

# PLANNING ISSUE

This drawing is issued for Planning Approval only with all dimensions, construction notes etc. subject to approval.

This drawing has been produced via **preliminary survey information only**, therefore all figured dimensions are to be verified prior to works beginning. The existing site & building are therefore subject to a full detailed measured survey. Any discrepancy to be reported to the Architect.

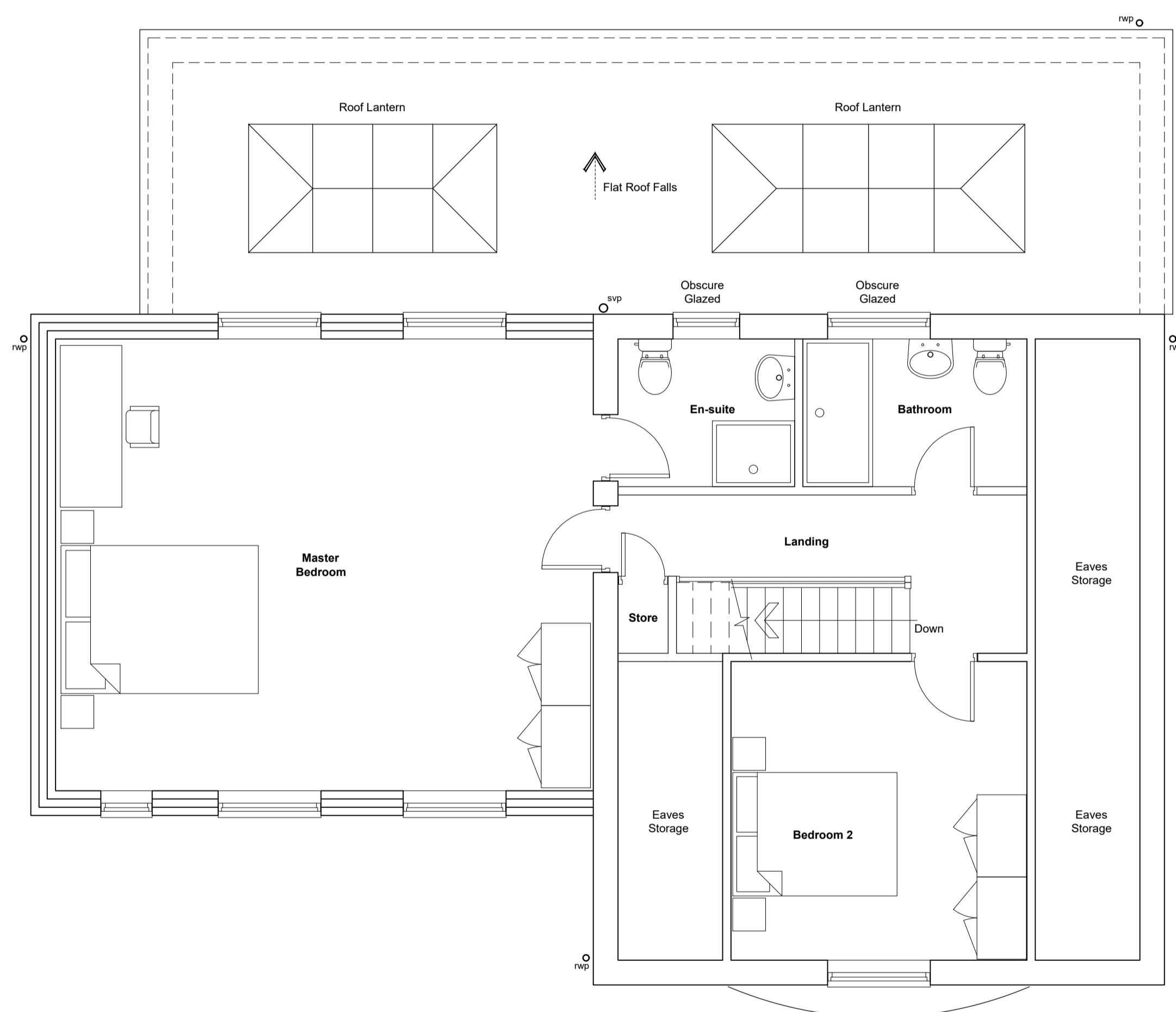
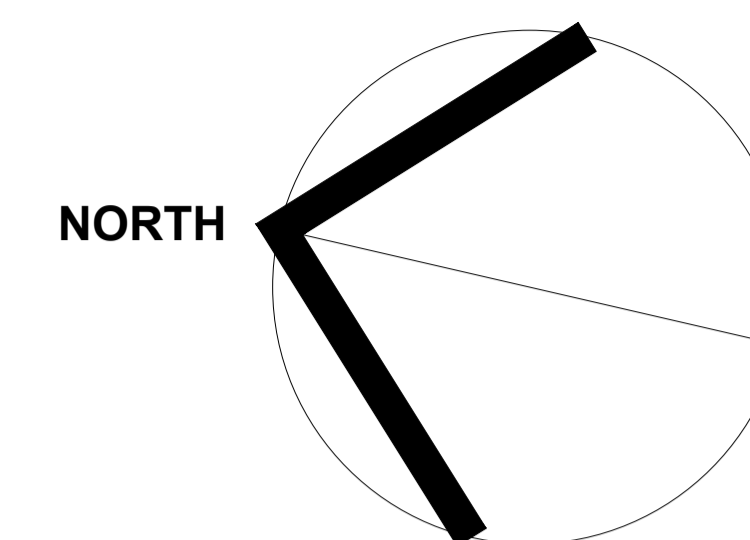
This drawing has been prepared for Planning Application purposes only and therefore all forms of construction and details are solely the responsibility of the Contractor. This drawing is to be read in conjunction, and the building constructed in strict accordance with the latest Building Regulations.

