

Notes:

The drawings are the copyright of CKA Yorkshire. The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

All dimensions must be checked onsite prior to works commencing, variations in squareness, depth of plaster etc. must be checked for.

Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and/or plaster to establish the actual position of the wall being attached to.

Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specifications are intended for Planning & Building Regulation purposes only, the scope of this does not go any further. It is the duty of the client under the regulations to appoint a Principal Contractor. There is no obligation for the client to appoint a Principal Designer. The Principal Contractor will then take on the role of Principal Designer for purposes of the 'pre construction' and construction phases of the project under the CDM 2015 regulations when it gets under way, in order that a Health & Safety File and construction plan, is provided for the HSE, in order to reduce risks through the design processes of construction etc.

Unless appointed to do so, CKA Yorkshire will not assume the role of Principal Designer once work starts on site. The Principal Contractor will take on the role and responsibilities of Principal Designer.

THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE

Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.



Front Elevation
As Proposed



Side / West Elevation
As Proposed



Rear Elevation
As Proposed



Side / East Elevation
As Proposed

Proposed Materials

Proposed Walls - Light and dark buff-stone wall to match Through Coloured Render

Proposed Roof - Flat concrete tiles to match

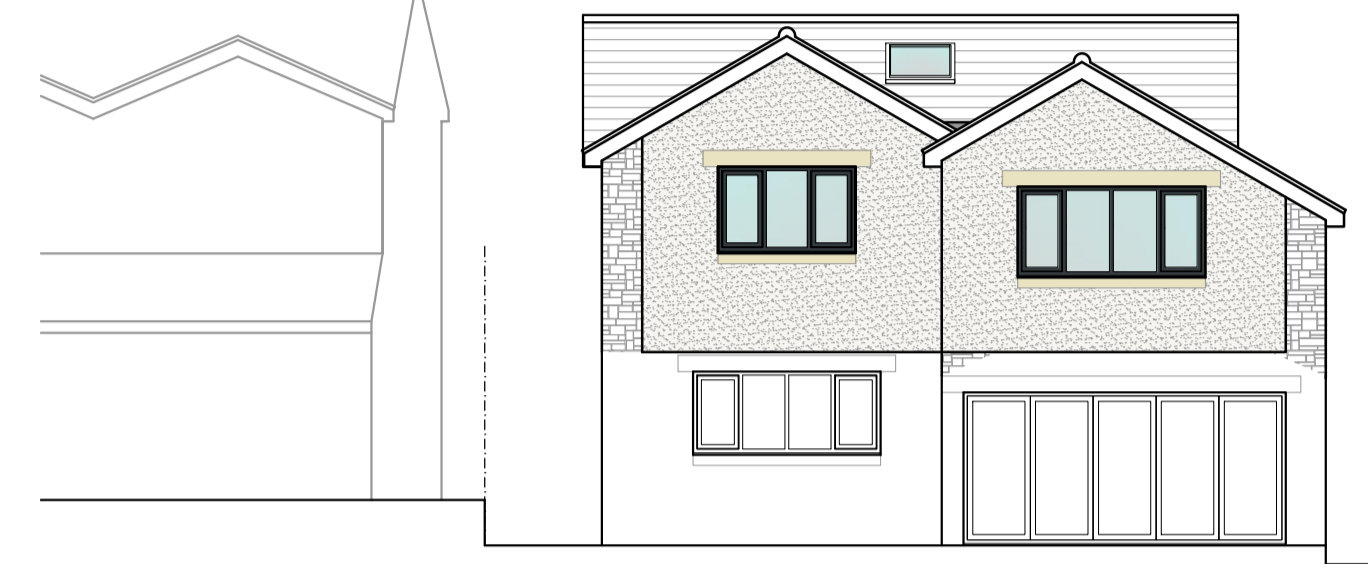
Proposed External Windows - uPVC

Proposed External Doors - uPVC, Composite & Aluminium

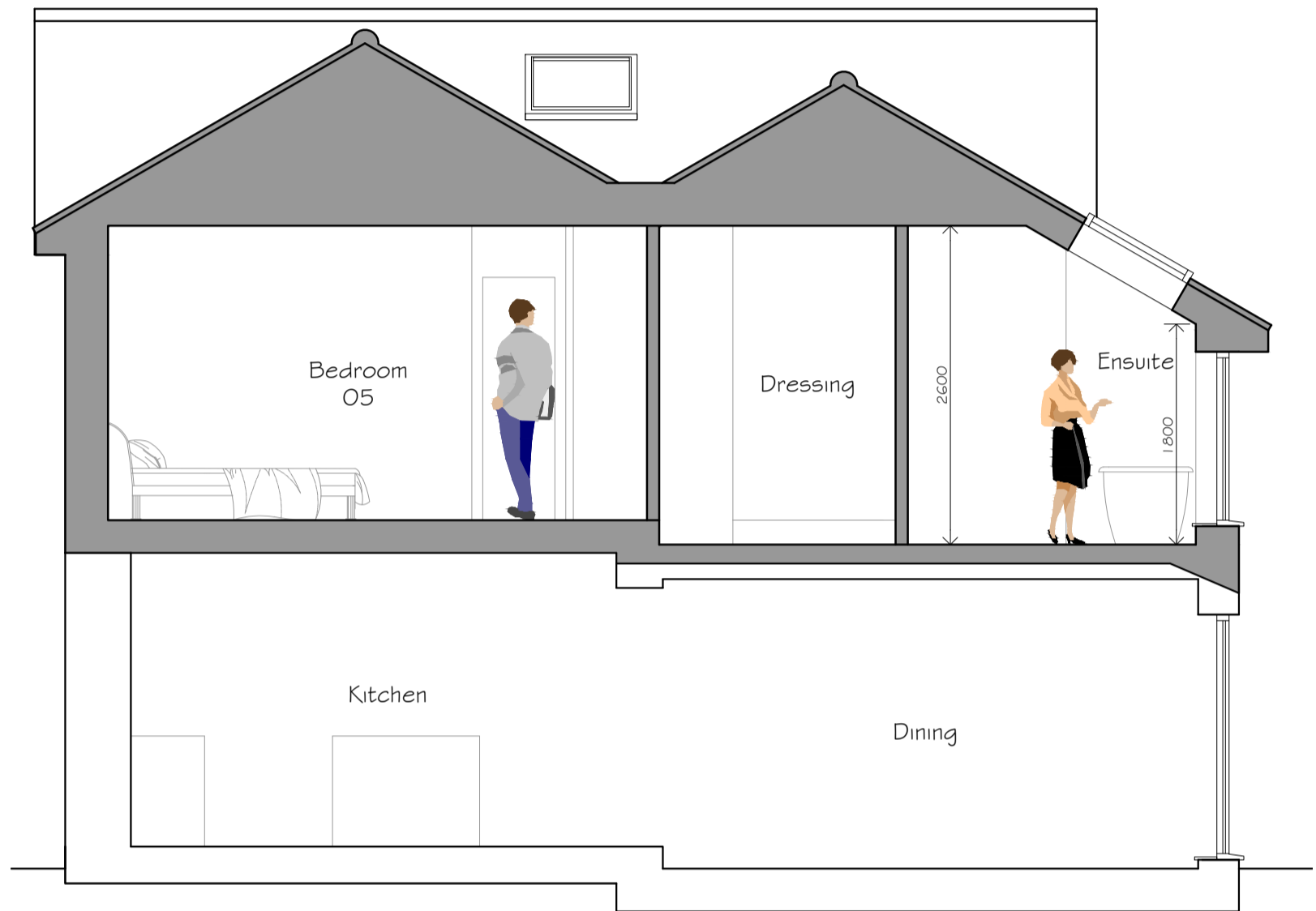
Proposed Rainwater Goods - Black uPVC

Proposed Fascias - Off-White uPVC

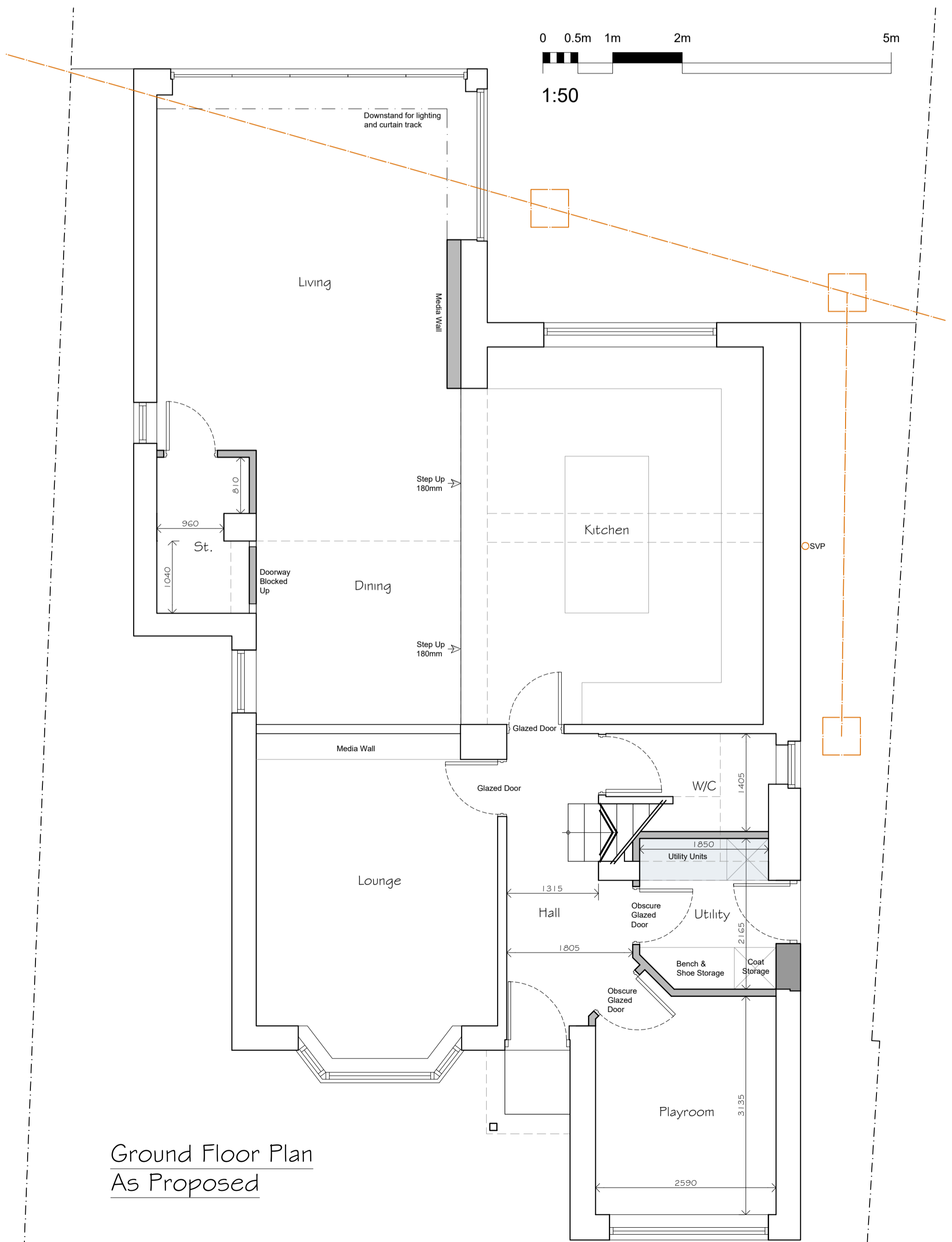
0 0.51m 2m 5m
1:100



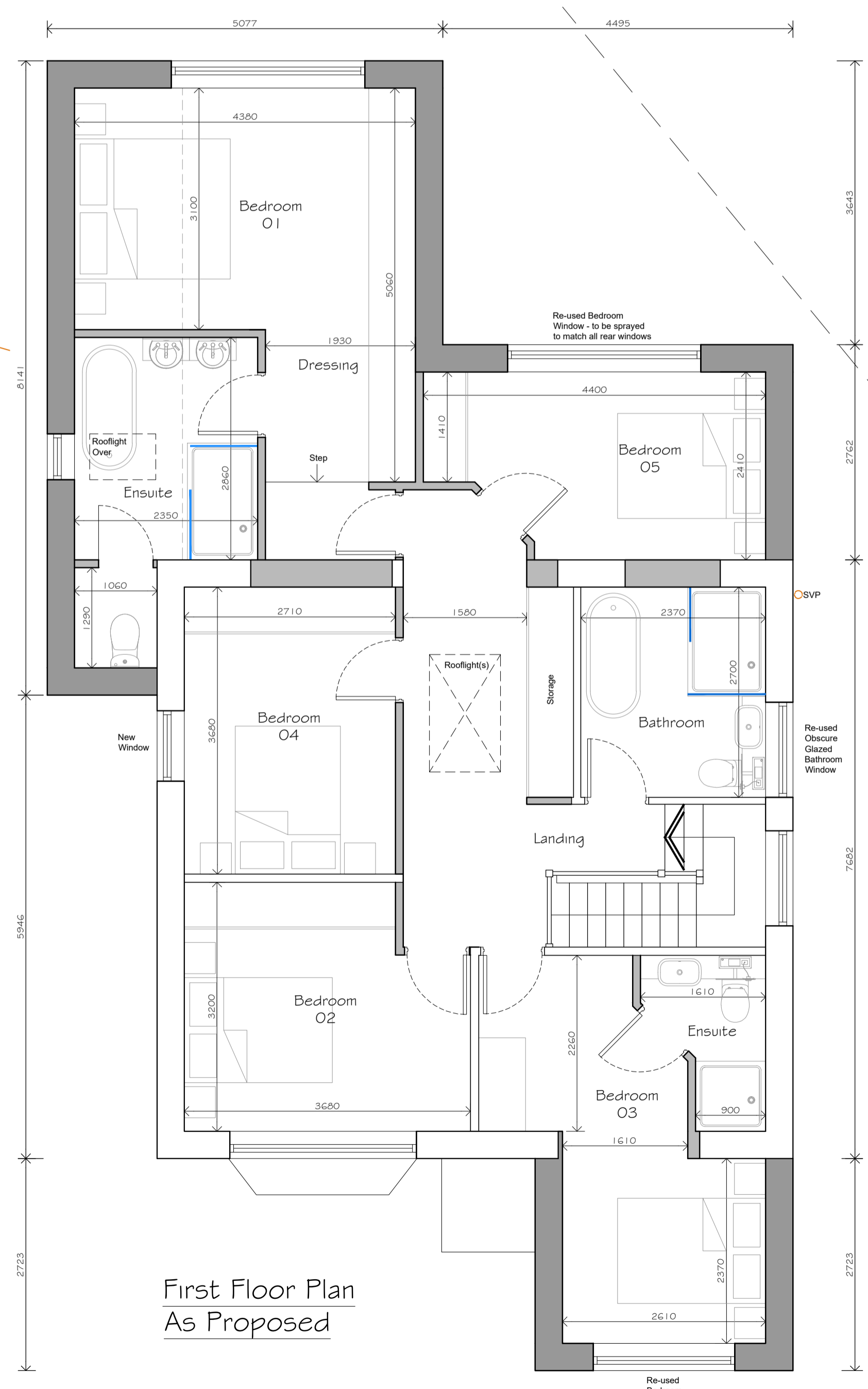
Rear Elevation
As Proposed



Ensuite Section
As Proposed



Ground Floor Plan
As Proposed



First Floor Plan
As Proposed



Block Plan
As Proposed

0 5m 10m 20m
1:500

- SYMBOLS, HATCH & LINETYPE KEY**
- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
 - ACTION (DO)
 - AVOID OR REFRAIN FROM (DON'T)
