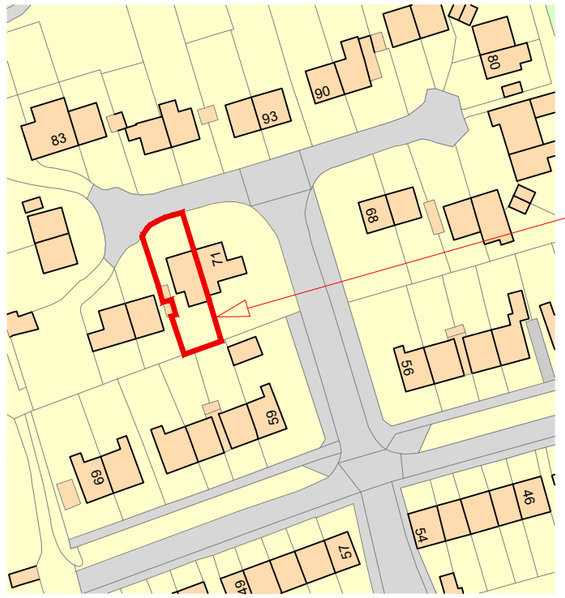


NORTH

SITE

73, Park View
Flockton
Wakefield
West Yorkshire
WF4 4AF

Landownership outlined in red.

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SITE LOCATION PLAN
SCALE - 1:1250

Materials As Existing -

Walls - Brickwork finish to outerleaf.

Doors - Upvc framed glazed doorset(s).

Windows - Upvc framed double glazed units.

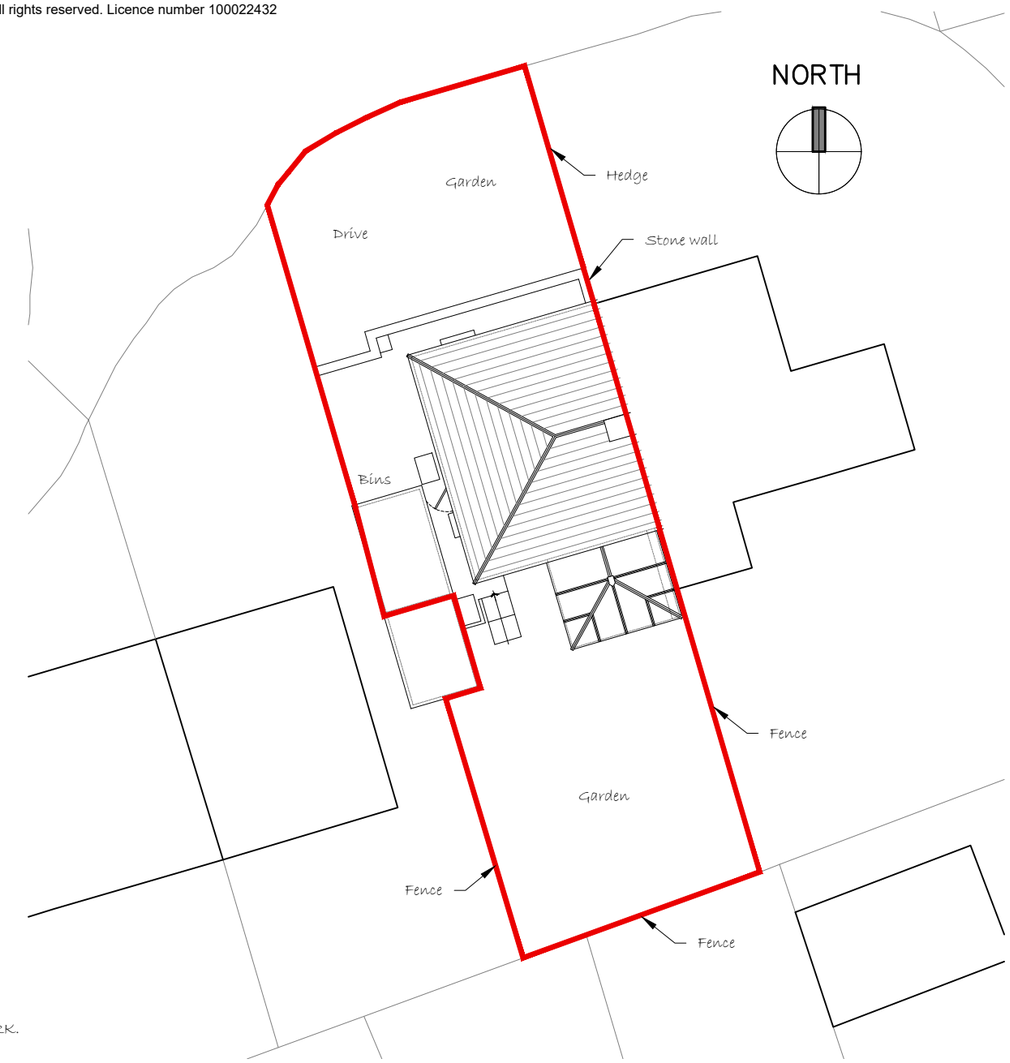
Roof - Concrete roofing tile finish.

