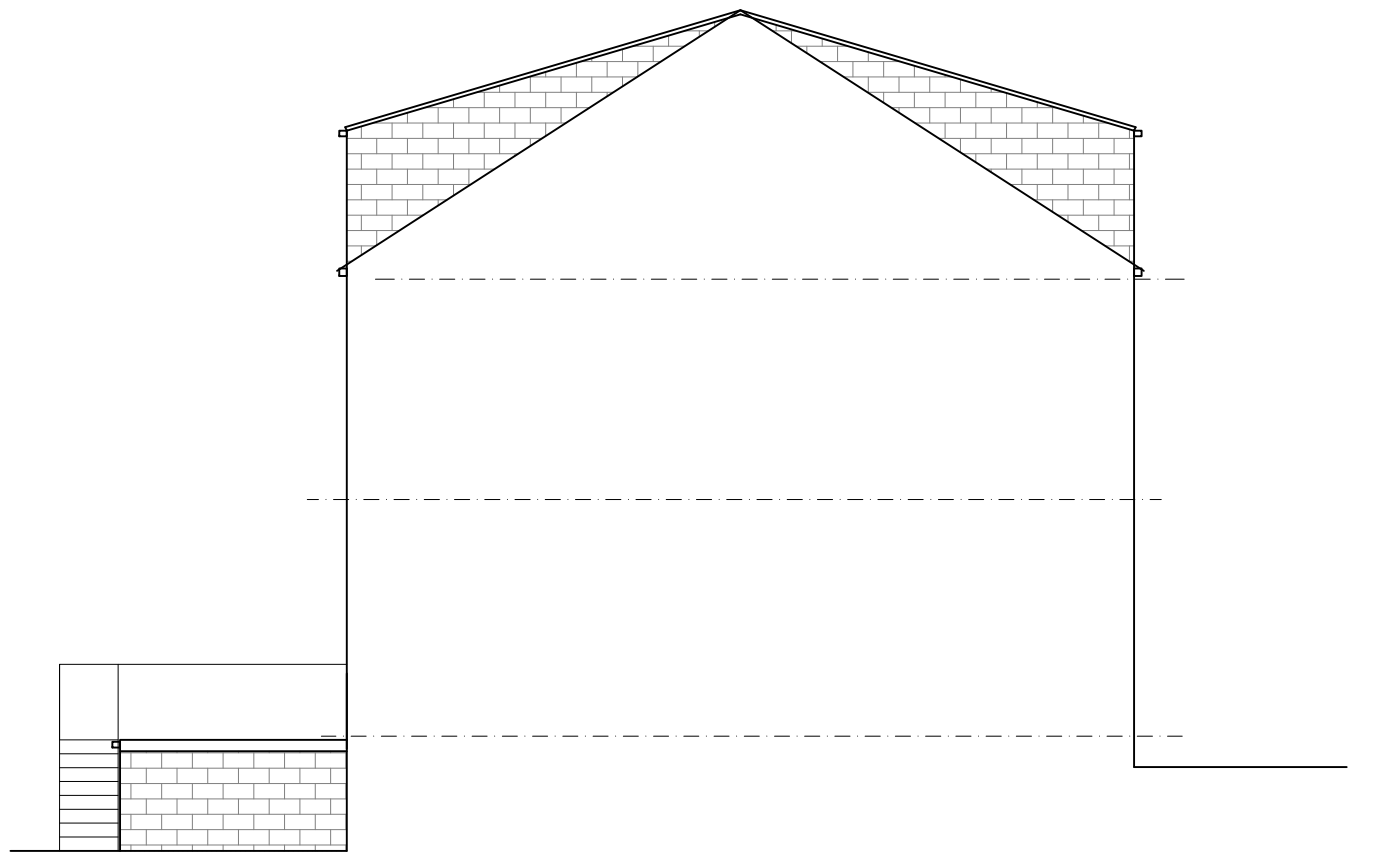
