

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 -

Proposed 3.0m Single-Storey Rear Extension as shown on the application drawings to meet the applicants requirements.

Existing Use Class -

Dwellinghouse - Use Class C3 (a)

Proposed Use Class -

Dwellinghouse - Use Class C3 (a)

### 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
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**tractus:dma**  
architectural design

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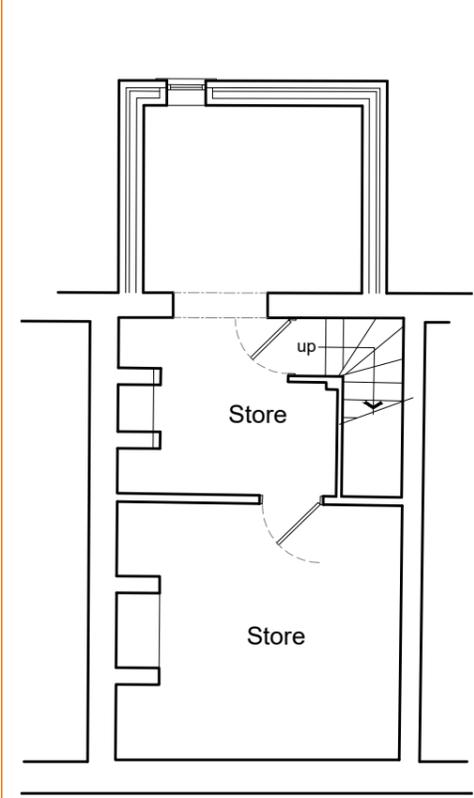
Client  
Mr. James Tyas

Project  
3, Wood End, Lockwood  
Huddersfield, HD4 6BJ

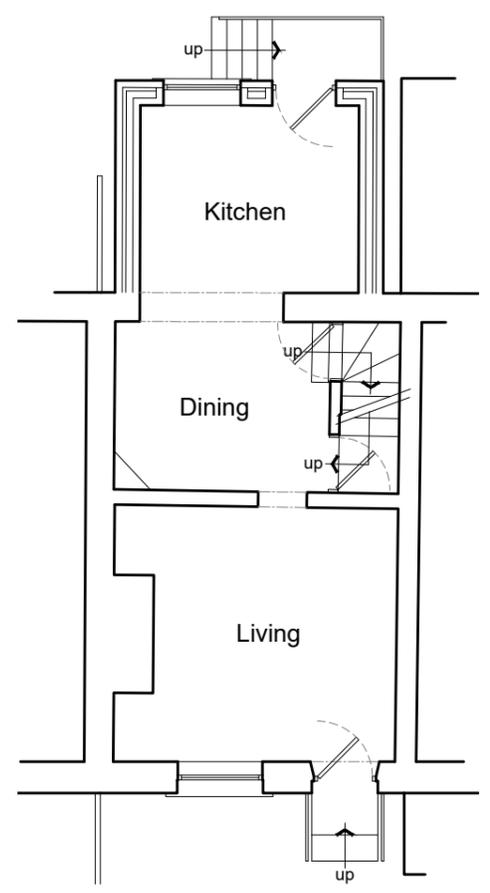
Drawing title  
Proposed Floor Plans/Roof  
Plan and Elevations

Drawn by	Date	App'd	
AM	07/25	-	
Drawing no	Project no	Scale @ A3	Rev
PL-02	25-972	1:100	-

