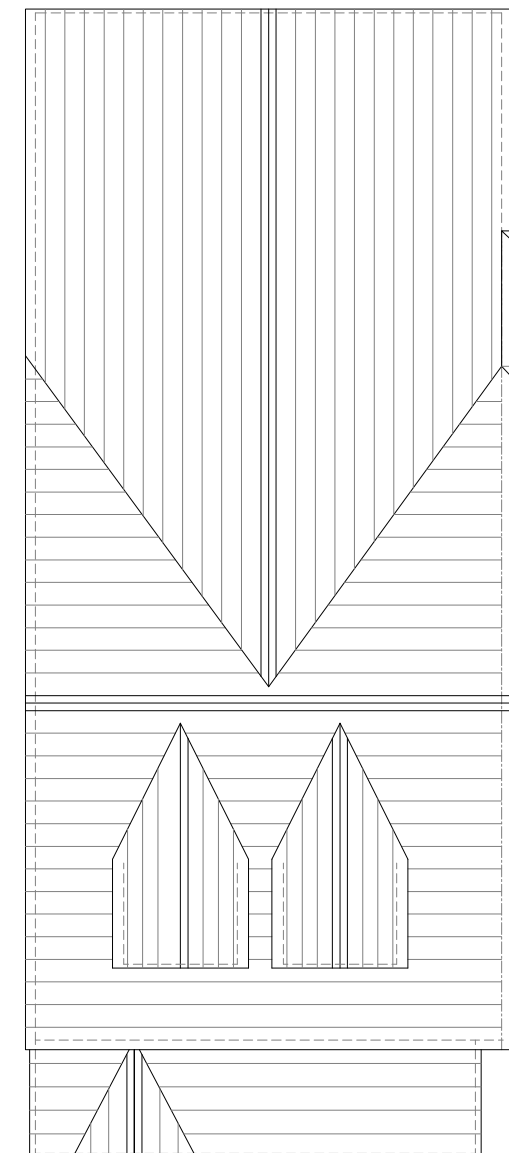
- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.



PROPOSED FIRST FLOOR PLAN  
SCALE - 1:100



PROPOSED LOFT PLAN  
SCALE - 1:100



PROPOSED ROOF PLAN  
SCALE - 1:100

### Materials As Proposed -

Walls - Stone/brickwork finish to outerleaf.

Doors - upvc framed doorsets.

Windows - upvc framed glazed units.

Roof - Concrete tile finish to main roof.

Fascia/Guttering - Fascia board with guttering and downpipes to suit.

### CDM 2015

### RISKS

- Working adjacent to live road/restricted access.
- Site welfare requirements.
- Site clearance.
- Temporary support concrete works.
- Working at height.
- Installation of temporary and re-routed services.
- Handling loads.

## PLANNING ISSUE

Rev	Description	Date	By	App'd
A	Loft and roof plan amended.	05/01/24	AM	-

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architectural design

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### Client

Mr. Yaser Aziz

### Project

G3, Caledonian Road  
Dewsbury, WF12 9NT

### Drawing title

Proposed Floor Plans  
and Roof Plan

Drawn by	Date	App'd
AM	01/24	-
Drawing no	Project no	Scale @ A3
PL-02	23-883	1:100
		Rev
		A