



Existing Front, East Facing Elevation
Scale 1:50@A1



Existing Rear, West Facing Elevation
Scale 1:50@A1



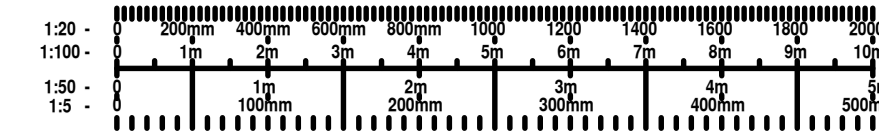
Proposed Front, East Facing Elevation
Scale 1:50@A1

Extents of Proposed Out-Building



Proposed Rear, West Facing Elevation
Scale 1:50@A1

Extents of Proposed Out-Building



NOTES

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All works are to be carried out in accordance with all latest and relevant CDM Regulations, the Health and Safety Guidelines, Legionella Guidelines, Water Authority Regulations and the Building Regulations.

All dimensions shown are in millimeters, unless otherwise stated. Drawing author to be notified of any discrepancies. Verify relevant drawings on site before commencing work or preparing shop drawings. Contractor to check all dimensions and report all errors and omissions to the designer. Do NOT scale from this drawing.

When removing or disturbing any existing material, check all items that are to be disturbed for any trace of asbestos. Do not mechanically fix into asbestos based materials. Remove all asbestos in accordance with government guidelines. Check the 'Demolition & Refurbishment' Asbestos Survey prior to commencement of all works. All removals to be carried out by an accredited contractor. Not Architectural Designers responsibility to obtain Asbestos R&D Survey.

Elevational Notes

1. Proposed Pitched Roof, to match existing.
2. Proposed rainwater goods, all to match that of the existing. Final locations to be identified at Building Regulations Stage.
3. Proposed UPVC / Aluminum double glazed bi-folding doors.
4. Stone work, to match that of the existing.
5. Brick work, to match that of the existing.
6. Render to 'non facing' elevations.
7. Proposed Timber Door.
8. Proposed Garage Door.

Note
For clarity, not all external fixtures and fittings shown, such as RWP's, alarm boxes, planting, fencing etc.

