

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 -
Larger Home Extension Application for the proposed 6.0m single-storey rear extension 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

A	Rear Extension altered to 6.0m	22/09/24	AM	-
Rev	Description	Date	By	App'd



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Client
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Project
**25, Grangefield Avenue
Batley, WF17 7BP**

Drawing title
**Proposed Block/Roof Plan
& Floor Plan**

Drawn by AM	Date 09/24
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Drawing no PL-01	Project no 24-944	Scale @ A3 A.S.	Rev A
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Legend -

- Existing Dwelling.
- Proposed Extension.

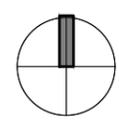
Proposed larger single-storey 6.0 metre rear extension from the rear wall of the original house.

The height at the eaves is 2.580 metres (not exceeding the 3.0 metres limit) and the height at the highest point of the extension is 3.465 metres (not exceeding maximum 4.0 metres ridge height allowance).

The plans as existing and proposed including elevations are as shown that are subject to prior approval from The Local Authority.

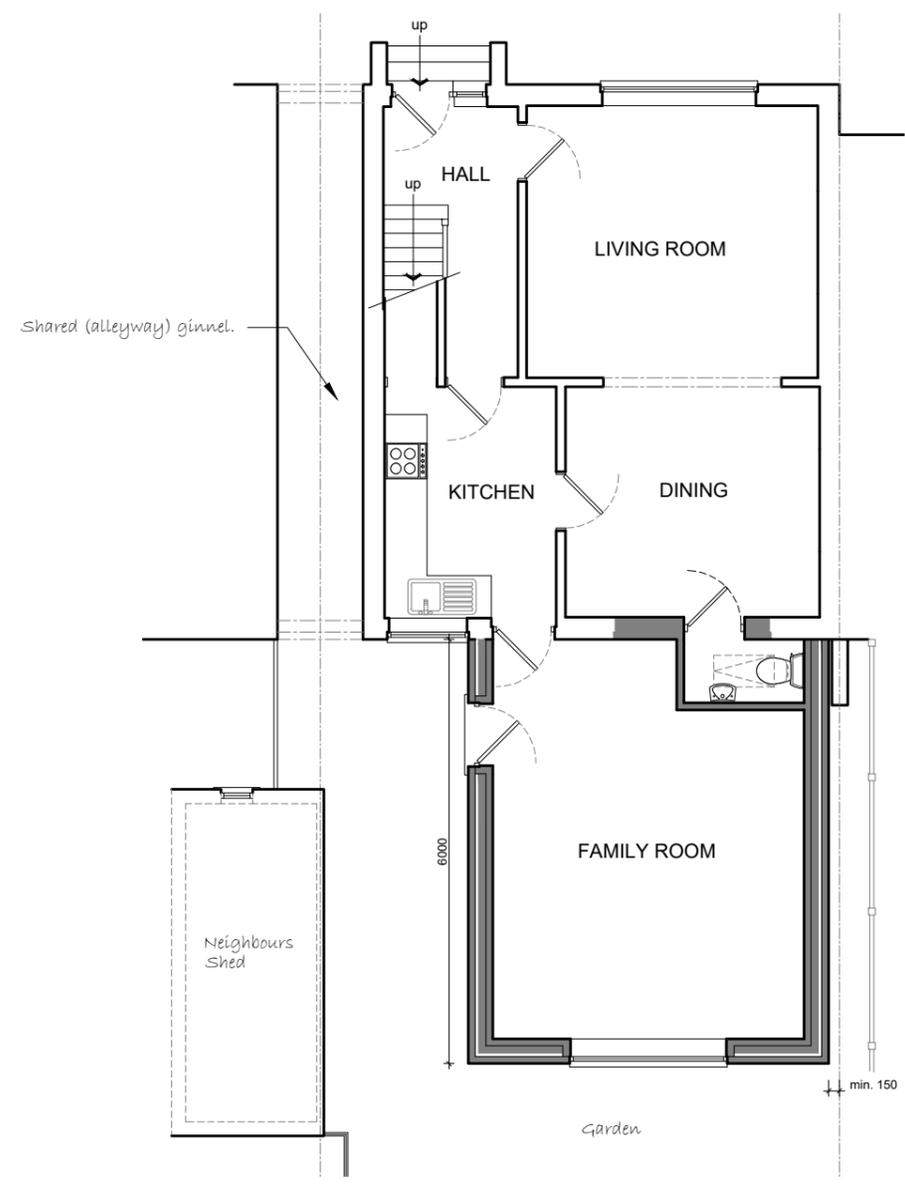


NORTH



GRANGEFIELD AVENUE

PROPOSED BLOCK/ROOF PLAN
SCALE - 1:200



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

Materials As Proposed -

- Walls - Brickwork finish to outerleaf.
- Doors - Upvc framed doorset(s).
- Windows - White upvc framed double glazed units.
- Roof - Plain clay tile finish.
- Fascia/Guttering - Black fascia board with guttering & downpipes to suit.

CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE.
- SITE WELFARE REQUIREMENTS.
- SITE CLEARANCE.
- EXCAVATIONS/CONCRETE WORKS.
- TEMPORARY SUPPORT.
- WORKING AT HEIGHT.
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
- HANDLING LOADS.