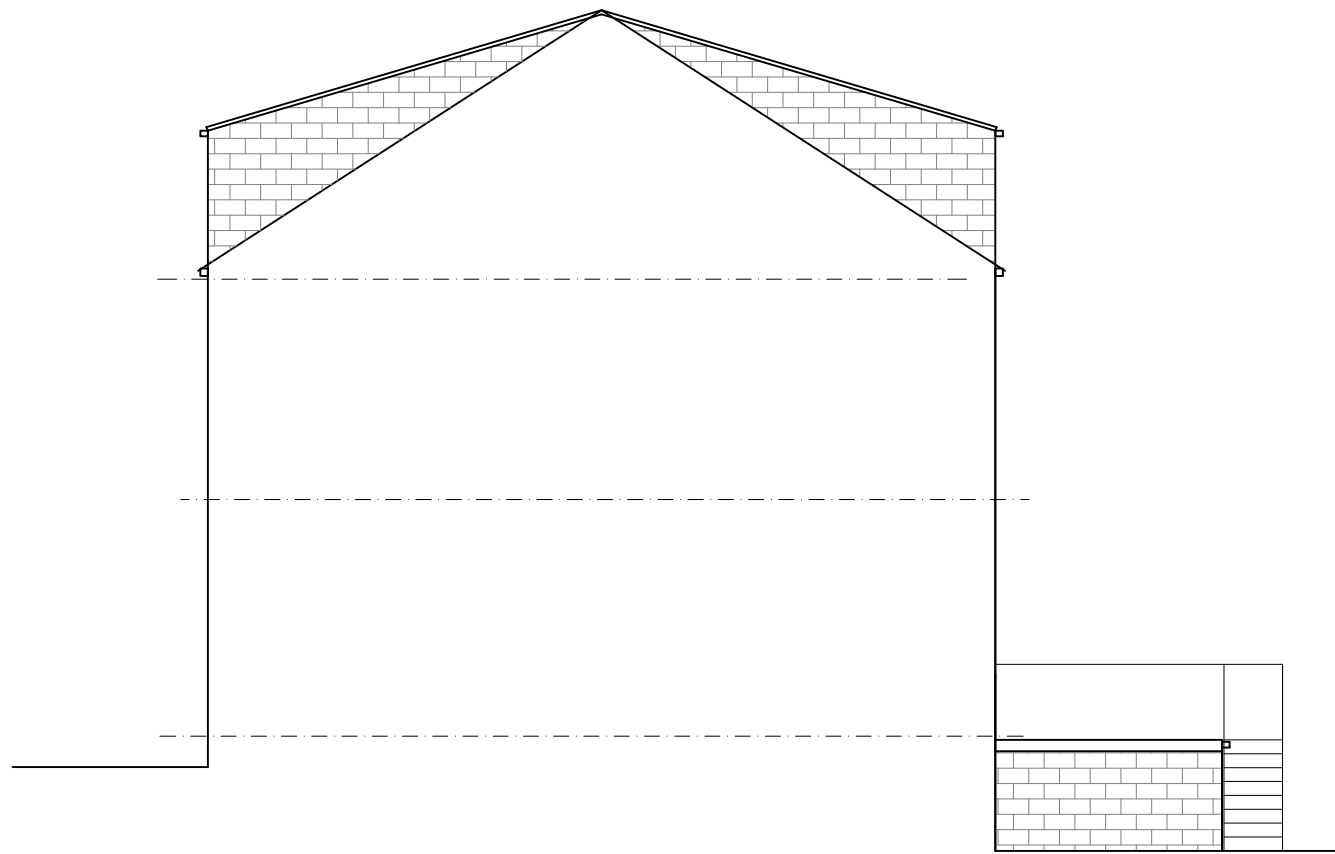
