

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 Planning Application for: Demolition of existing conservatory and construction of 4.0m single-storey rear extension with roof terrace to meet the applicants requirements and as shown on the application plans.

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

Rev	Description	Date	By	App'd
-----	-------------	------	----	-------

tractus:dma
architectural design

Headfield Business Centre, Headfield Mills
Savile Road, Dewsbury, West Yorkshire, WF12 9LQ
t: 01924 462 550 m: 07791 717 404
e: asif@tractusad.co.uk

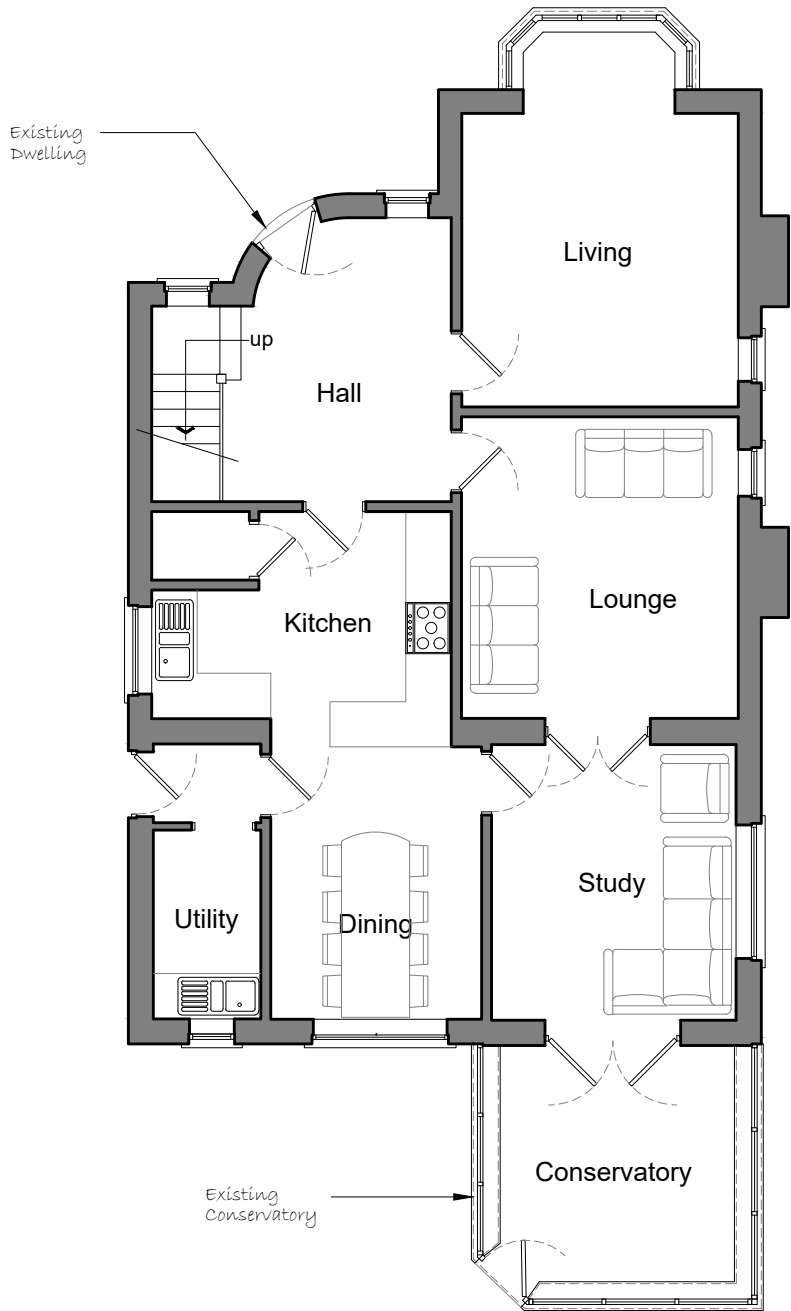
Client
Mrs. Shamsa Qureshi

Project
95, Carlinghow Hill
Batley, WF17 0AG

Drawing title
Existing Floor Plans
and Roof Plan

Drawn by AM	Date 09/24	App'd -
Drawing no EX-02	Project no 24-941	Scale @ A3 1:100
		Rev -

©2024 **tractus:dma** architectural design



EXISTING GROUND FLOOR PLAN
SCALE - 1:100

Materials As Existing -

Walls - Brickwork finish to outerleaf.

