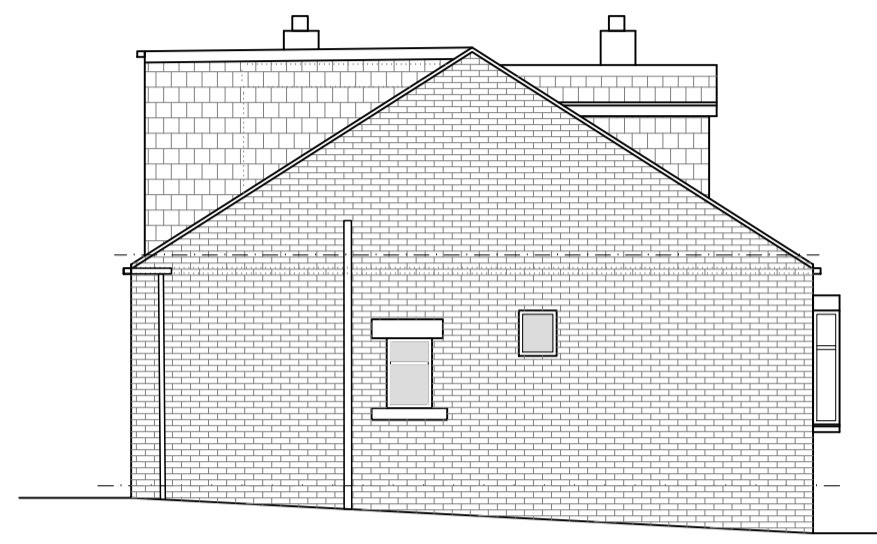
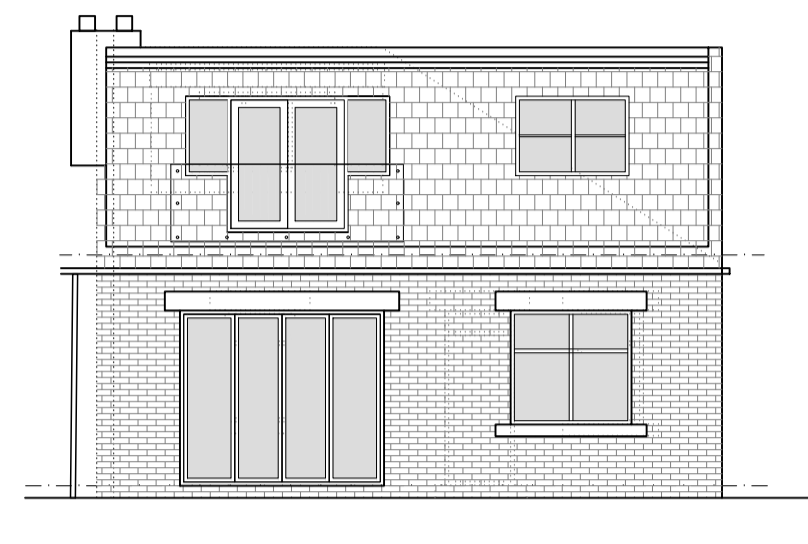




