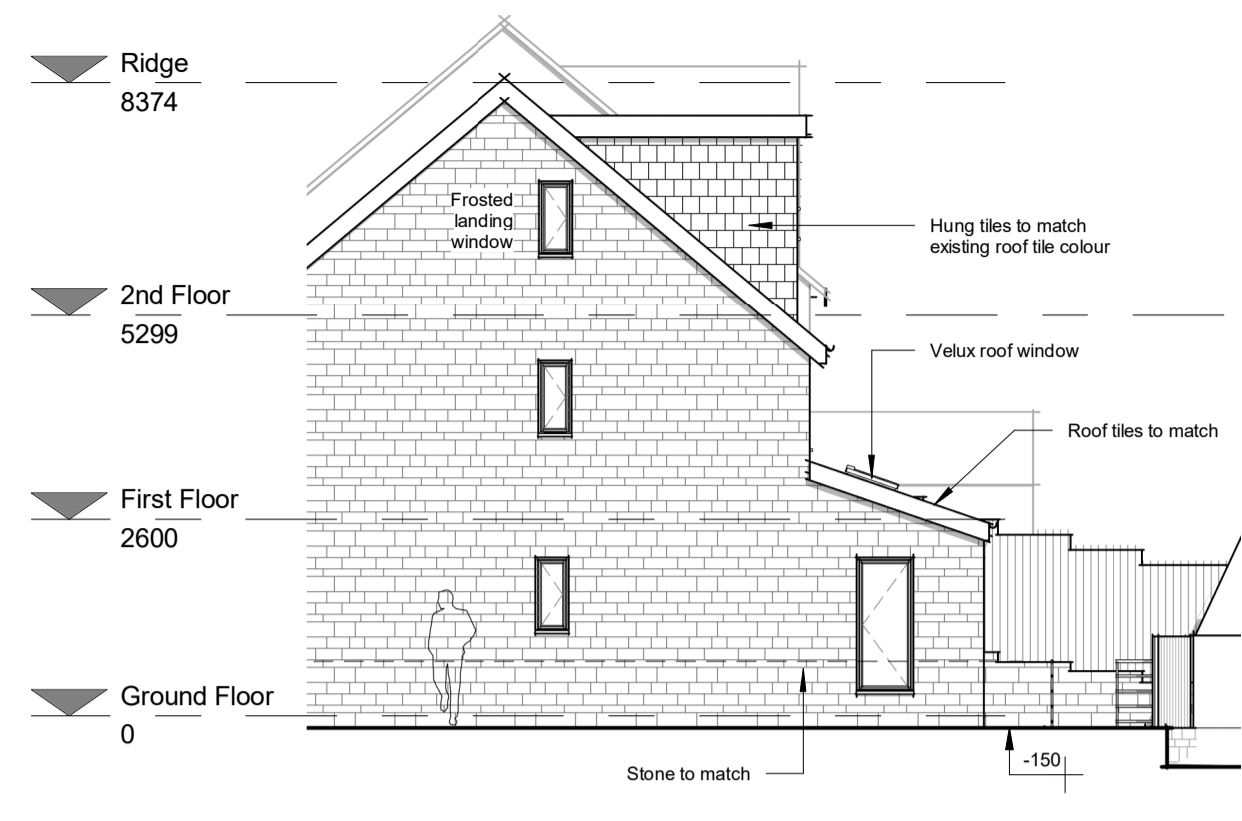


Builder to ensure tiles adequate for pitch and installed in accordance with manufacturer guidelines. Tiles must also be approved by building control prior to commencement of any works.