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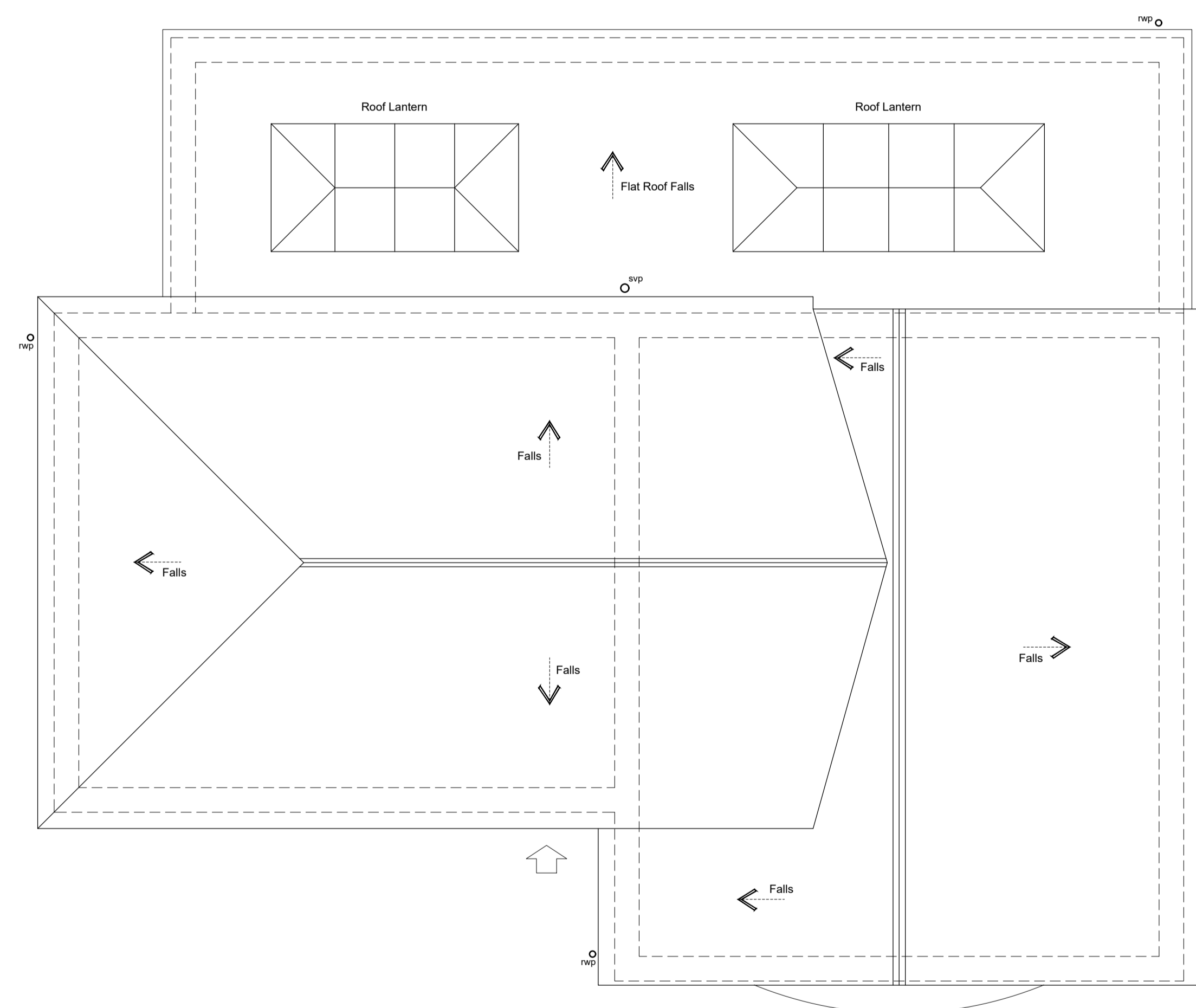
All Landscaping, Structural, Mechanical & Electrical information are indicative only at this stage, subject to detailed design information from Consultants.

**The Party Wall Etc. Act 1996:** It is the responsibility of the building owner or his appointed contractor to find out whether any work indicated on this drawing falls within the scope of the Act. If any demolition consents/applications are required, it is the sole responsibility of the building owner to ensure all this has been granted prior to works on site.

**The Construction Design and Management Regulations 2015:-** This work is subject to the Construction (Design and Management Regulations 2015). Reference to be made to the project Health and Safety Plan. The Principle Contractor & Client will be required to prepare an adequate 'Construction Phase Health and Safety Plan' before they can be permitted to commence work on site. He will also be required to produce a Building Record/Health & Safety File for approval by the Planning Supervisor, prior to issue to the client. Any applicable hazards & risks are the duty of the Contractor & Client in order to ensure the CDM 2015 requirements are fully met.



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

Scale 1:50  
0 500 1000 2000 4000mm

**Rev C:** Additional window added to Master Bedroom revised as per Client request.  
**Rev B:** Master Bedroom revised as per Client request.  
**Rev A:** Bathroom revised as per Client request.

Do not scale off this drawing. Work to figured dimensions, and any discrepancy to be reported to the Client.

Project  
**5 Beagle Avenue, Huddersfield, HD4 7AP**  
Drawing Title  
**Proposed First Floor & Roof Plan**

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Drawing Number	File Reference	Date	Scale
11 C	BeagleAv/01	Nov '25	1:50 @ A1

Construction Issue  Building Regs Issue  Planning App Issue  Pre App Issue