

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 - Demolition of existing out-building, erection of single-storey side extension with lean-to roof finish and decking area to the rear (attached to 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.

PLANNING ISSUE

A Proposed decking set back by 0.8m from common boundary. 13/06/24 AM -

Rev	Description	Date	By	App'd
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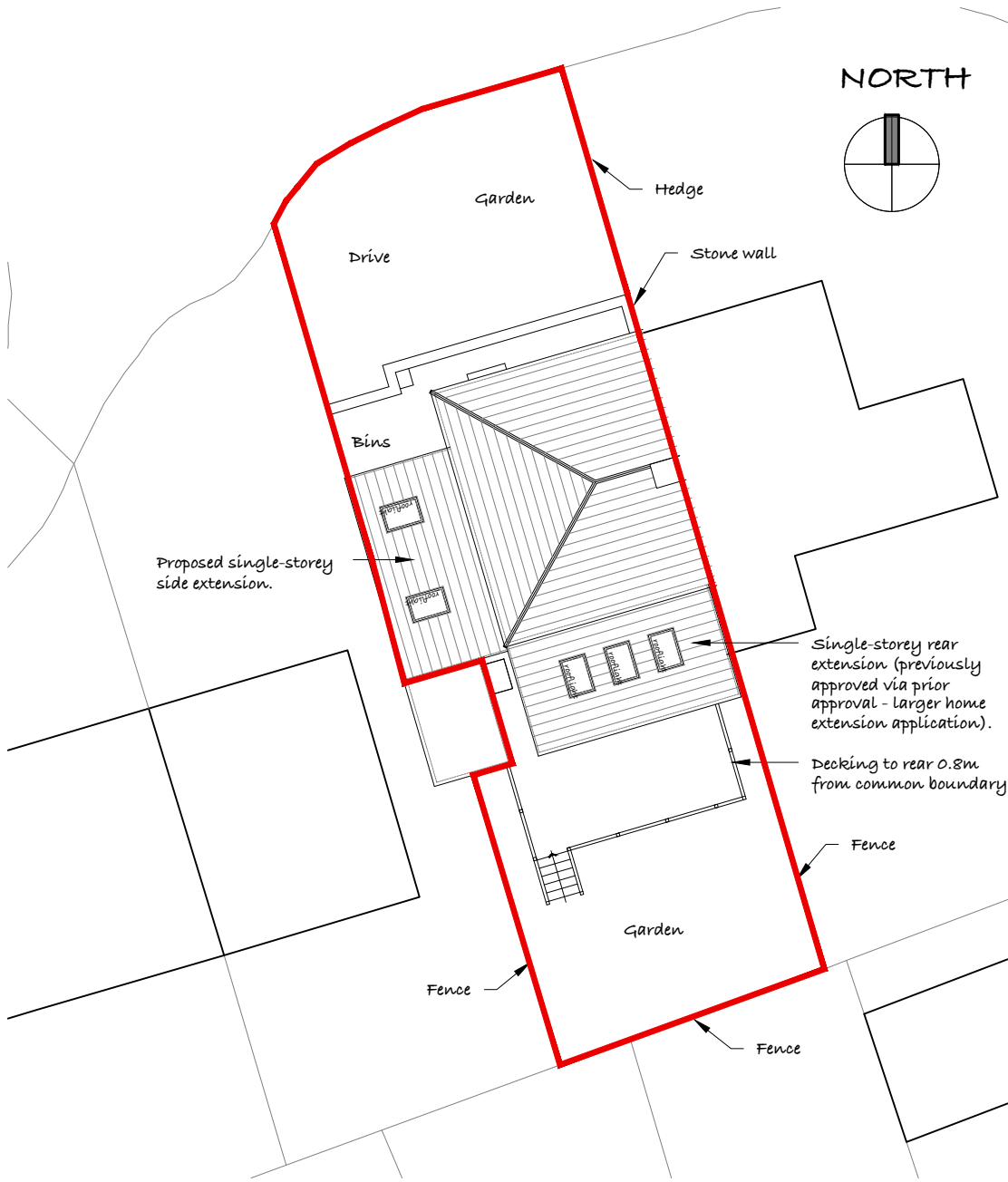
Client
Mr. & Mrs Lambert