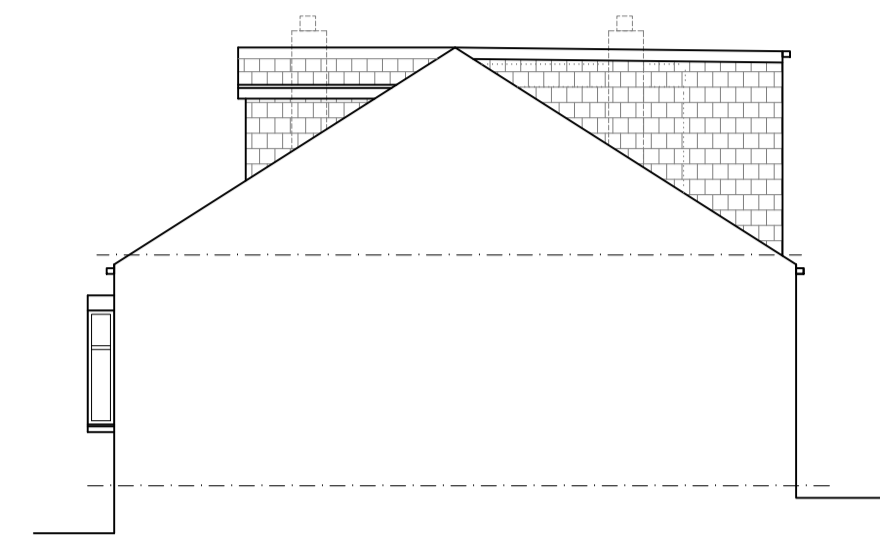
front elevation



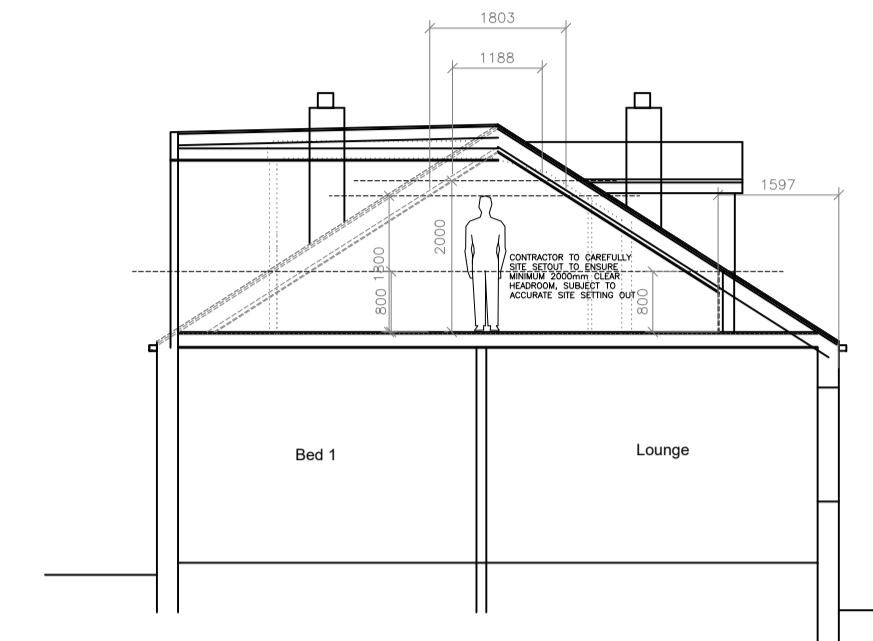
side elevation



rear elevation



side elevation



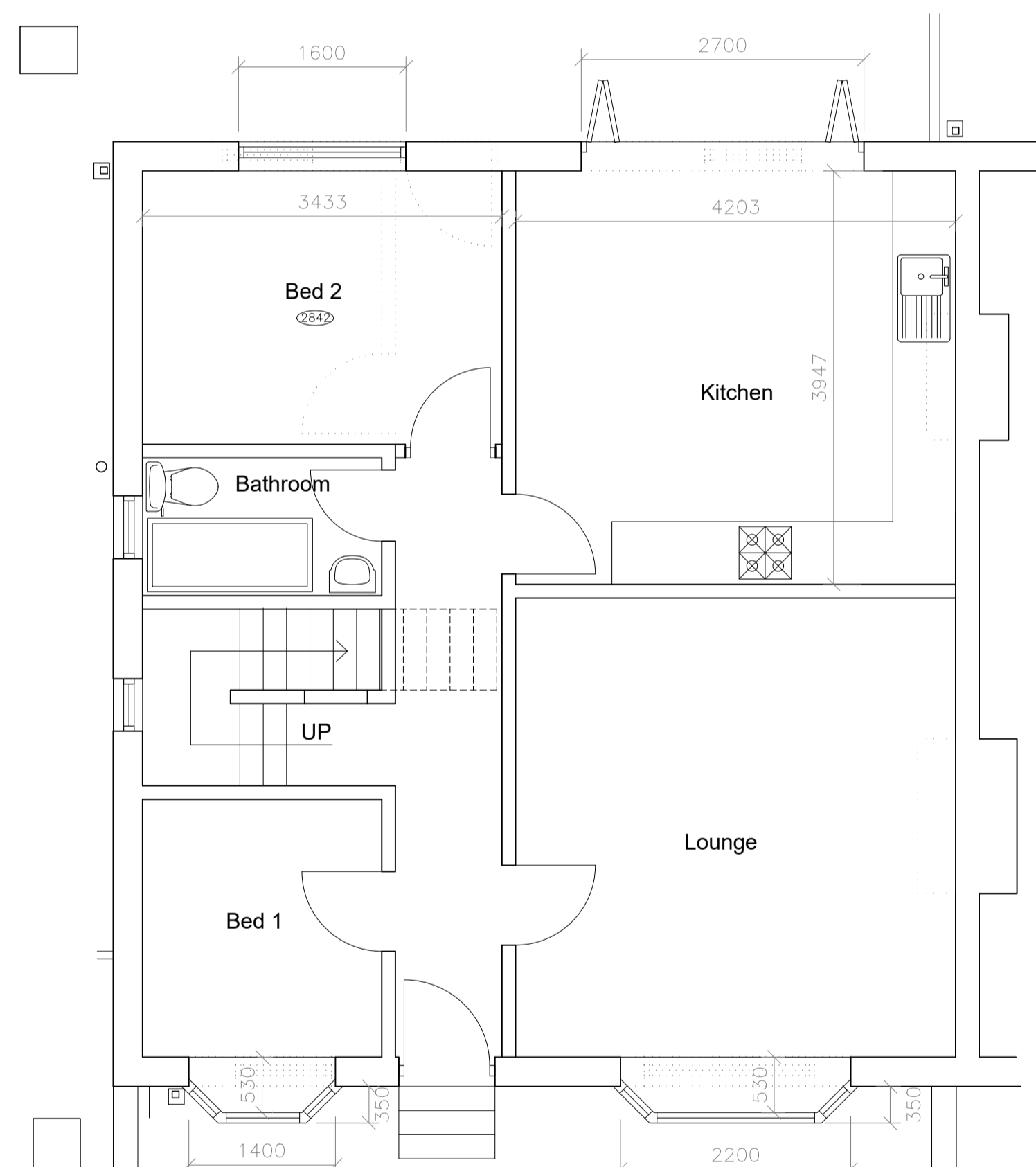
section

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.  
 ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ON SITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON SITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.  
 CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YMA DESIGNATED INTEREST.  
 CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.  
 ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA. ALL DIFFERENCE UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT OR (B) EXCEEDS 500 PERSON DAYS PLEASE REFER TO [HTTP://WWW.HSE.GOV.UK/PUBNS/INDG4111.HTM](http://www.hse.gov.uk/pubns/INDG4111.htm) FOR GUIDANCE AND COMPLIANCE FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

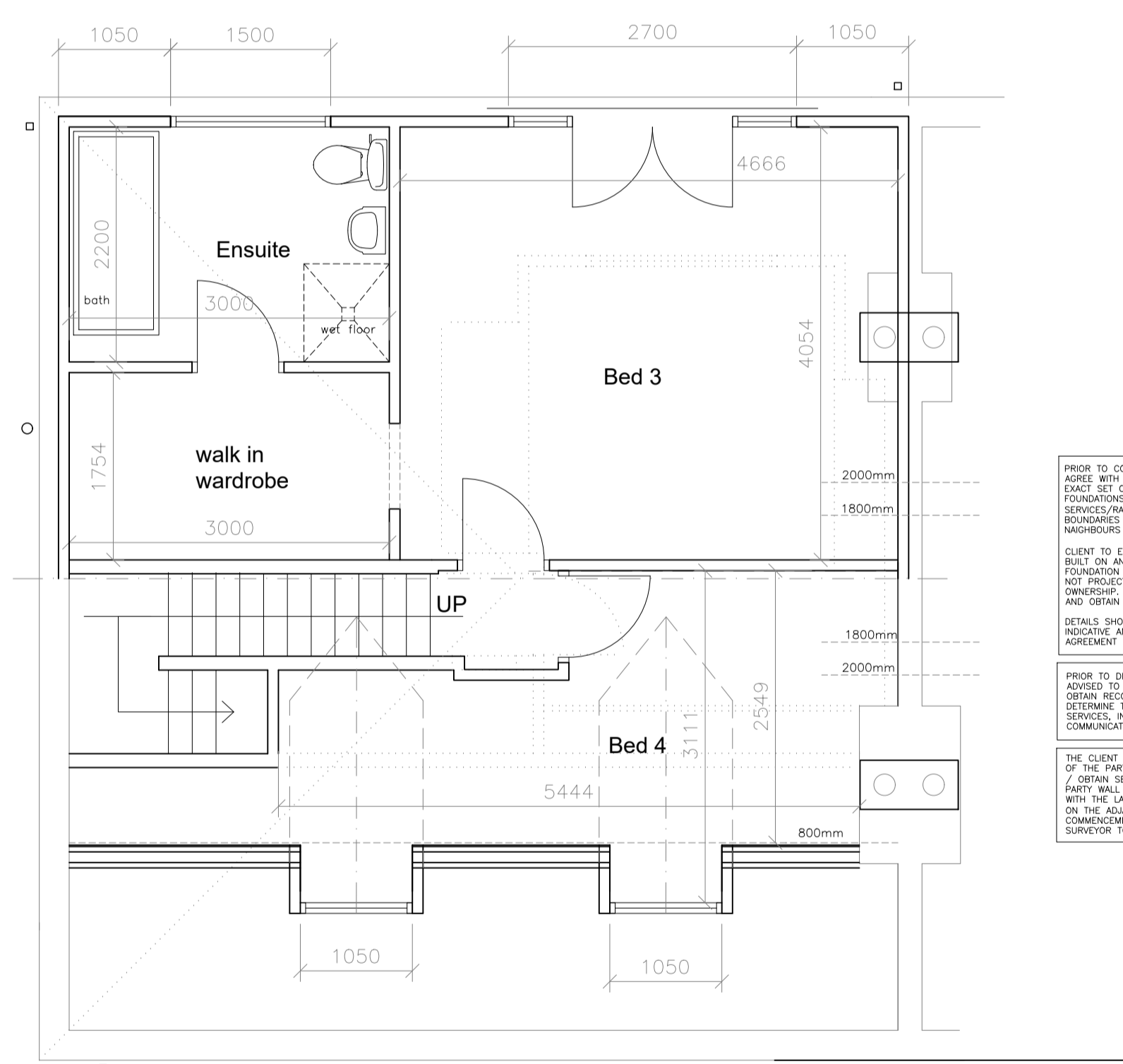
THE CLIENT & THE CONTRACTOR IS REMONDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER'S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