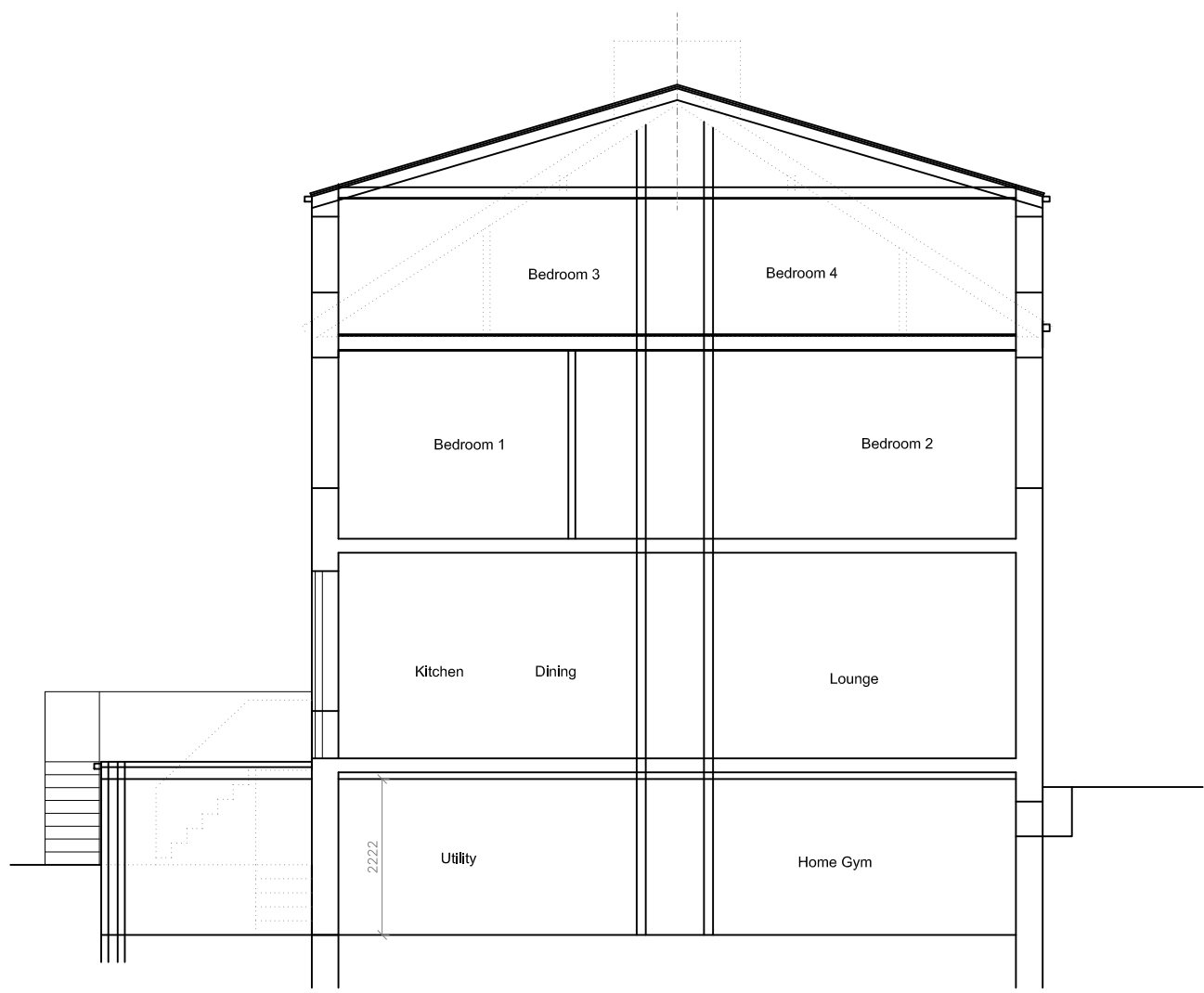