Fascia/Guttering - White fascia board with guttering & downpipes to suit.

CDM 2015

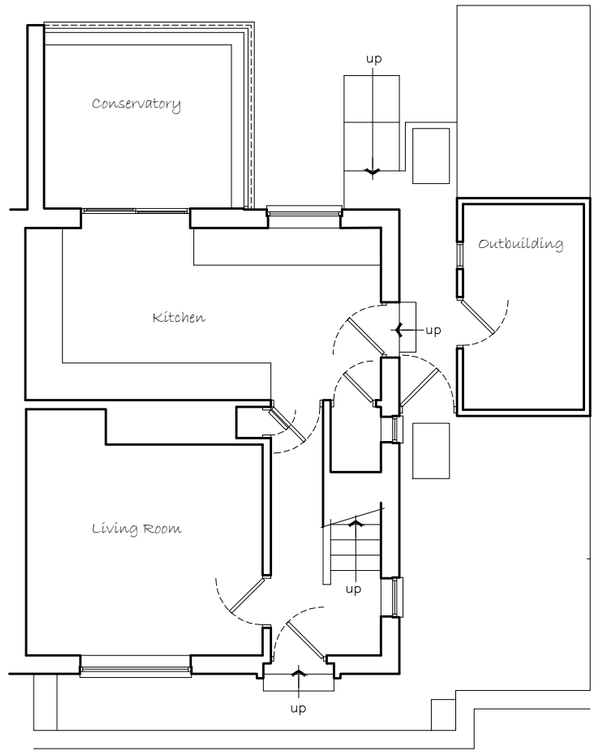
RISKS

1. RESTRICTED ACCESS TO SITE.
2. SITE WELFARE REQUIREMENTS.
3. SITE CLEARANCE.
4. DEEP EXCAVATION/CONCRETE WORK.
5. TEMPORARY SUPPORT.
6. WORKING AT HEIGHT.
7. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
8. HANDLING LOADS.

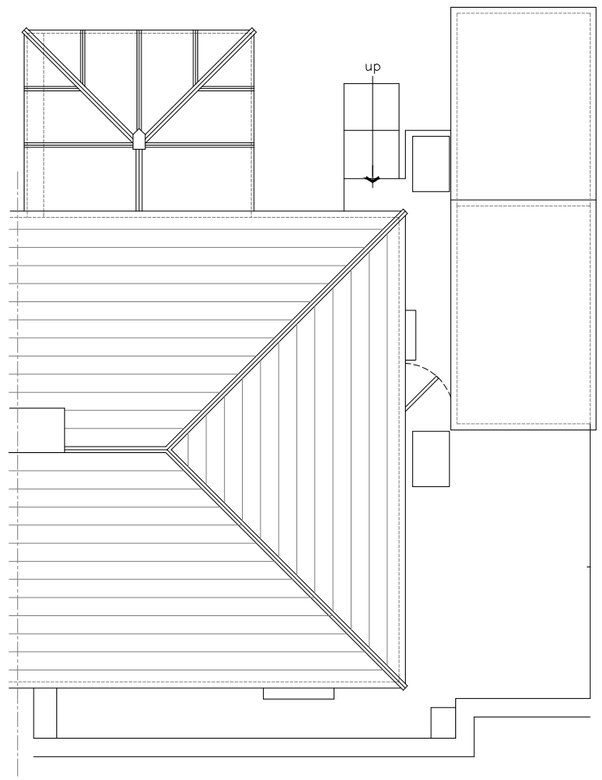


NORTH

EXISTING BLOCK PLAN
SCALE - 1:200



EXISTING GROUND FLOOR PLAN
SCALE - 1:100



EXISTING LOWER GROUND FLOOR PLAN
SCALE - 1:100

Do not scale from this drawing, tractus:dma must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of tractus:dma .

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

a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
b) 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.
c) 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.
d) 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.
e) 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

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

PLANNING ISSUE

Rev	Description	Date	By	App'd

tractus:dma
architectural design

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Client
Mr. & Mrs Lambert

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

Drawing title
Site Location Plan, Existing Block/Floor and Roof Plan

Drawn by		Date	
AM		Aug 2024	
Drawing no	**Project no**	**Scale @ A3**	**Rev**
EX-01	21-901	A.S.	-

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