

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 Detached Garage with Pitch Roof finish to meet the applicant's requirements and as shown on the application drawings.

Existing Use -

C3(a) - Dwellinghouse.

Proposed Use -

C3(a) - 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 ISSUE

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

tractus:dma
architectural design

Stross House, Scout Hill Mills, Broad Street
Dewsbury, West Yorkshire, WF13 3SA
t: 01924 462 550 m: 07791 717 404
e: asif@tractusad.co.uk

Client
Mr. Mohammed Osman

Project
Garden House, 13 Longlands Road, WF13 4AB

Drawing title
Proposed Block Plan and Roof Plan

Drawn by AM	Date 11/25	App'd -
Drawing no PL-01	Project no 25-907	Scale @ A3 A.S.
		Rev -

©2025 **tractus:dma** architectural design

Factory

LONGLANDS ROAD

Stone walling/piers with automated sliding gate leading to existing driveway.

Stone walling.

Stone walling with post/fencing.

PROPOSED BLOCK / ROOF PLAN
SCALE - 1:200

Materials (Proposed Garage) -

Walls - Bespoke Nordic White 215x65mm brickwork finish to ourerleaf.

Doors - Black powder coated aluminium framed doorset & garage opening door to clients specification.

Windows - Black powder coated aluminium framed double glazed unit.

Roof - Grey slate finish.

Fascia/Guttering - Black upvc fascia board with guttering and downpipes to suit.

CDM 2015

RISKS

- Working adjacent to live road/restricted access.
- Site welfare requirements.
- Site clearance.
- Temporary support/Concrete works.
- Working at height.
- Installation of temporary and re-routed services.
- Handling loads.

1:200
0m 5m 10m

NORTH