side elevation



side elevation



section

NO CONSTRUCTION WORK SHALL COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ON SITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON SITE SHOULD FOLLOW THE PLANNING APPROVAL, DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

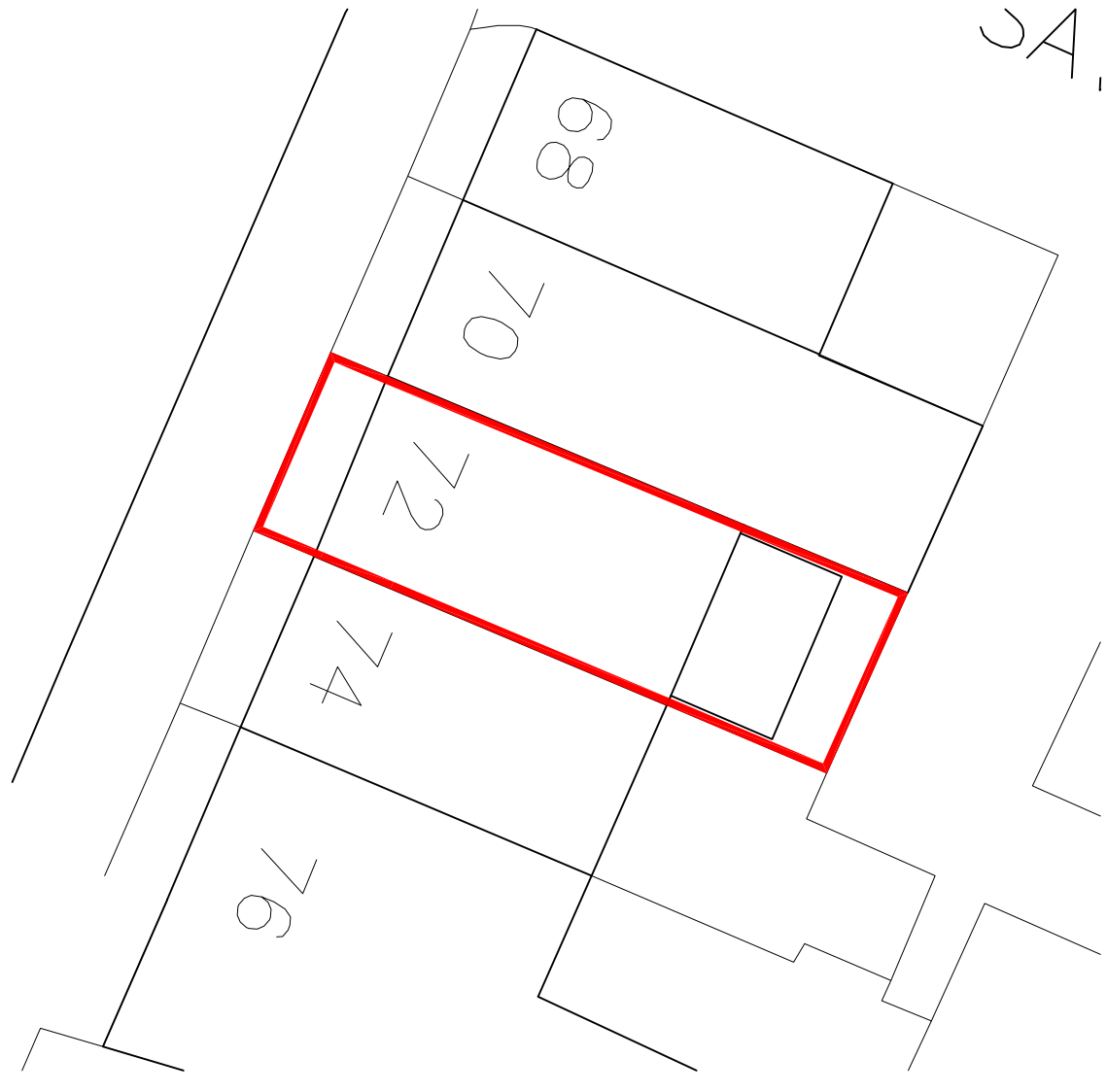
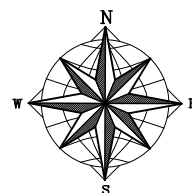
CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