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

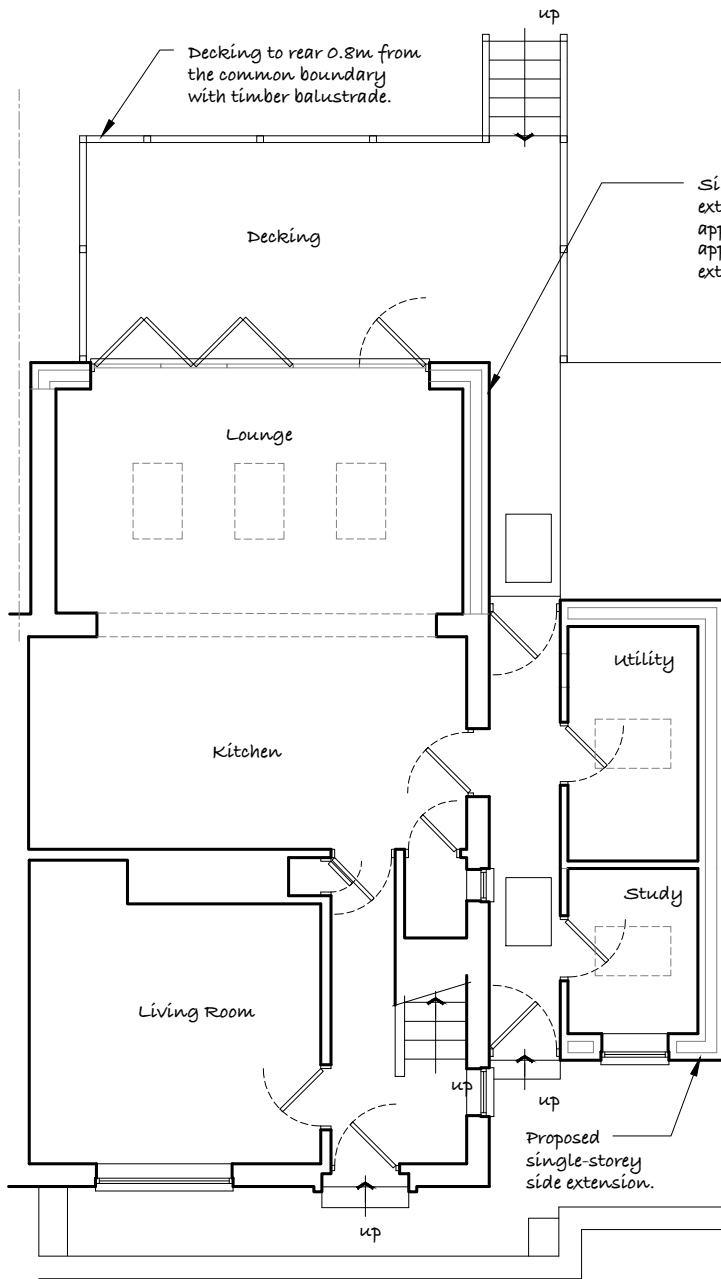
Drawing title
Proposed Block Plan, Floor/Roof Plan

Drawn by DMA	Date Aug 2023		
Drawing no PL-01	Project no 21-901	Scale @ A3 A.S.	Rev A

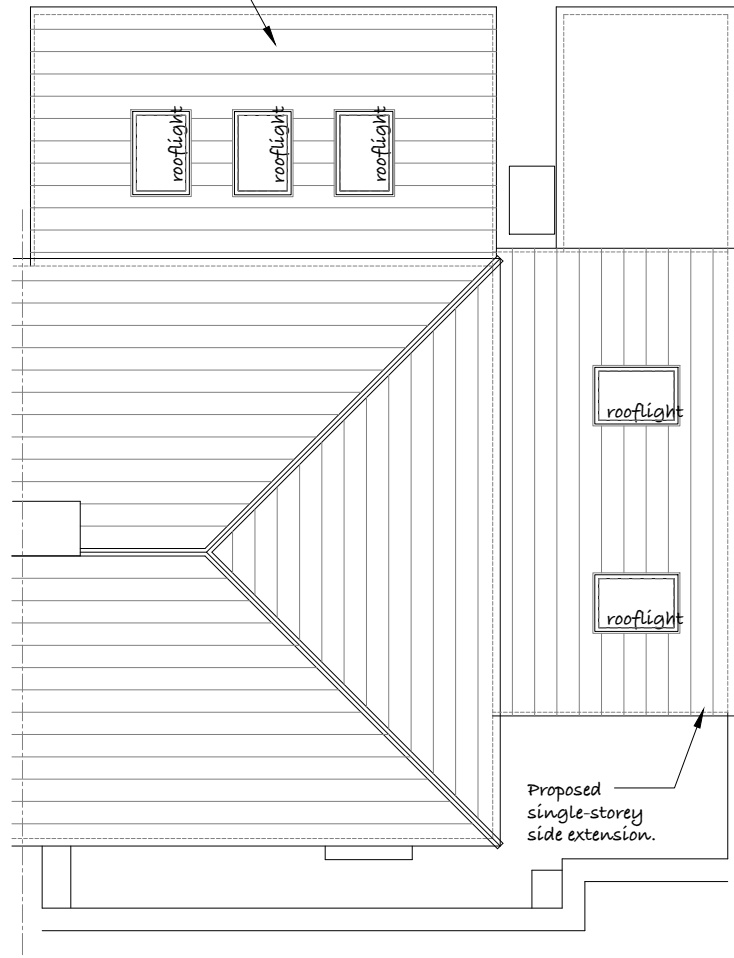
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PROPOSED BLOCK PLAN
SCALE - 1:200



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

Materials As Proposed -

Walls - Brickwork finish to outerleaf.

Doors - Upvc framed glazed doorset(s).

Windows - 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.