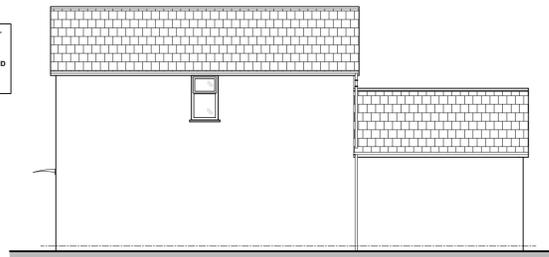


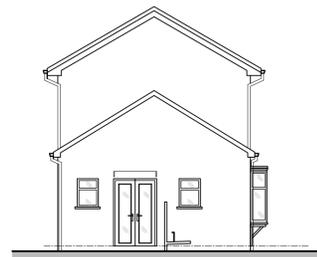


Existing West Elevation. Scale 1:100 (Front side)

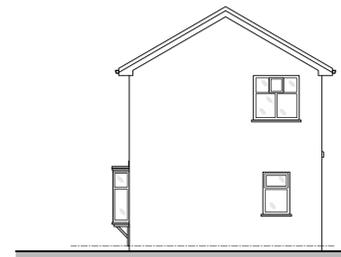
EXISTING EXTERNAL MATERIALS:-  
-TILED ROOF  
-UPVC WINDOWS AND DOORS  
-STONE WALLS



Existing East Elevation. Scale 1:100 (Rear side)



Existing North Elevation. Scale 1:100 (Left side)

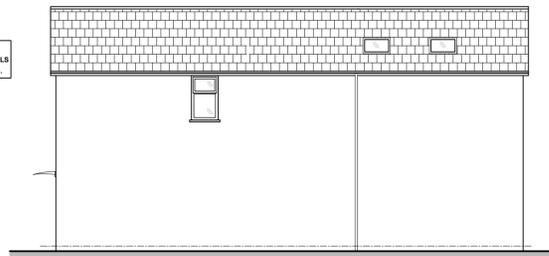


Existing South Elevation. Scale 1:100 (Right side)



Proposed West Elevation. Scale 1:100 (Front side)

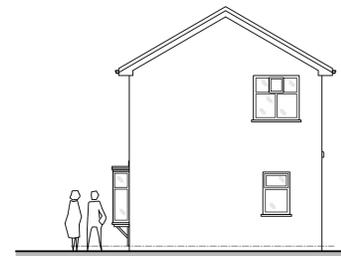
ALL PROPOSED EXTERNAL MATERIALS TO MATCH EXISTING



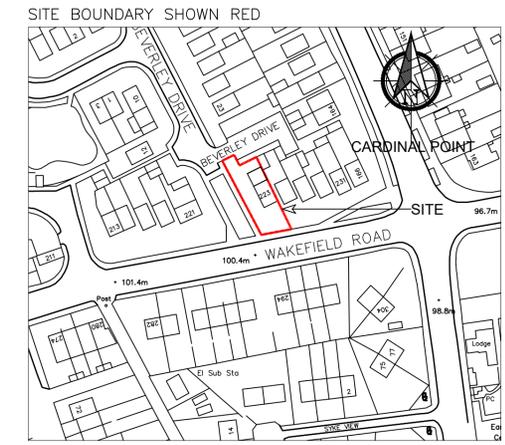
Proposed East Elevation. Scale 1:100 (Rear side)



Proposed North Elevation. Scale 1:100 (Left side)



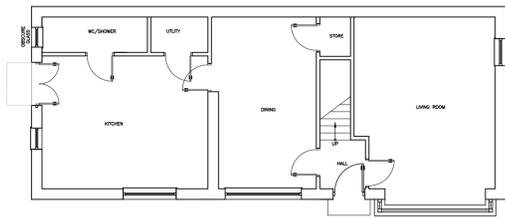
Proposed South Elevation. Scale 1:100 (Right side)



