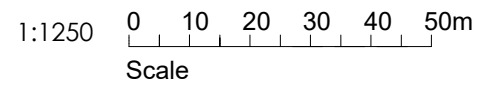


Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

SITE LOCATION PLAN
SCALE - 1:1250



Materials As Existing -

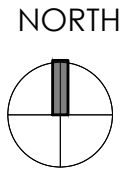
Walls - Painted Render finish to outerleaf.

Doors - Upvc framed doorsets.

Windows - White upvc framed double-glazed units.

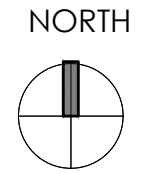
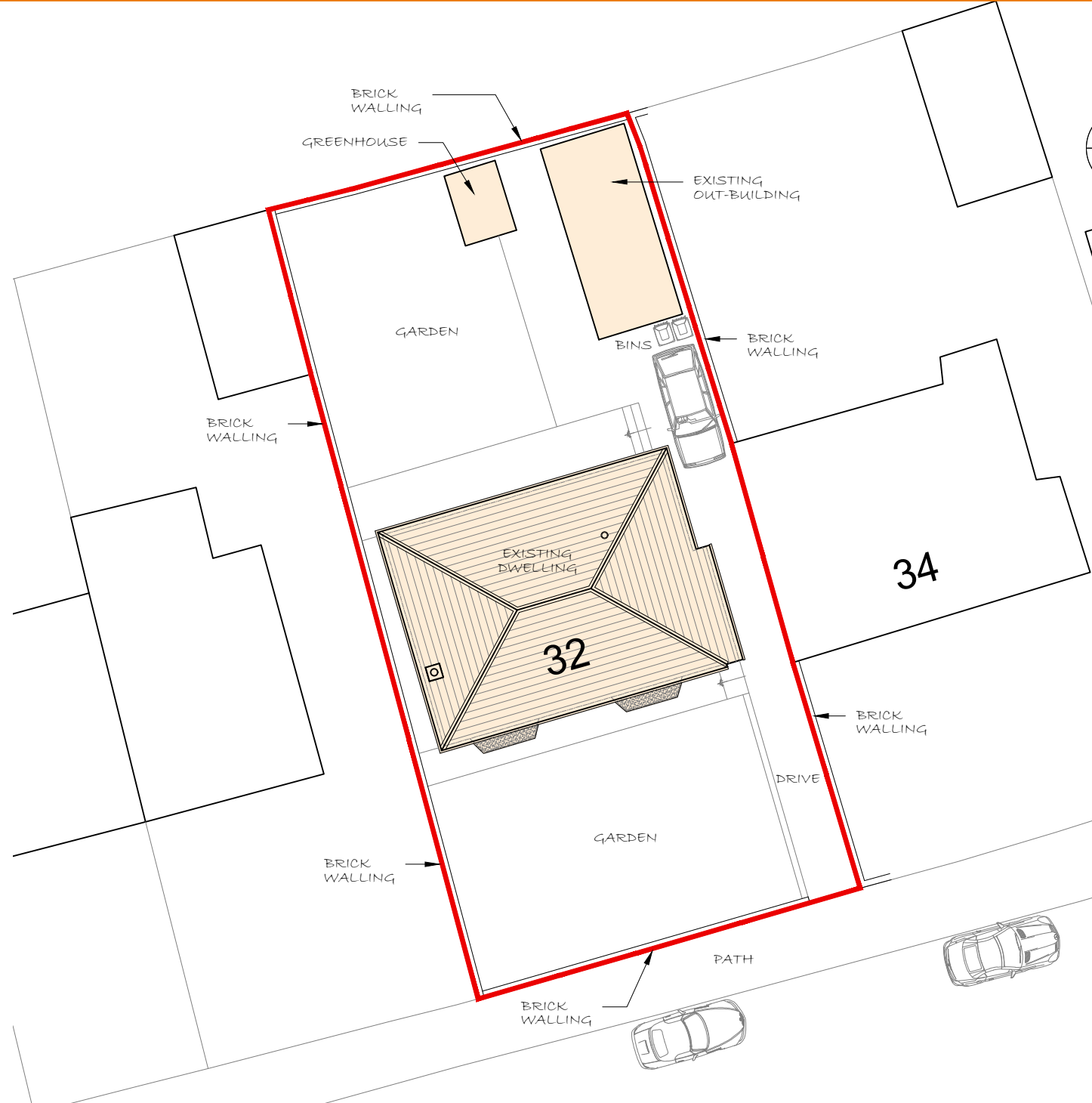
Roof - Concrete plain roof tile smooth dark red.

Fascia/Guttering - Painted brown timber fascia/soffit board with guttering & downpipes to suit.



SITE

32, HEYBECK LANE
TINGLEY
DEWSBURY
WEST YORKSHIRE
WF12 7QY



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 Side Extension including Loft Conversion with Dormer Style Window(s) to the Rear Elevation to meet the applicants requirements and as illustrated on the application drawings.

Existing & Proposed Use Class -

Class C3 Dwellinghouse

1) GENERAL BUILDING NOTES

- a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- b) 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.
- c) 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.
- d) 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.
- e) 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

- a) 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. DAVID EDWARDS

Project
32, HEYBECK LANE
TINGLEY, WF12 7QY

Drawing title
SITE LOCATION PLAN &
EXISTING BLOCK PLAN

Drawn by AM	Date 03/26	App'd -
Drawing no EX-01	Project no 26-002	Scale @ A3 A.S.
		Rev -

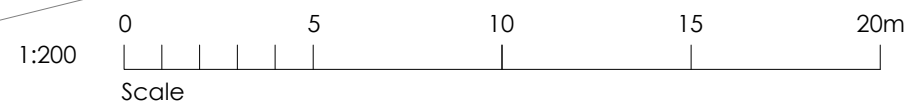
©2026 **tractus:dma** architectural design

CDM 2015

RISKS

1. RESTRICTED ACCESS TO SITE
2. SITE WELFARE REQUIREMENTS
3. SITE CLEARANCE
4. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
5. NEW FOUNDATIONS
6. WORKING AT HEIGHT

EXISTING BLOCK PLAN
SCALE - 1:200



39