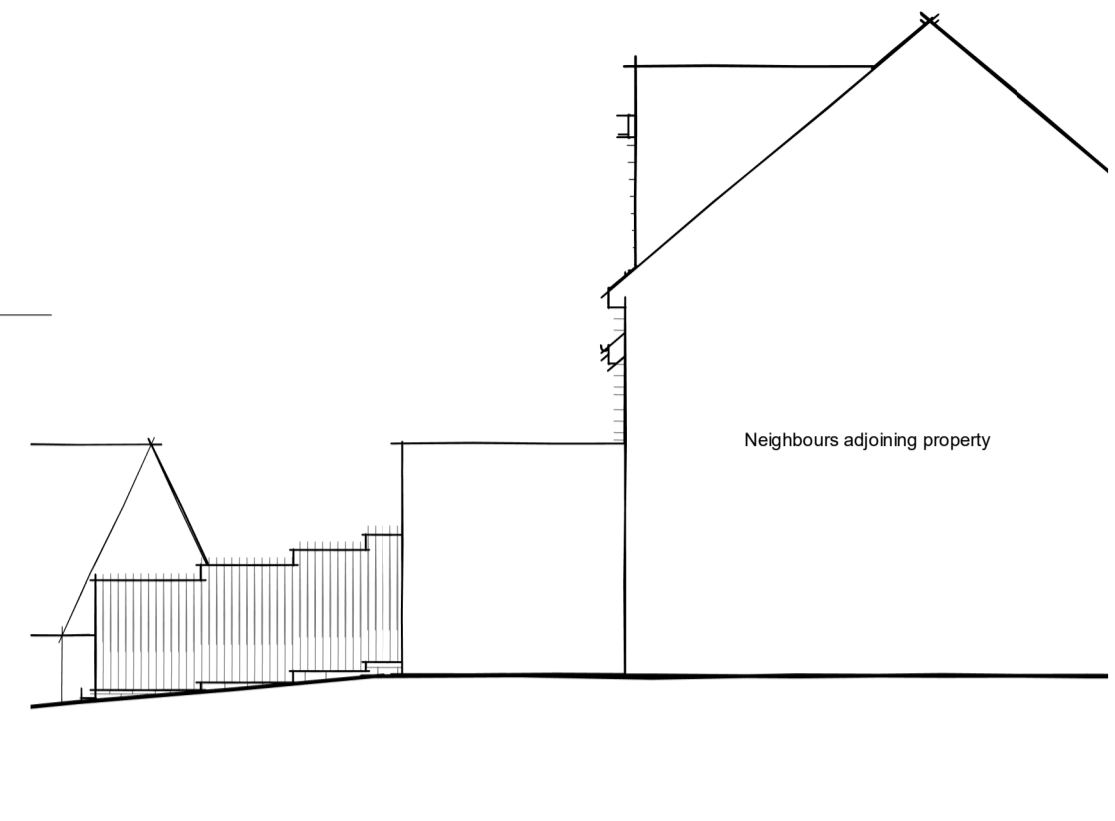
Builder must check all dimensions prior to commencement of any works to ensure correct pitch / specification.

