

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 specification 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

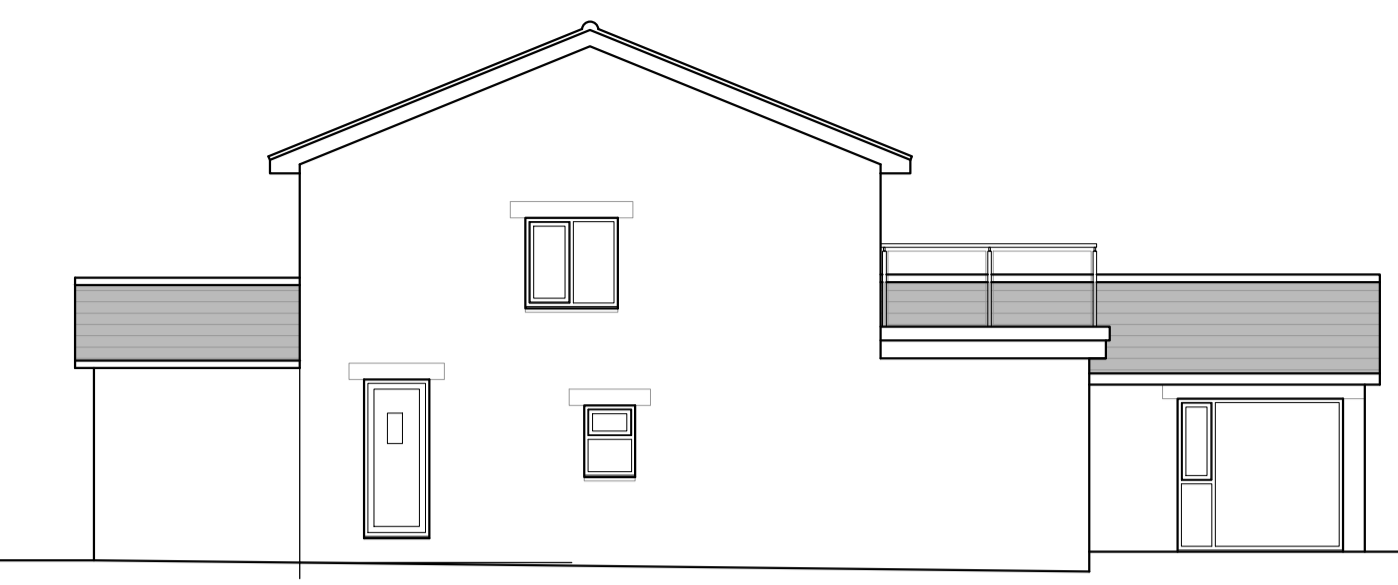
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.

Existing Materials

Existing Walls - Light and dark buff-stone wall
 Existing Roof - Flat concrete tiles
 Existing External Windows - Off-White uPVC
 Existing External Doors - uPVC, Composite & Aluminium
 Existing Rainwater Goods - Black uPVC
 Existing Fascias - Off-White uPVC