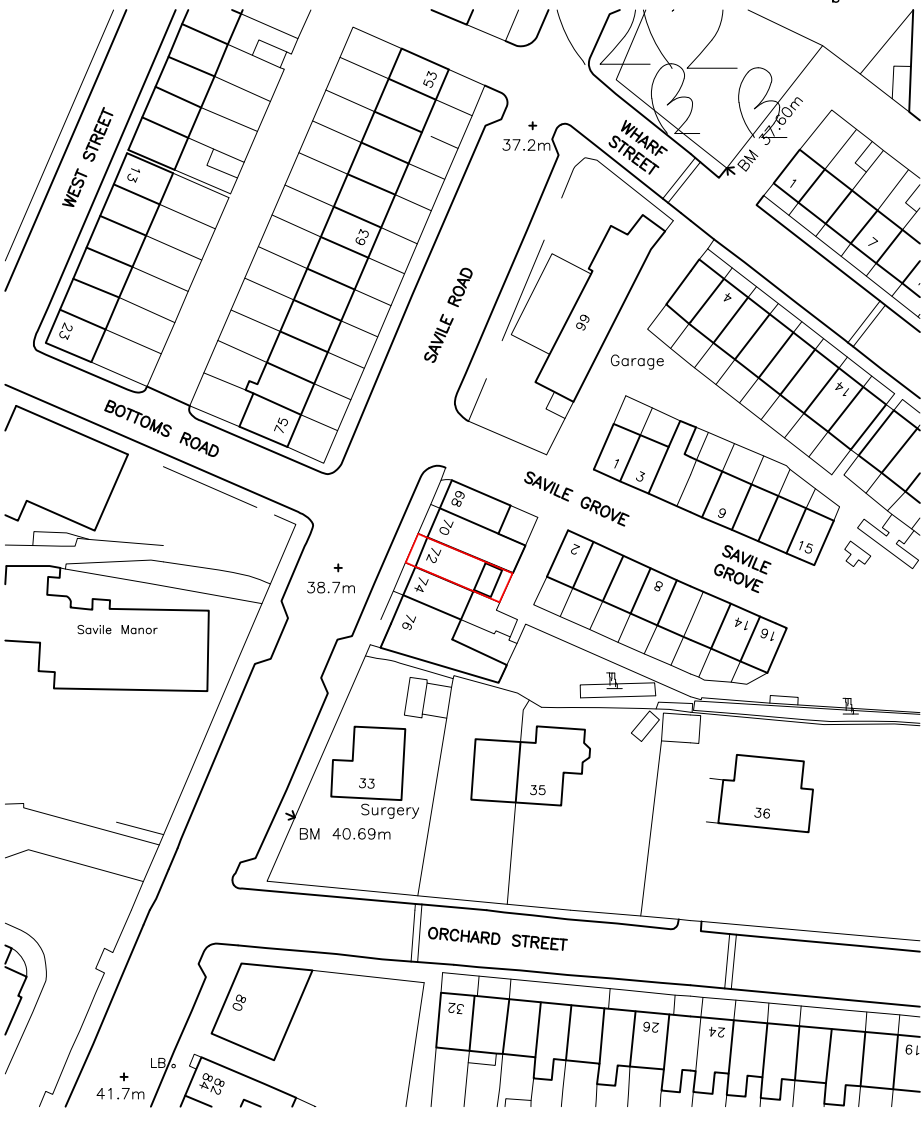
ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO O/A. ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT OR (B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO [HTTP://WWW.HSE.GOV.UK/PUBNS/INDG4111.HTM](http://www.hse.gov.uk/pubns/INDG4111.htm) FOR GUIDANCE AND COMPLIANCE FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND O/A RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER'S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.



BLOCK PLAN 1:200



LOCATION PLAN 1:1250

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROPRIATE BUILDING INSPECTORS.

PRELIMINARY



THIS DRAWING IS COPY RIGHT AND MUST NOT BE REPRODUCED / COPIED, MADE USE OF OR ISSUED WITHOUT PRIOR WRITTEN CONSENT OF DK ARCHITECTS