If required either the bedroom window sill can be lifted to accommodate roof of rear extension and/or eaves height reduced or due to shallow pitch of roof (below 17 degrees), it would require specialist tiles or low pitch installation system (eg Permavent Easy-Steep or similar).

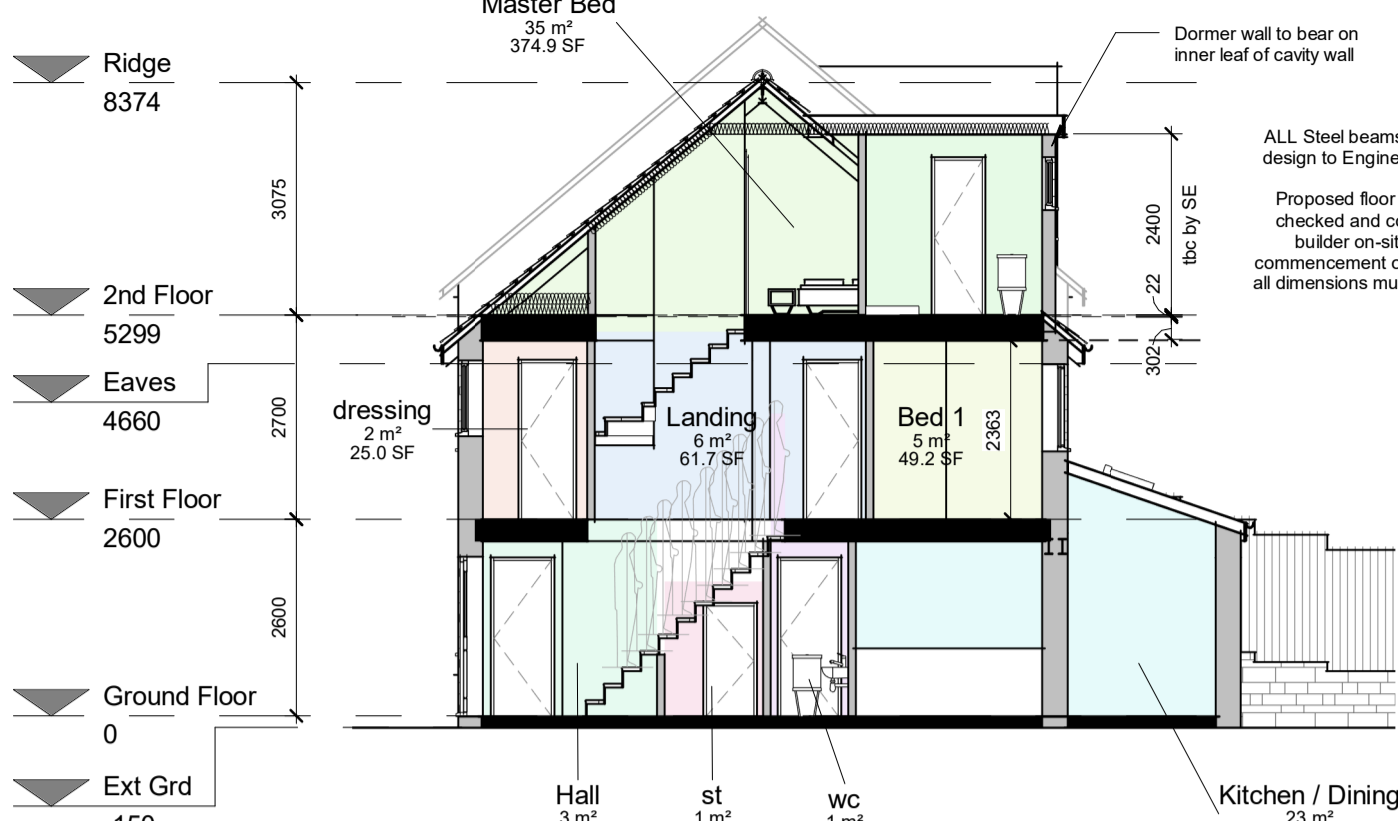
Rear Elevation (East Facing)