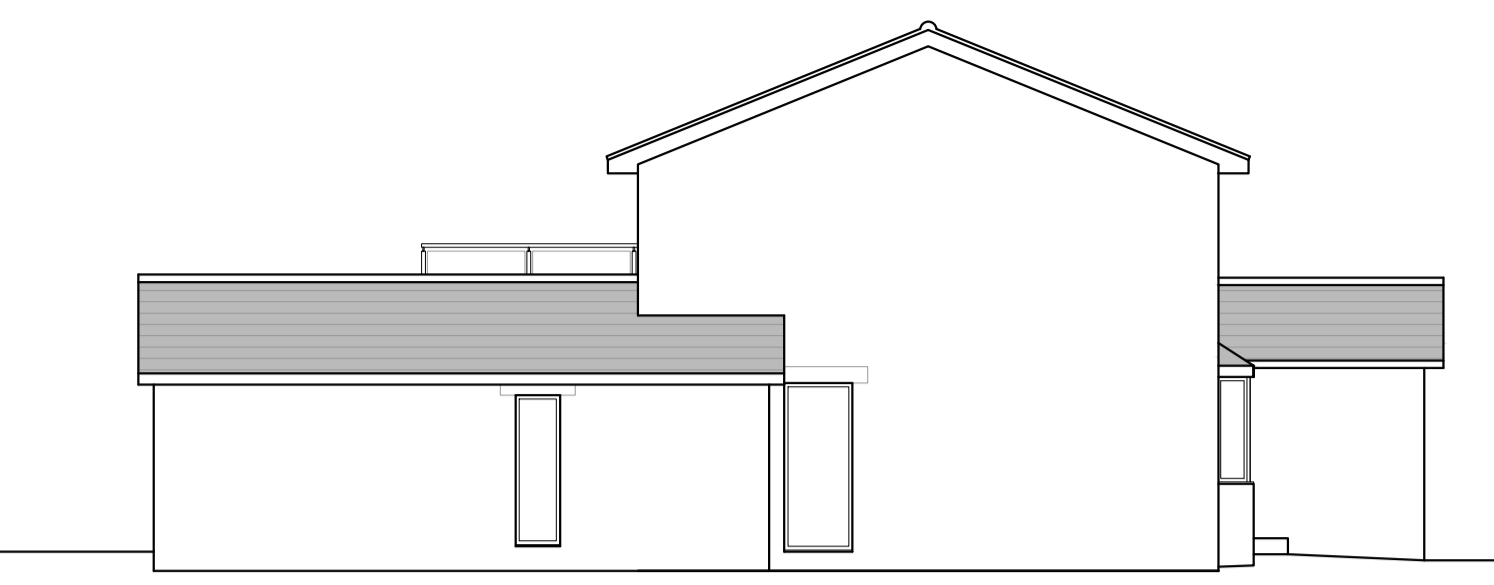
Front Elevation
As Existing



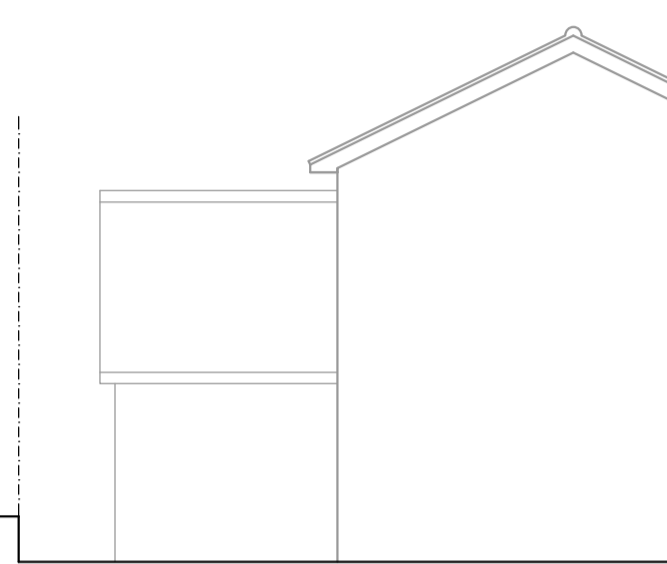
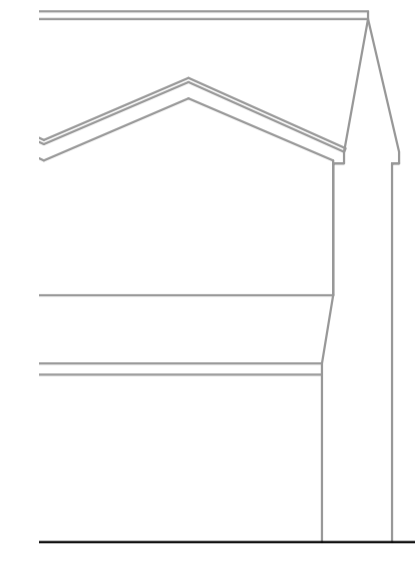
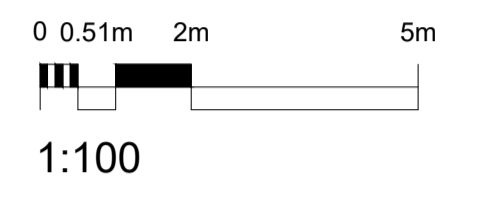
Side / West Elevation
As Existing