DK ARCHITECTS ARE NOT APPOINTED AS 'PRINCIPAL DESIGNERS' ROLE UNDER THE CDM HEALTH AND SAFETY REGULATIONS FOR THIS PROJECT. REFER TO CLIENT FOR FORMAL APPOINTMENT ROLES.



Ground floor plan

ALL DIMENSION STATED ARE TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDER, THESE MAY DIFFER AS WORKS ARE RELATED TO EXISTING STRUCTURE AND SUBJECT TO ACCURATE SITE SETTING OUT / OPENING UP OF THE WORKS.



First floor plan

**PLANNING NOTE FOR LOFT CONVERSION AND DORMERS – PD FOR REAR DORMER RULES AND LDC FOR HIP TO GABLE BUILD UP.**  
 A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:  
 A volume allowance of 40 cubic metres additional roof space for detached houses\*  
 A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses\*  
 No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway  
 No extension to be higher than the highest part of the roof  
 Materials to be similar in appearance to the existing house  
 No verandas, balconies or raised platforms  
 Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor  
 Roof extensions not to be permitted development in designated areas  
 Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves  
 \*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so.  
 (Ref – [planningportal.gov.uk](http://planningportal.gov.uk))  
 additional roof space calculations  
 dormer + gable total area below 50M3 limit

PRIOR TO CONSTRUCTION CONTRACTOR TO AGREE WITH CLIENT AND THE NEIGHBOURS THE EXACT SET OUT POSITION OF ALL WALLS, FOUNDATIONS, FLASHING DETAILS, DIVISION OF SERVICES/WATERWAYS ACROSS ETC ADJACENT TO BUILDINGS WHERE SHARED OR ADJACENT TO NEIGHBOURS PROPERTY.  
 CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.  
 DETAILS SHOWN ON THIS DRAWING ARE INDICATIVE AND SUBJECT TO SITE SETTING OUT AGREEMENT WITH ADJACENT NEIGHBOURS.  
 PRIOR TO DESIGN, CLIENT AND CONTRACTOR IS ADVISED TO CONTACT THE SERVICE AUTHORITIES, OBTAIN RECORD MAPS AND ADVISE TO DETERMINE THE LOCATION OF ALL UNDERGROUND SERVICES, INC GAS, WATER, ELECTRIC, COMMUNICATIONS ETC.  
 THE CLIENT & THE CONTRACTOR IS REMONDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER'S PRIOR TO COMMENCEMENT. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROPRIATE BUILDING INSPECTORS.

PRELIMINARY



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**PROJECT:**  
 EXTENSION AND ALTERATIONS TO DWELLING  
**ADDRESS:**  
 28 DOUGLAS STREET, DEWSBURY, WF12 9DX  
**DRG:**  
 PROPOSED FLOOR & SITE PLANS  
**STATUS:**  
 PLANNING APPLICATION  
 subject to approval  
**DATE:** 13.12.24 **DRAWN:** AHD  
**SCALE:** 1:50,100, 1:250 **CHECKED:** ANK  
**SIZE:** A1 **DRG NO:** 23.2766.04B  
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