1 : 100



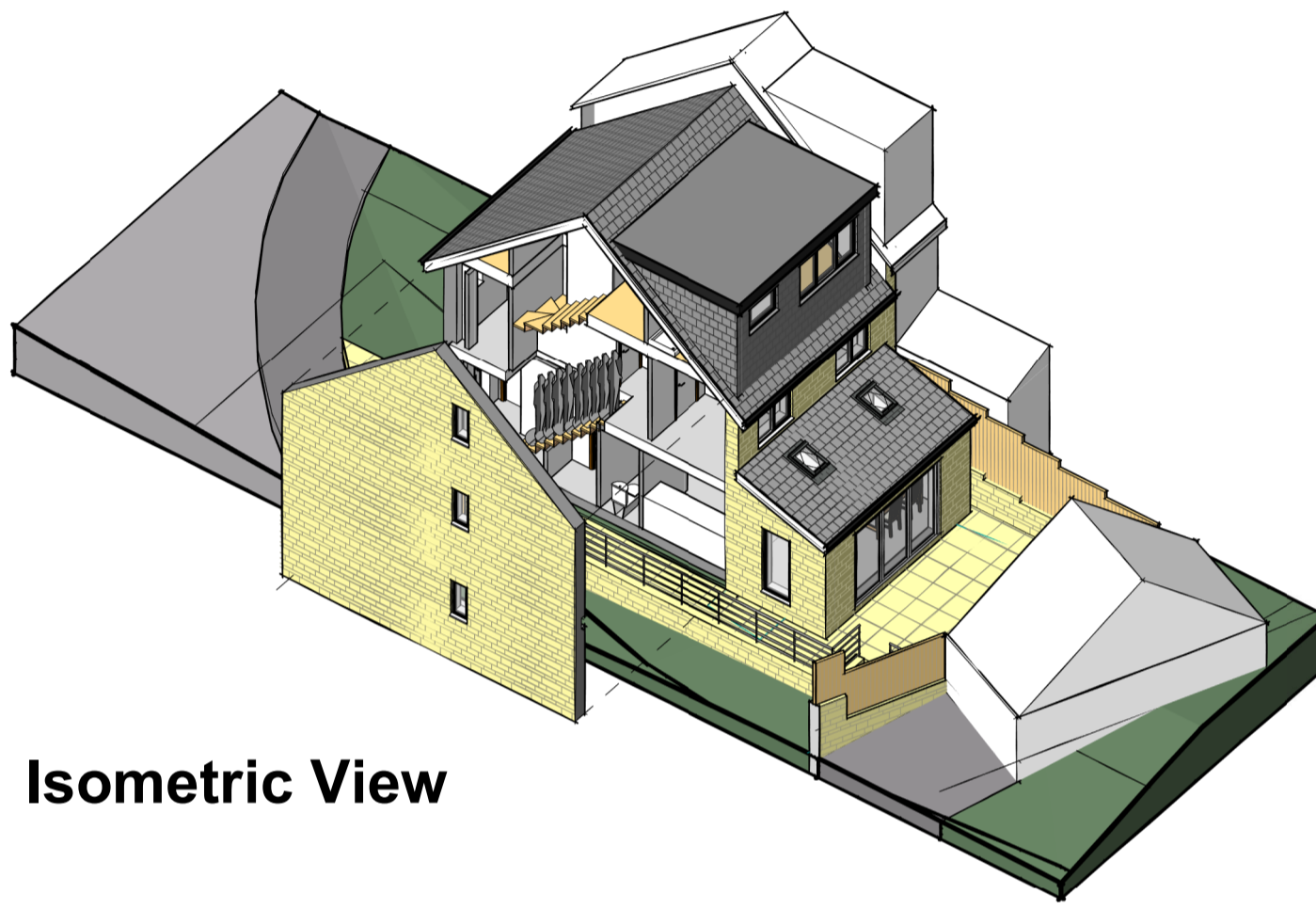
Side Elevation (South Facing)
1 : 100



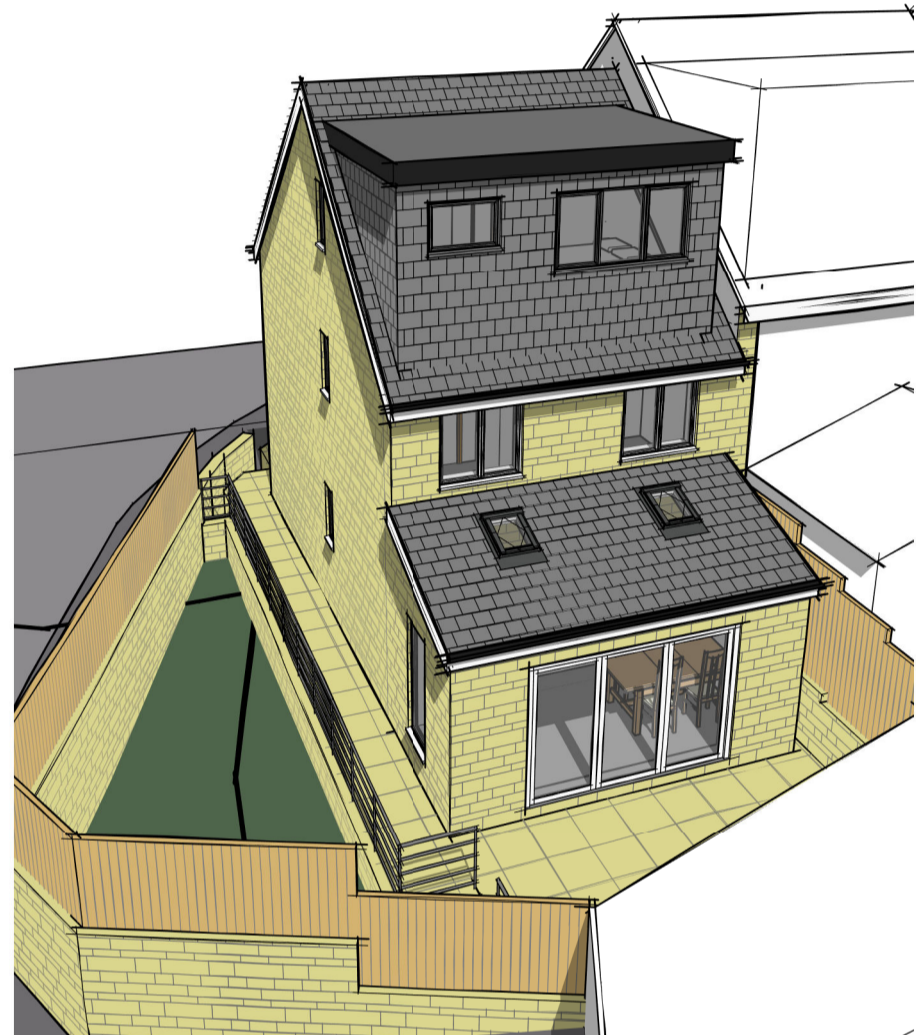
Side Elevation (North Facing)
