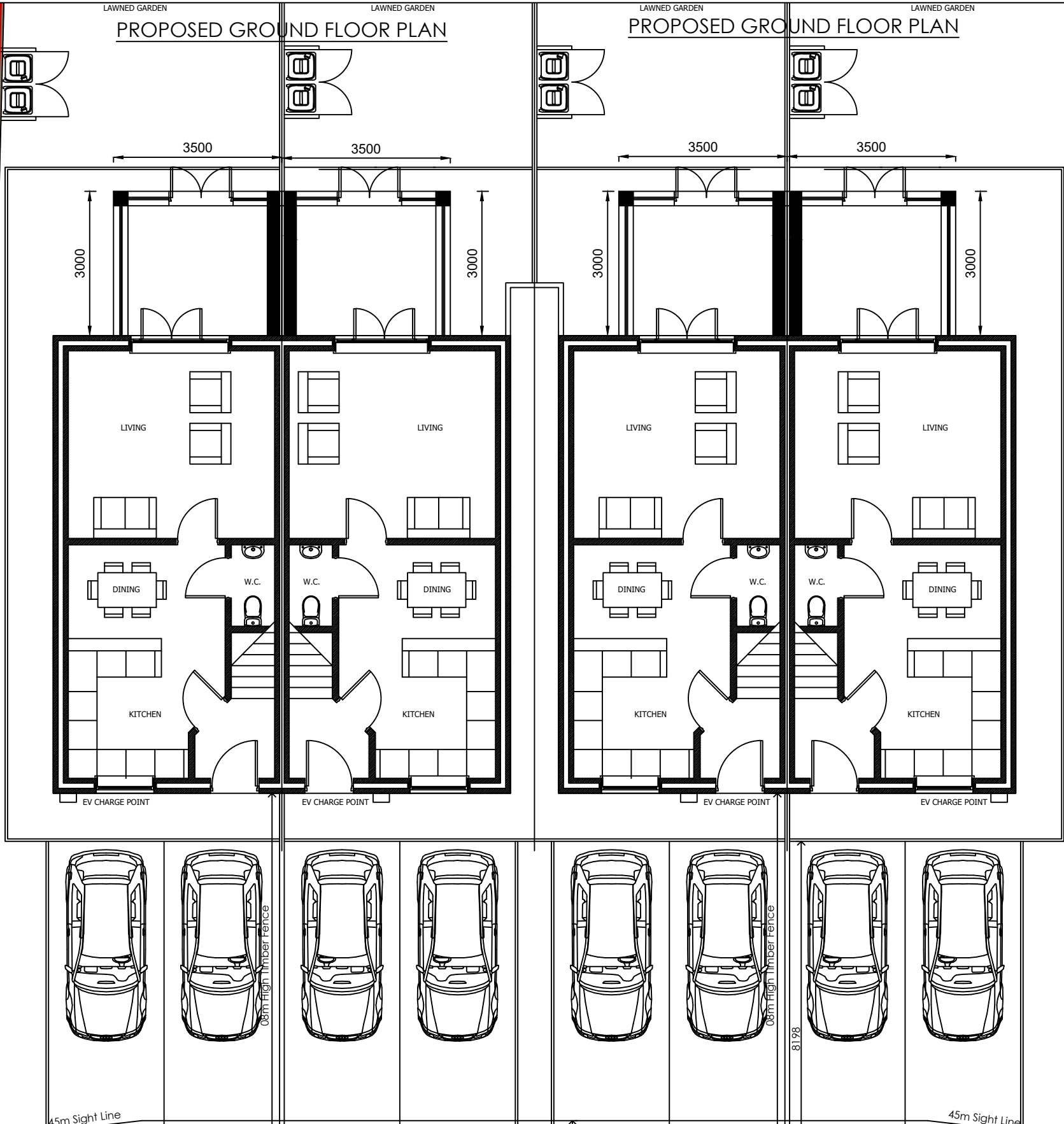


1.8m Nominal Height Timber Fence

1.8m Nominal Height Timber Fence



This drawing is not a working drawing and is only for the following:-

**A. Planning Permission**

**NOTES:**

**FOUNDATION**  
Concrete foundation at a depth to suit site.

**WALL**  
Corner Feature stone finish to all elevations

**EXTERNAL DOOR**  
Entrance door to be full lite aluminum bifold / sliding double glazed with toughened glass

**WINDOWS**  
All external windows to be UPVC Double glazed to match existing.

**DRAINAGE**  
All drains to be connected to existing. Use 100mm pipe for S&VP connected to existing.

**ROOF**  
Slates to match existing roof,

**ELECTRICS**  
All electrics to Approved Document (P)

**LIGHTING**  
All new light fittings to have luminous efficiency greater than 40 lumens / circuit - watt.

**SMOKE DETECTORS** SD  
All smoke detectors to be mains wired & interlinked with battery back up.

**HEATING**  
All new radiators to have thermostatic valves.

**DAMP PROOFING**  
DPC to be minimum 150mm above finished ground level to both leaves of cavity & internal walls & be well lapped with DPM where applicable.

**LOADBEARING BEAMS**  
All structural beams to be indicative only to SE design and recommendation upon approval of scheme.

**GENERAL**  
Existing foundations, Lintels and walls to be checked on site for additional loadings.

All work to be in strict accordance with the current Building Regulations & to comply with all relevant British Standards & Building Codes of Practice. This is not a working drawing, All dimensions & levels must be confirmed on site by the contractor prior to commencement of work, and notify the agent of any discrepancies. if in doubt, ask. Vangaard D&A Ltd will accept no responsibility for any design errors. The position of all boundry lines are assumed based on information provided by the client. the client is under strict duty to confirm the actual location of all boundries with his/her solicitors. this work is probably covered by the Party Wall Act and will require the client to write to their neighbor informing them of the work and obtaining their written consent. for further information the client is advised to consult a solicitor.

PROJECT:  
AMMENDMENTS TO 4 PROPERTIES  
PREVIOUSLY APPROVED AS PER  
APPLICATION NO 2023/62/92928/E  
  
ERECTION OF 4 DWELLINGS @ LAND AT  
TAYLOR HALL LANE, MIRFIELD, WF14

| Rev. | Description |
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Scale: 1:100

Date: MAY 2026

Drawing No. BC(0)1