Rev	Description	Date



Photo Ref 02
Client AI Image / Design Inspiration



Photo Ref 03
Lantern Light & Bi-Folds Design Inspiration

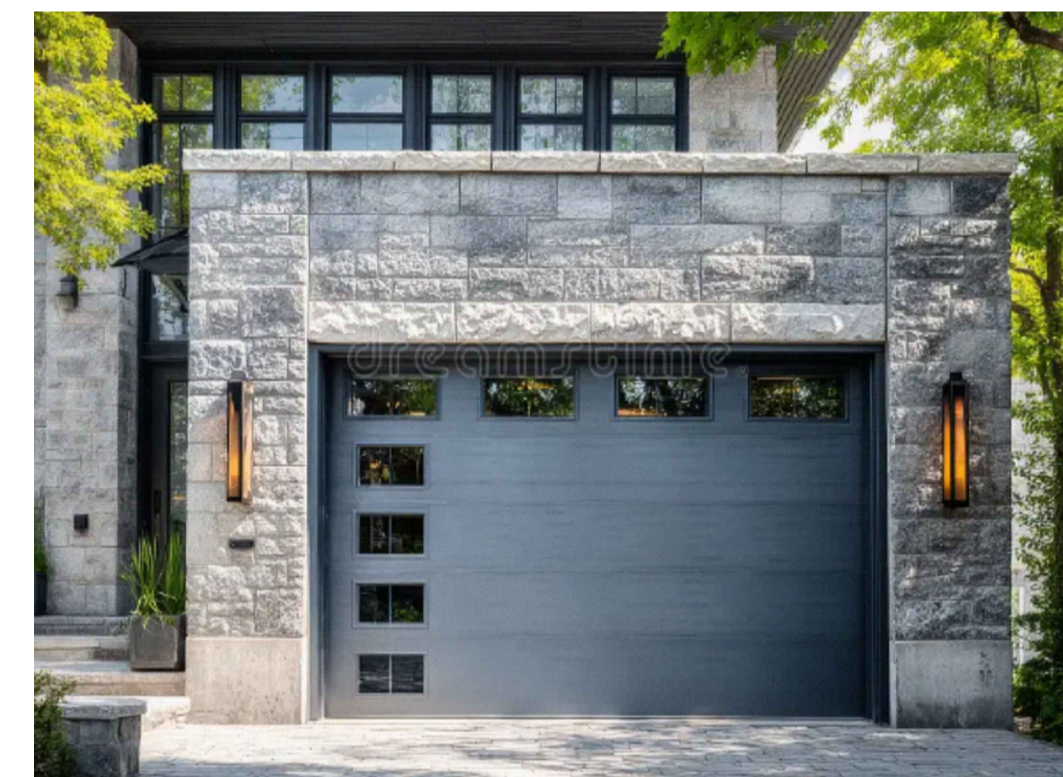


Photo Ref 04
Garage Door Design Inspiration



Photo Ref 05
Bi-Folds Design Inspiration

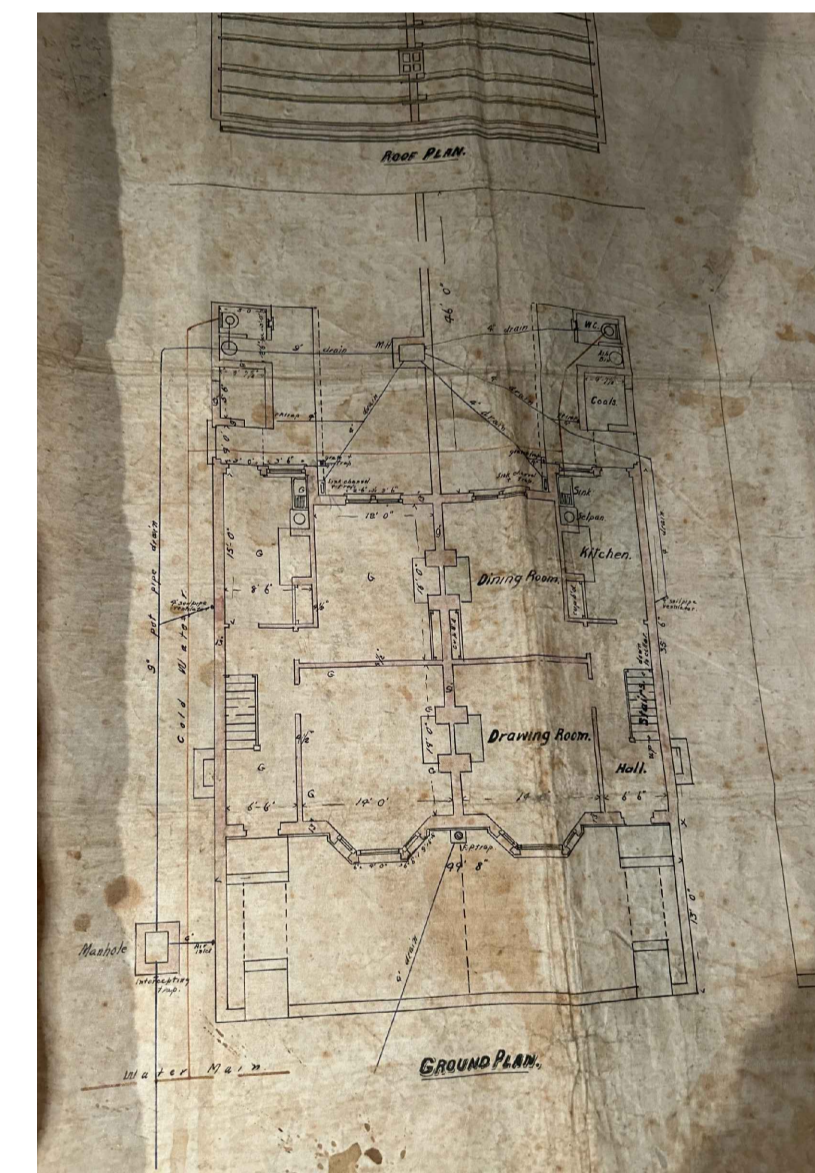


Photo Ref 01
Existing Historic Drainage Plan (NTS)

JBL planning and design studio

CIAT REGISTERED PRACTICE

JB Langley Planning & Design Studio Ltd
Unit 3B, Link 606 Business Park,
Bradford, West Yorkshire, BD6 1YA
T: 01274 973 041
E: info@blangley.co.uk

Client: Ms Jax Connor
Project: Planning Permission: Rationalisation and Construction of Proposed Rear Out-Building

Dwg Title: Existing & Proposed, Front & Rear Elevations
Location: 59 Westcliffe Road, Cleckheaton, West Yorkshire, BD19 3EP

Project No: 26011 **Scale@A1:** 1:50
Dwg No: 06 **Date:** March 2026
Revision: 1st **Drawn:** CR

Householder Planning Consent