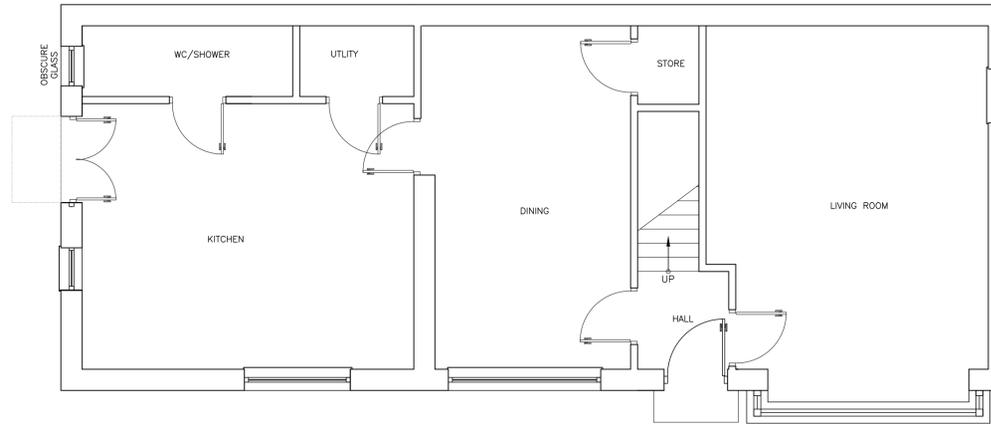
SITE LOCATION PLAN (EXISTING), 1:1250

- NOTES:**
- IT IS THE CLIENT'S RESPONSIBILITY TO CHECK THAT BOUNDARY LINES SHOWN ON THIS DRAWING ARE STRICTLY AS IN CLIENT'S LEGAL TITLE DEEDS AND THAT THERE ARE NO RIGHT OF WAYS ETC WRITTEN IN LEGAL DEEDS AFFECTED BY THE PROPOSED EXTENSION WORK.
  - THIS DRAWING IS FOR PLANNING PERMISSION ONLY. ALL WORKS AFTER PLANNING PERMISSION IS APPROVED IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND TO THE APPROPRIATE BRITISH STANDARD AND TO LOCAL COUNCIL INSPECTOR'S SATISFACTION.
  - LOCAL AUTHORITY TO BE NOTIFIED UPON COMMENCEMENT OF WORK ON SITE.
  - FOR GENERAL/CONSTRUCTION DETAILS REFER TO APPROVED BUILDING REGULATION DRAWINGS
  - A N DESIGN LTD CANNOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADDRESS BELOW OR ANY ADJOINING PROPERTY HOW SO EVER CAUSED.
  - THE CONTRACTOR/OWNER IS RESPONSIBLE FOR FINDING LOCATION OF ALL SERVICES & GAINING ALL NECESSARY APPROVAL FROM STATUTORY BODIES FOR REDIRECTION & NEW CONNECTIONS.
  - ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH LOCAL AUTHORITY DECISION NOTICE CONDITIONS (PLANNING/ BUILDING CONTROL)
  - THE OWNER IS TO OBTAIN APPROPRIATE AGREEMENT UNDER THE TERMS OF THE PARTY WALL ACT (LATEST EDITION) FROM THE NEIGHBOURS IF PARTY WALL AND EXISTING FOUNDATIONS ARE SUBJECT TO LOAD FROM EXTENSION.
  - ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES BY CONTRACTOR AND DISCREPANCIES REPORTED IMMEDIATELY TO DEVELOPER.
  - EXISTING DRAINPIPES TO BE BRIDGED OVER IF PASSING UNDER NEW WALLS.
  - NEW FOUNDATIONS/WALLS SHOULD NOT TRESPASS ONTO ADJOINING PROPERTY.

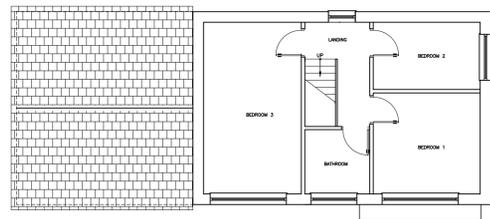
- 1) GENERAL NOTES**
- All works after Planning Permission is Approved are to be in accordance with **BUILDING REGULATIONS 2010**, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.
  - THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE STABILITY OF THE BUILDING STRUCTURE AT ALL STAGES OF THE CONTRACT
  - All Structural Details and Calculations to be submitted for approval by the Local Authority at Building Regulations Stage.