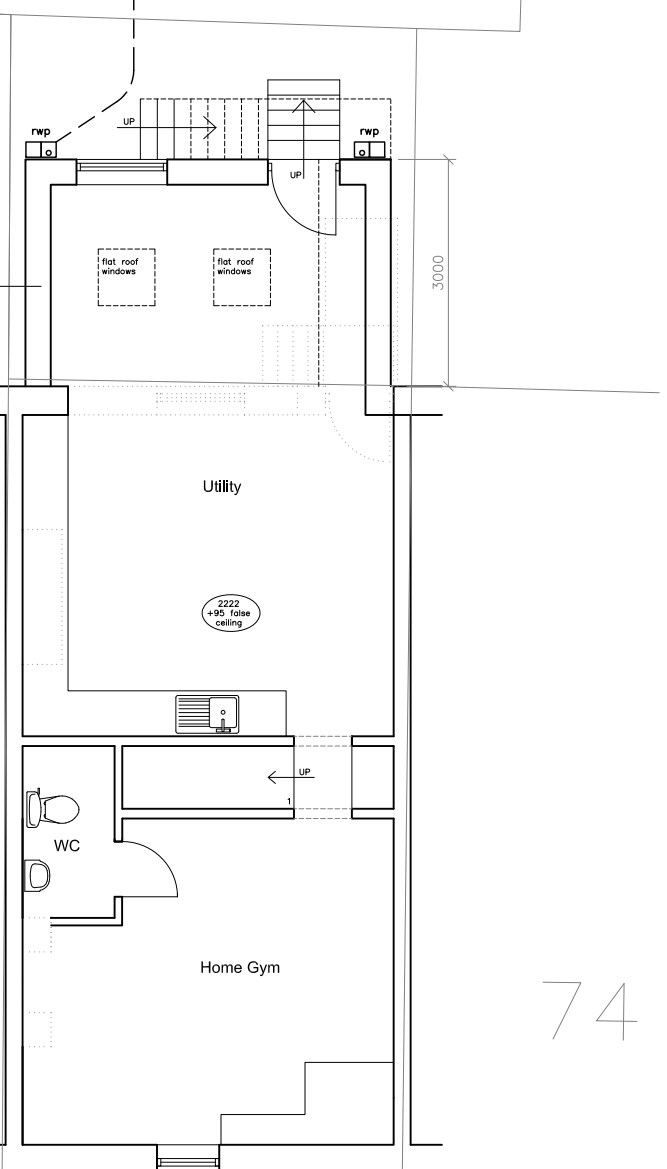
DK ARCHITECTS

t 01924 477212
m 07718 990668
e info@dkarchitects.net
w dkarchitects.net

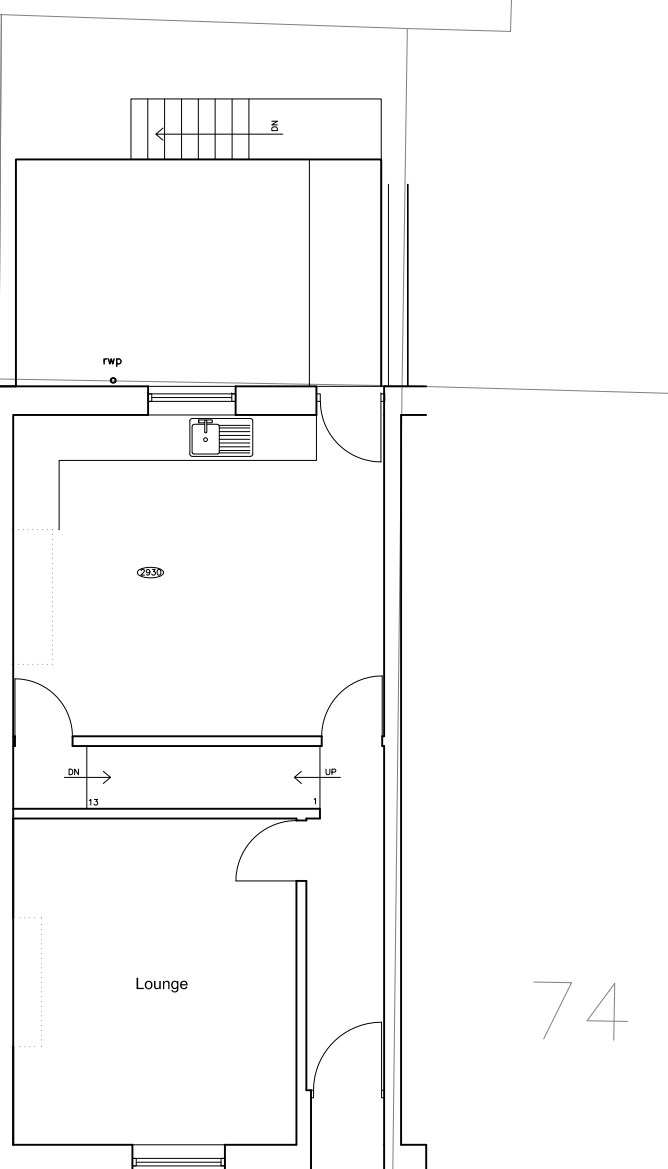
DK Architects, Suite 4, Batley Business Park, Technology Drive, Batley, WF17 6ER

PROJECT: EXTENSION AND ALTERATIONS TO DWELLING
ADDRESS: 72 SAVILE ROAD, DEWSBURY, WF1 9PJ
DRG: PROPOSED FLOOR PLANS & ELEVATIONS
STATUS: PLANNING APPLICATION subject to approval
DATE: 4.12.25 SCALE: 1:100,200, 1250 SIZE: A1
DRAWN: AHD CHECKED: ANK DRG NO: 24.2763.05A
COPYRIGHT © 2007 DK ARCHITECTS(UK) LIMITED. ALL RIGHTS RESERVED. REFER TO DIMENSIONS AND DO NOT SCALE.