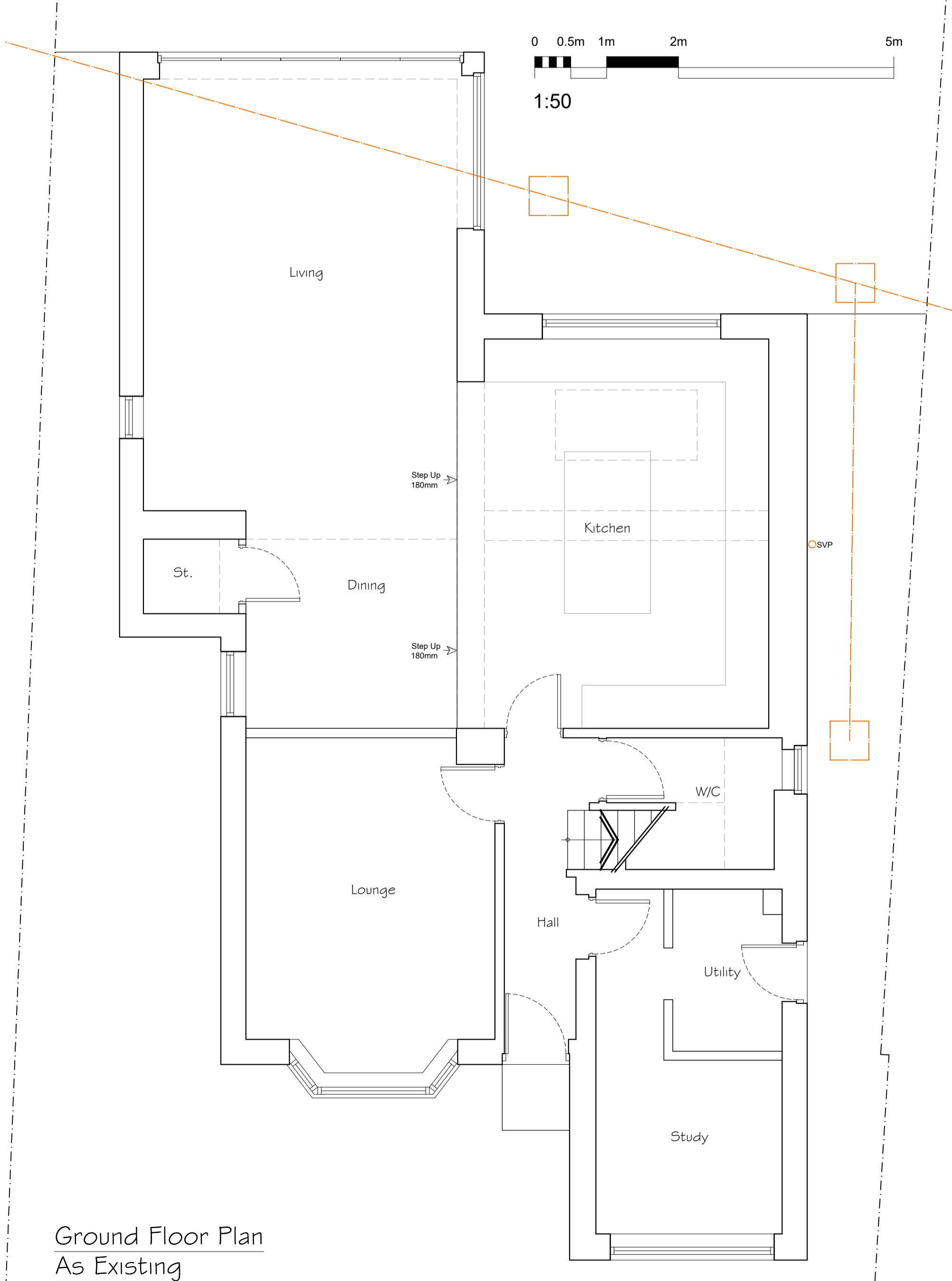
Rear Elevation
As Existing



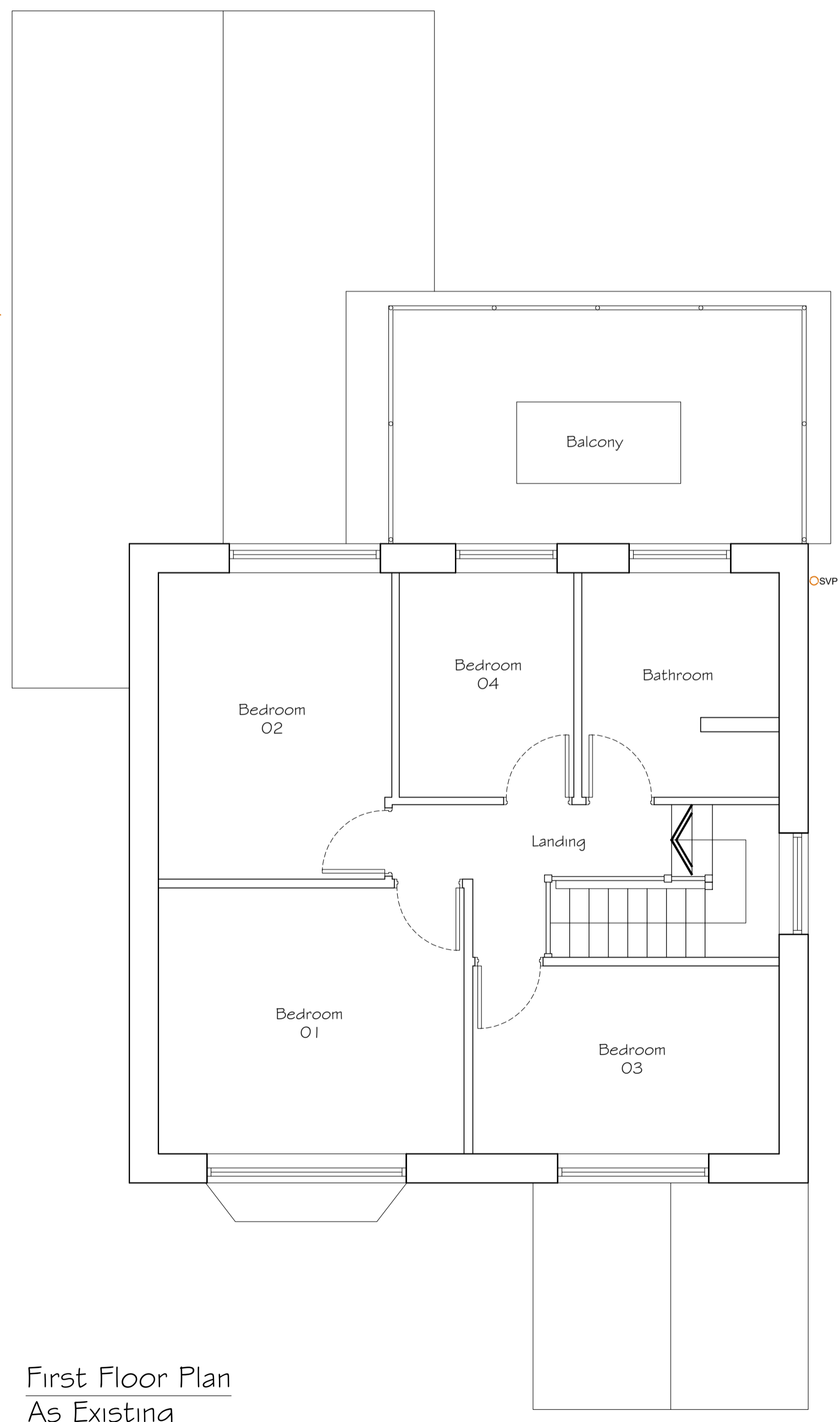
Side / East Elevation
As Existing



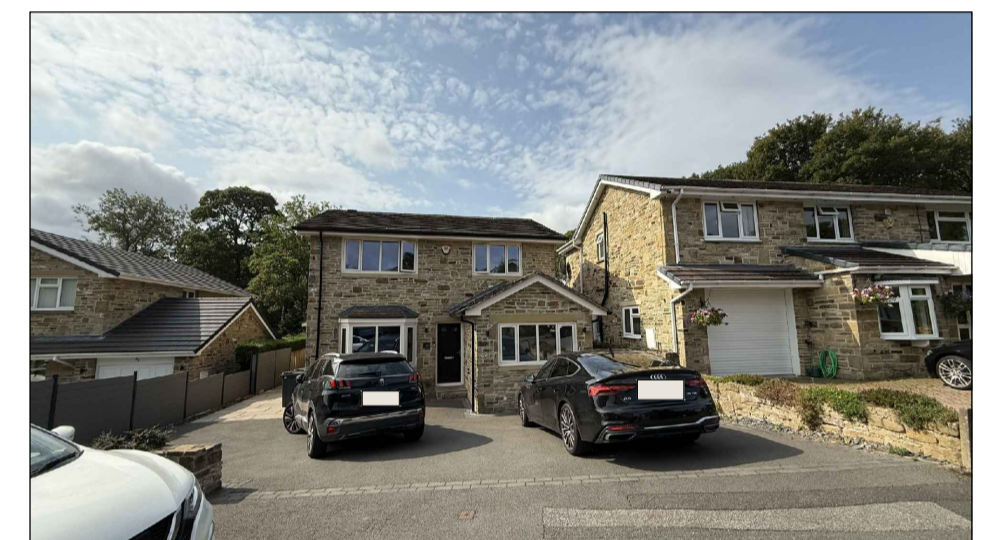
Rear Elevation
As Proposed



Ground Floor Plan
As Existing



First Floor Plan
As Existing



Front Elevation Photograph
As Existing



Rear Elevation Photograph
As Existing



Block Plan
As Existing



Location Plan
As Existing

- SYMBOLS, HATCH & LINETYPE KEY
- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
 - ACTION (DO)
 - AVOID OR REFRAIN FROM (DONT)
 - ON-SITE MEASUREMENTS REQUIRED
 - RELEVANT INFORMATION
 - STRUCTURAL ENGINEER ITEM
 - BUILDING CONTROL ITEM
- HATCH & LINETYPE KEY
- BRICK
 - BLOCK
 - HARDCORE
 - GLAZING
 - CONCRETE
 - SAND
 - PROPOSED
 - OBSCURE GLASS
- LINE & LINETYPE KEY
- BOUNDARY
 - FOIL DRAINAGE
 - SW DRAINAGE
 - INSULATION
 - DPM, DPC, VCL, FLASHING
 - STRUCTURAL BEAMS
 - DEMOLITION AREAS

DATE	NOTES	BY	REV
06/02/20	Planning Submission	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 Existing	PROJECT NUMBER HD-0421
CHK BY SGA	DRAWN BY JGR
STAGE PLN	REV A
SHT 001	