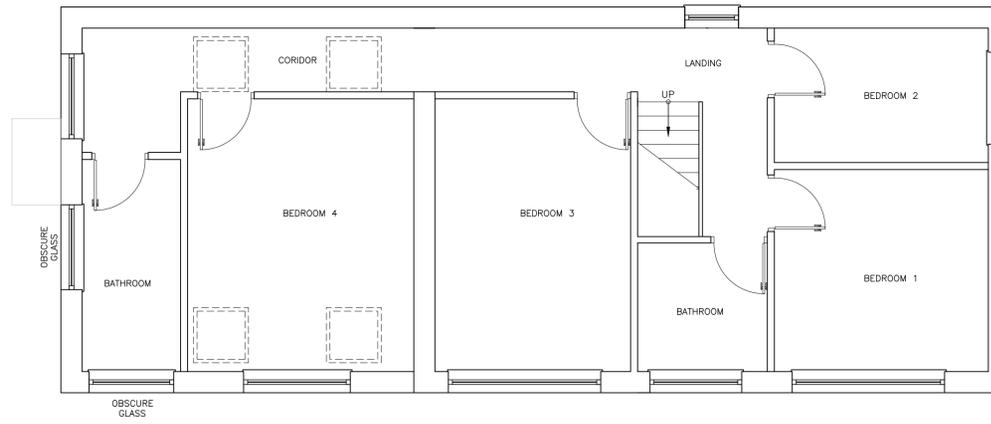
EXISTING GROUND FLOOR PLAN, SCALE 1:100



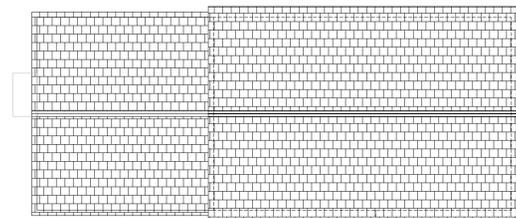
PROPOSED GROUND FLOOR PLAN, SCALE 1:50



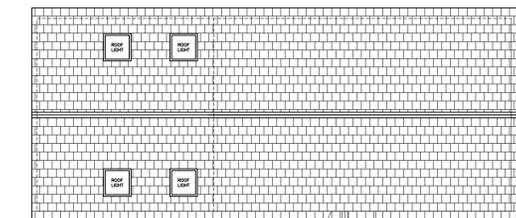
EXISTING FIRST FLOOR PLAN, SCALE 1:100



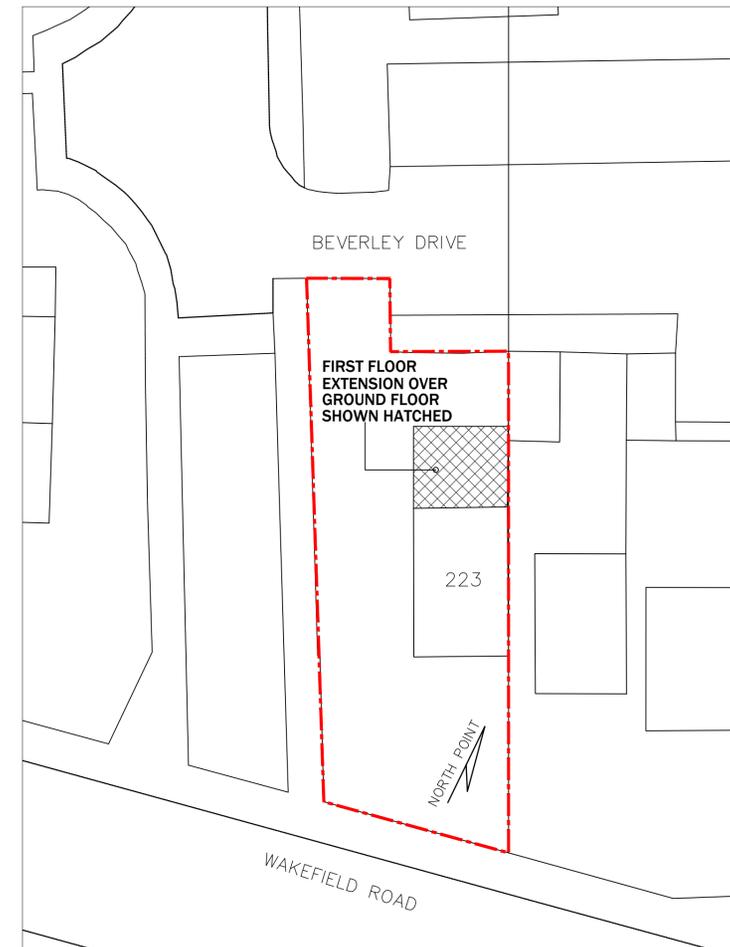
PROPOSED FIRST FLOOR PLAN, SCALE 1:50



EXISTING ROOF PLAN, SCALE 1:100



PROPOSED ROOF PLAN, SCALE 1:100



BLOCK PLAN (PROPOSED), 1:200

Builder/Contractor should not scale from this drawing-should use figured dimensions only. Builder/Contractor must check all dimensions on site before works. Any discrepancy found to be reported to Developer as soon as possible. This drawing or any portion of it may not be reproduced.

A1

REV	DATE	DESCRIPTION
DRAWING STATUS		
<b>PLANNING ISSUE</b>		
 <b>Architectural Designs and Consulting Engineers Ltd</b> CONTACT ASIF NEKI MOB: 07970 020 028 EMAIL: asif@andesigns.eu 28 HEADFIELD ROAD, DEWSBURY, WF12 9JE		
CLIENT		
MR. Y. BHAYAT		
PROJECT		
<b>PROPOSED FIRST FLOOR EXTENSION AT 223 WAKEFIELD ROAD, DEWSBURY, WF12 8ER</b>		
TITLE		
<b>SITE LOCATION PLAN &amp; BLOCK PLAN, EXISTING &amp; PROPOSED FLOOR LAYOUT PLANS, ELEVATIONS &amp; ROOF PLANS</b>		
SCALE IN MM @ A1 SIZE:		DATE:
1:50, 100, 200, 1250		<b>OCTOBER 2025</b>
PROJECT No:	DRAWING No:	REV:
<b>BHAY 102</b>	<b>PL-01</b>	-