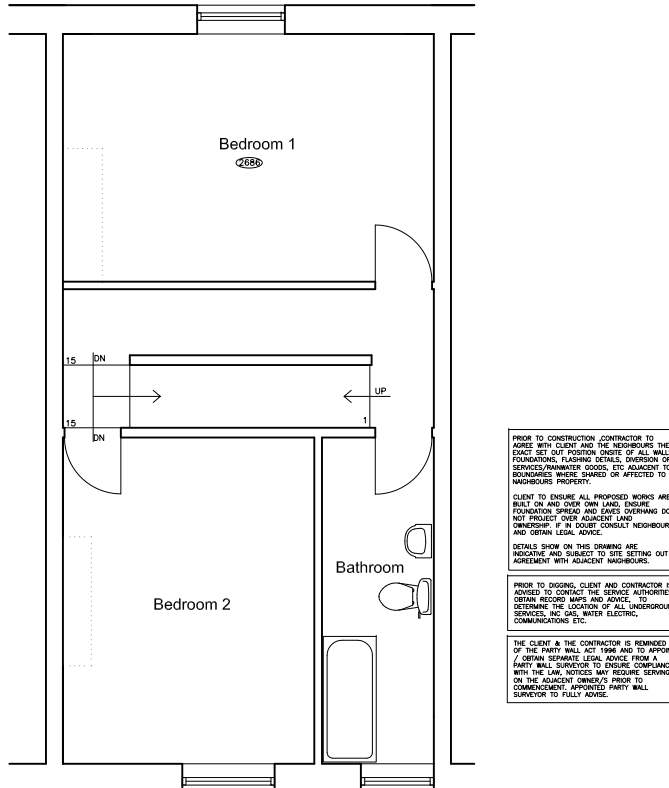
PLANNING NOTE FOR BASE SINGLE STOREY EXTENSION
An extension or addition to your home is considered to be a permitted development if it meets the following criteria:
1. It is a single-storey extension.
2. It is not more than 1m higher than the existing roof.
3. It is not more than 4m high.
4. It is not more than 3m wide.
5. It is not more than 3m deep.
6. It is not more than 3m from the boundary.
7. It is not more than 3m from the highway.
8. It is not more than 3m from the water.
9. It is not more than 3m from the railway.
10. It is not more than 3m from the airport.
11. It is not more than 3m from the airport.
12. It is not more than 3m from the airport.
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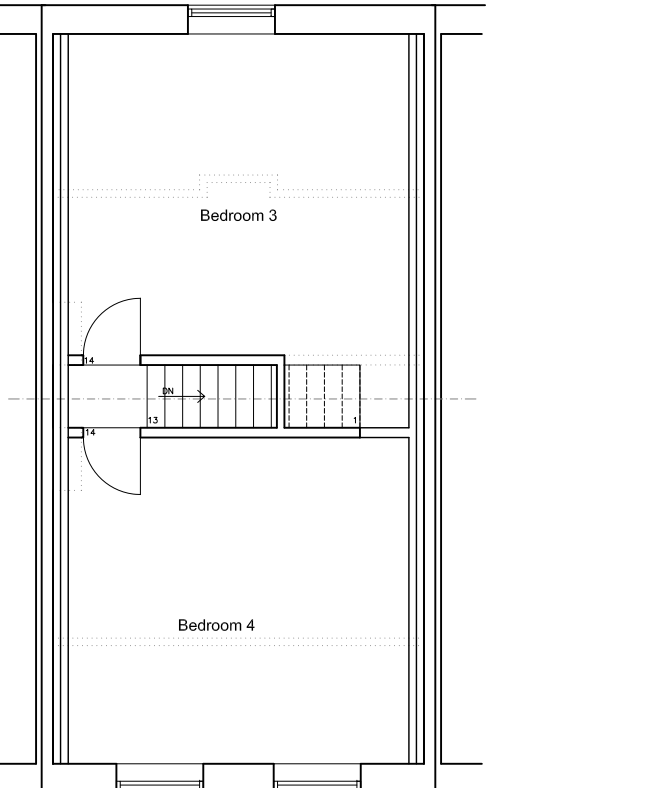
Basement floor plan



Ground floor plan



First floor plan



Second floor (loft) plan

Specification for construction to suit site flood risk zone 2:

- 150mm solid concrete floor slab / beam and block over piling – TBC subject to opening up inspection and testing
- Use of close cell insulation, all to be Kingspan.
- Wall floor call to be floor deck stainless steel.
- Electrical fittings and sockets minimum 600mm above floor level.
- Soak all service entry points.
- Advisory note for client to use non chipboard kitchen units, white good set 150mm above floor and the floor finish.
- Plasterboard wall sheets to be fixed horizontally.

client advised to sign up for flood warnings direct.