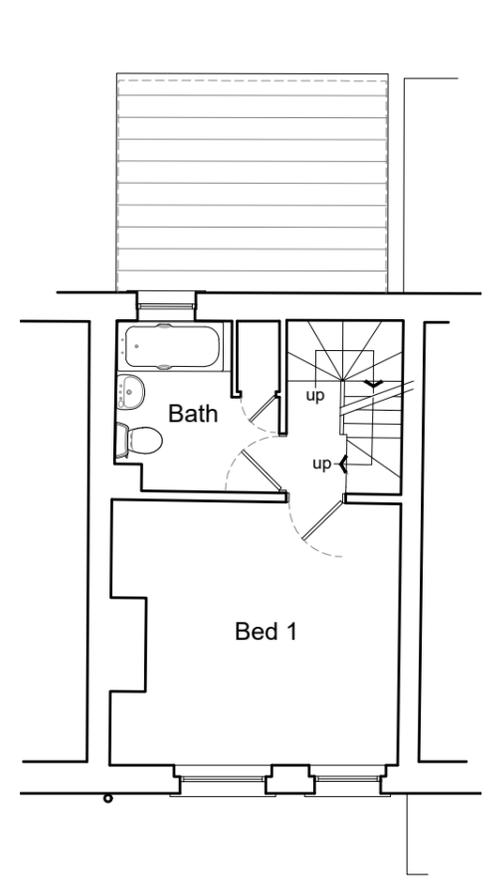
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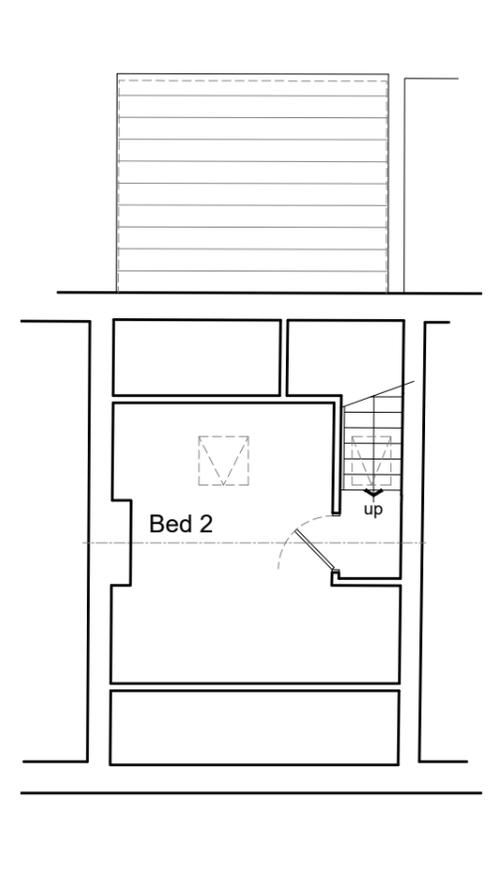
PROPOSED  
BASEMENT PLAN  
SCALE - 1:100



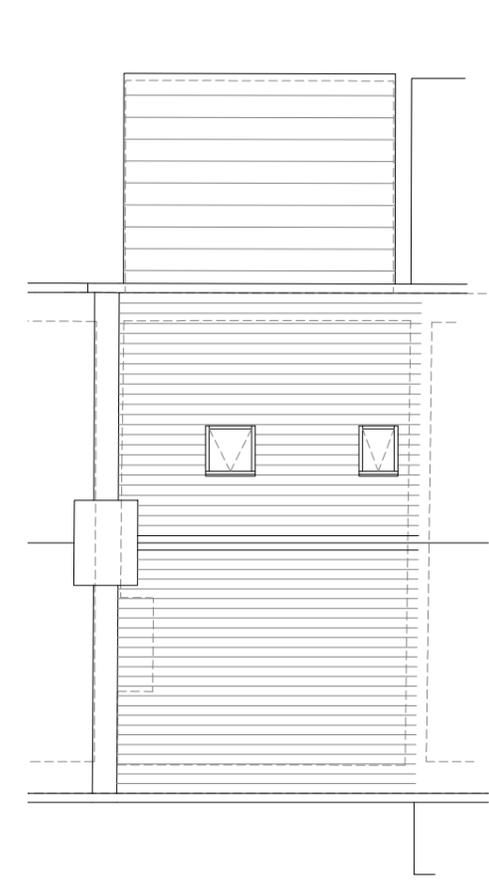
PROPOSED GROUND  
FLOOR PLAN  
SCALE - 1:100