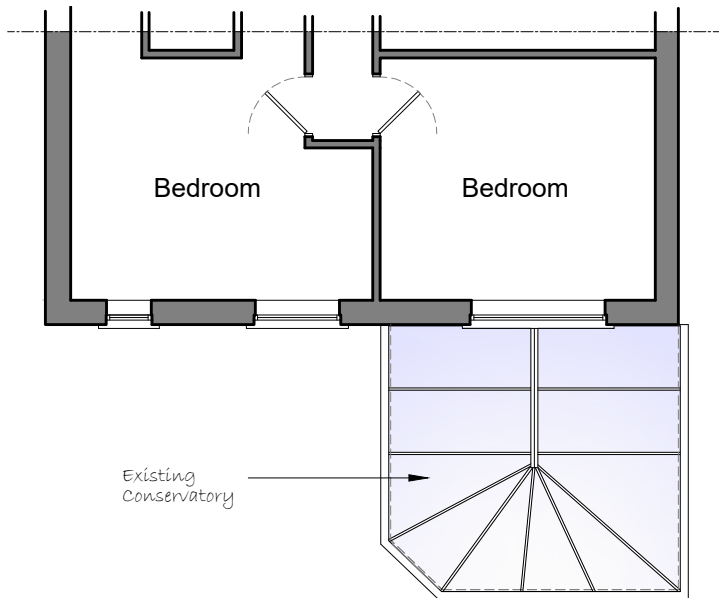
Doors - Black (painted) timber framed doorsets to dwelling. Brown upvc framed glazed doorset to conservatory.

Windows - White (painted) timber framed glazed units to dwelling. Brown upvc framed double units to conservatory.

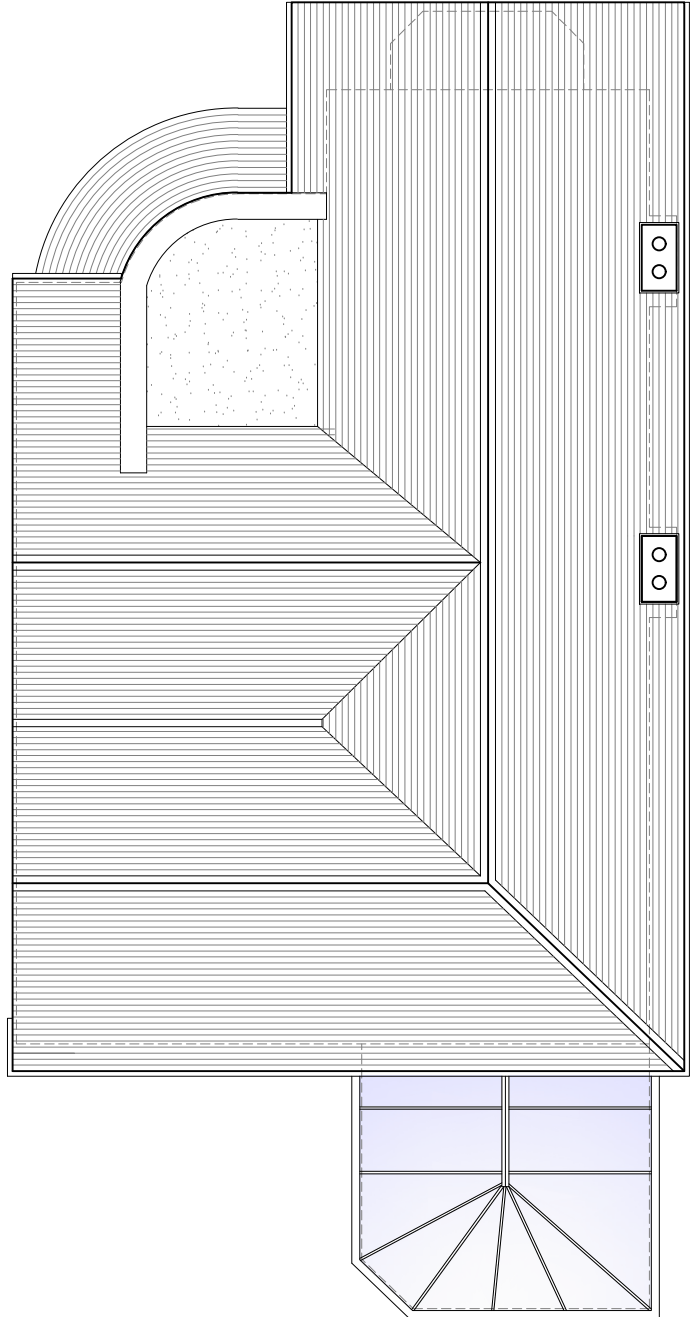
Roof - Plain clay roof tile finish to dwelling. Polycarbonate roofing sheets to conservatory.

Grey concrete plain tile finish. Bitumen felt finish to flat roof area.

Fascia/Guttering - Black (painted) timber fascia board with upvc guttering and downpipes to suit.



EXISTING PART FIRST FLOOR PLAN
SCALE - 1:100



EXISTING ROOF PLAN
SCALE - 1:100

CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE
- SITE WELFARE REQUIREMENTS
- SITE CLEARANCE
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
- NEW FOUNDATIONS
- WORKING AT HEIGHT

1:100

