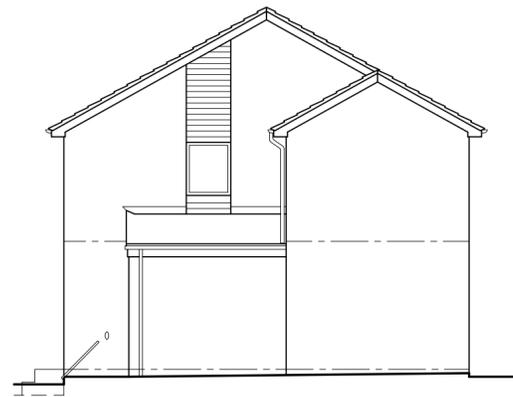




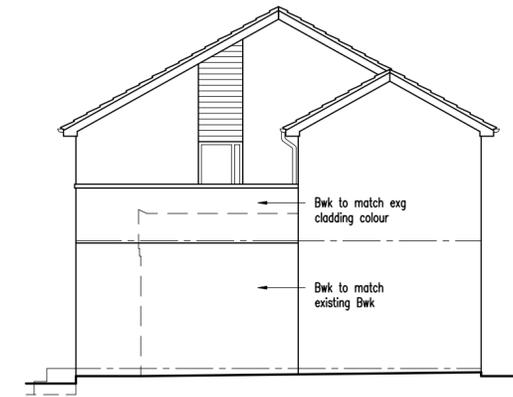
North Rear Elevation



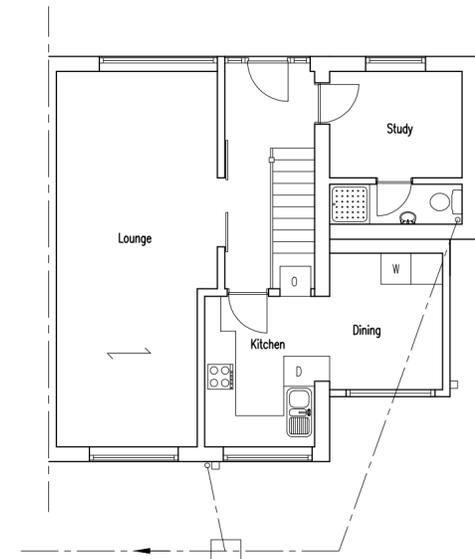
West Side Elevation



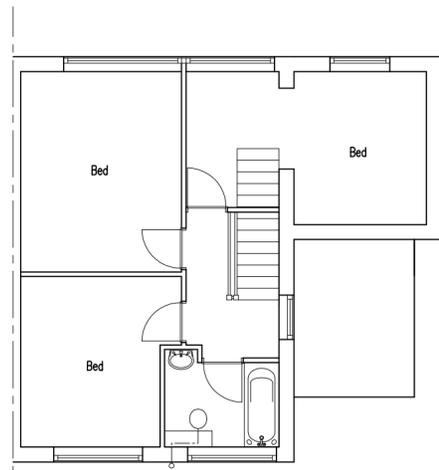
North Rear Elevation



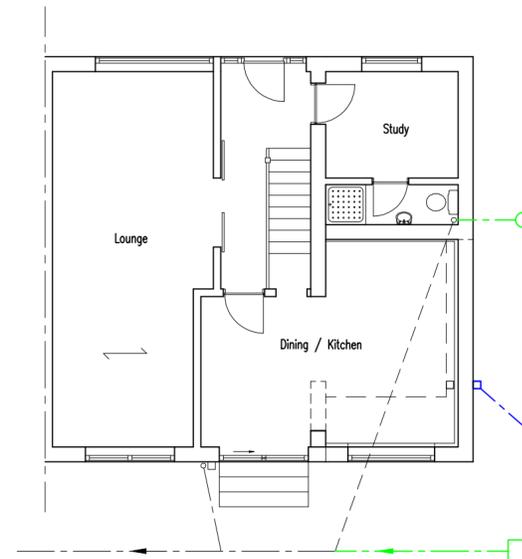
West Side Elevation



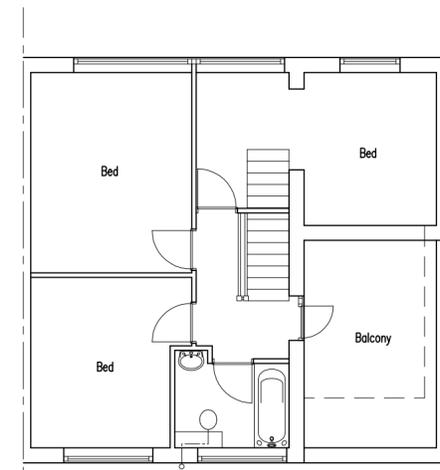
Ground Floor



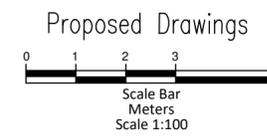
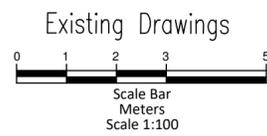
First Floor



Ground Floor



First Floor



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NOTES

**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

**DRAINAGE**

- All new drainage to be inspected for fall, line, bedding and roadability by building control before backfilling.
- Existing above ground drainage
- - - Proposed above ground FW
- 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

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**DESIGN**

**CLIENT** Mr & Mrs Keith Farmery  
14 Mill Street  
Birstall  
Batley WF17 9AX

**PROJECT** Proposed kitchen and dining room extension with balcony above

**TITLE** Planning Application  
Existing and Proposed Drawings

<b>SCALE</b>	ELEVATIONS 1:100 BLOCK PLAN 1:200	<b>DATE</b>	28.06.2024
<b>DRAWN BY</b>	MC	<b>CHECKED</b>	
<b>DRAWING NO</b>	P01	<b>REVISION</b>	