PROPOSED FIRST  
FLOOR PLAN  
SCALE - 1:100



PROPOSED LOFT  
PLAN  
SCALE - 1:100

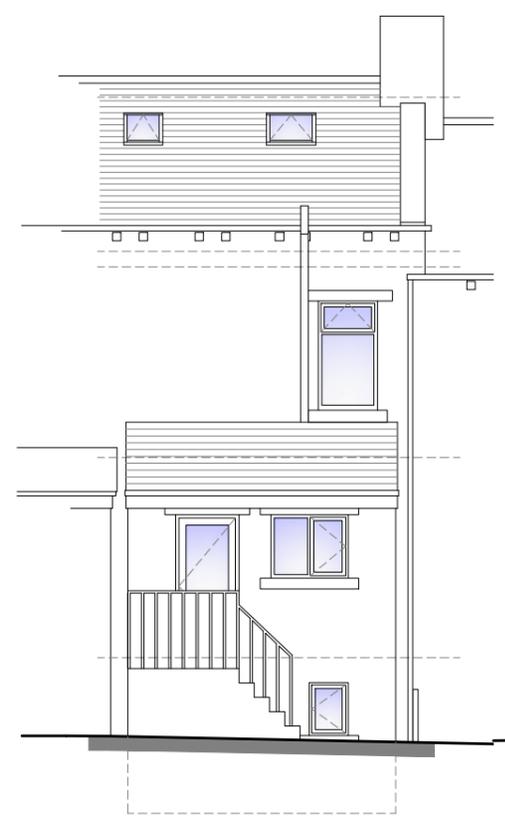


PROPOSED ROOF  
PLAN  
SCALE - 1:100

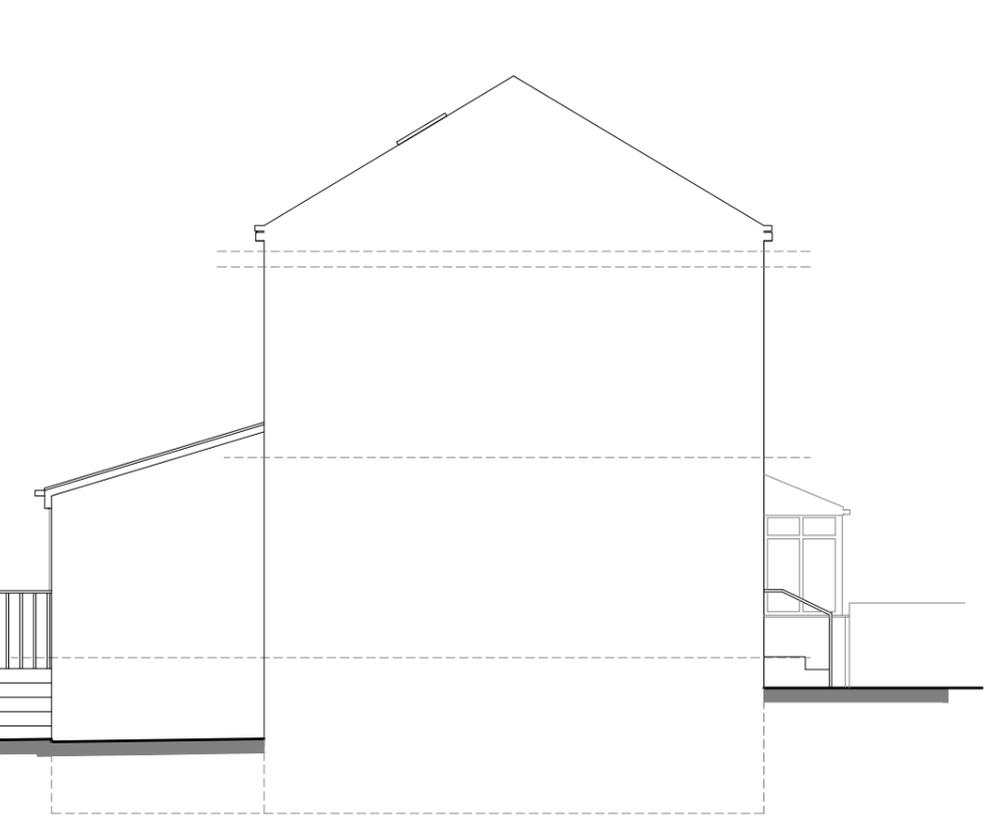
- Materials As Proposed -
- Walls - Stonework finish to outerleaf.
  - Doors - Upvc framed doorsets.
  - Windows - Upvc framed double glazed units.
  - Roof - Slate finish to pitch roof.



PROPOSED  
(SOUTH-WEST)  
FRONT ELEVATION  
SCALE - 1:100



PROPOSED  
(NORTH-EAST)  
REAR ELEVATION  
SCALE - 1:100



PROPOSED  
(SOUTH-EAST)  
SIDE ELEVATION  
SCALE - 1:100

### CDM 2015

### RISKS

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