 - ON-SITE MEASUREMENTS REQUIRED
 - RELEVANT INFORMATION
 - STRUCTURAL ENGINEER ITEM
 - BUILDING CONTROL ITEM
- HATCH & LINETYPE KEY**
- BRICK
 - CONCRETE
 - BLOCK
 - SAND
 - HARDCORE
 - PROPOSED
 - GLAZING
 - OBSCURE GLASS
- LINE & LINETYPE KEY**
- BOUNDARY
 - FOUL DRAINAGE
 - SW DRAINAGE
 - INSULATION
 - DPM, DPC, VCL FLASHING
 - STRUCTURAL BEAMS
 - DEMOLITION AREAS

DATE	NOTES	STG	BY	REV
15/08/23	First Draft For Client Approval	CM	JGR	A
26/11/23	Developed Design	DEV	JGR	A
06/02/24	Planning Submission	PLN	JGR	A



PROJECT TITLE Proposed First Floor Extensions & Internal Alterations	CLIENT Mr & Mrs Lambert 29 The Ghyll, Fixby, HD2 2FE
DRAWING STAGE Planning	SCALE 1:50 / 1:100 @ A1
SHEET TITLE Plans as Proposed	PROJECT NUMBER HD-0421
CHK BY SGA	DRAWN BY JGR
STAGE PLN	REV A
SHT 002	