1 : 100



Section AA
1 : 100



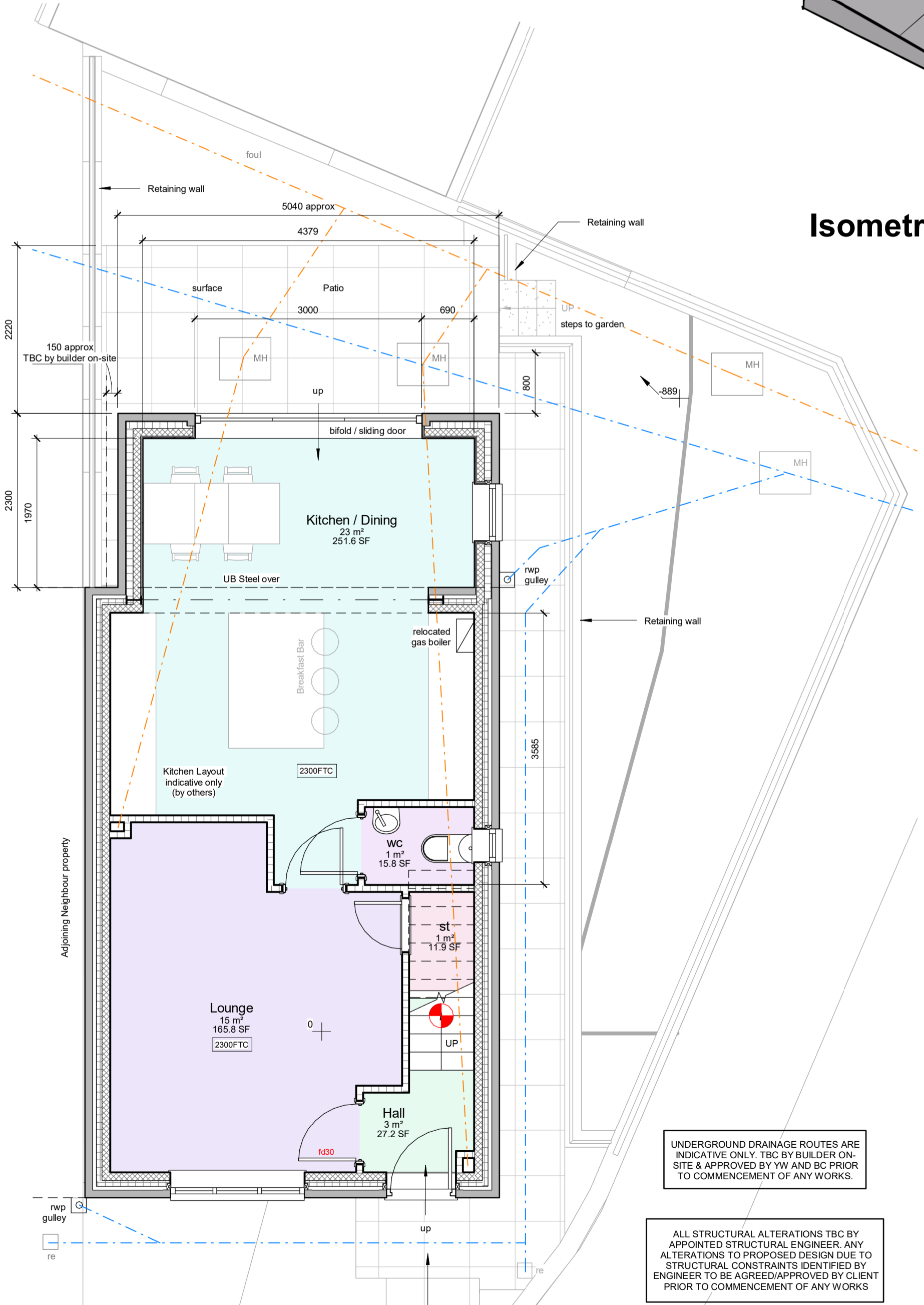
Isometric View



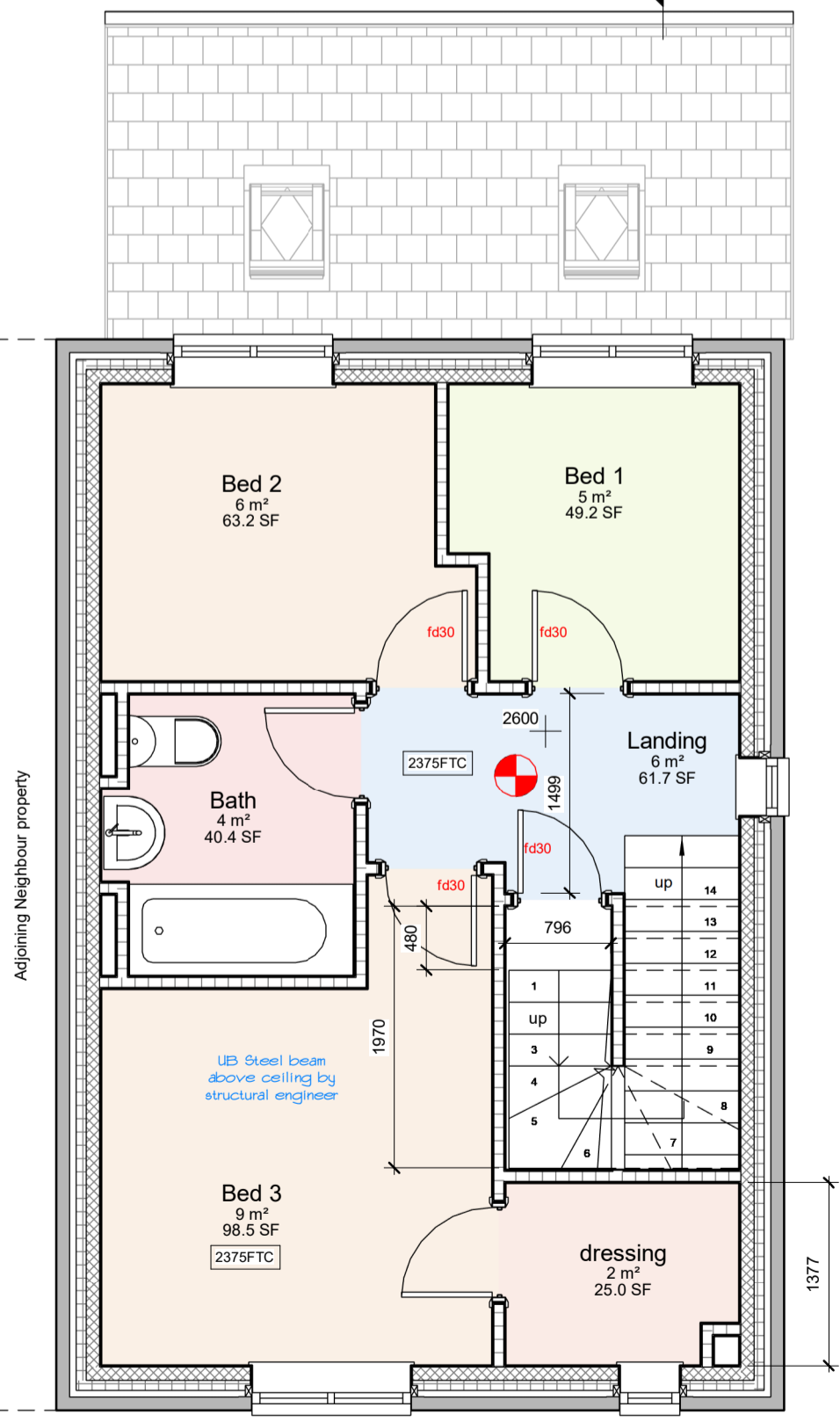
Rear Perspective



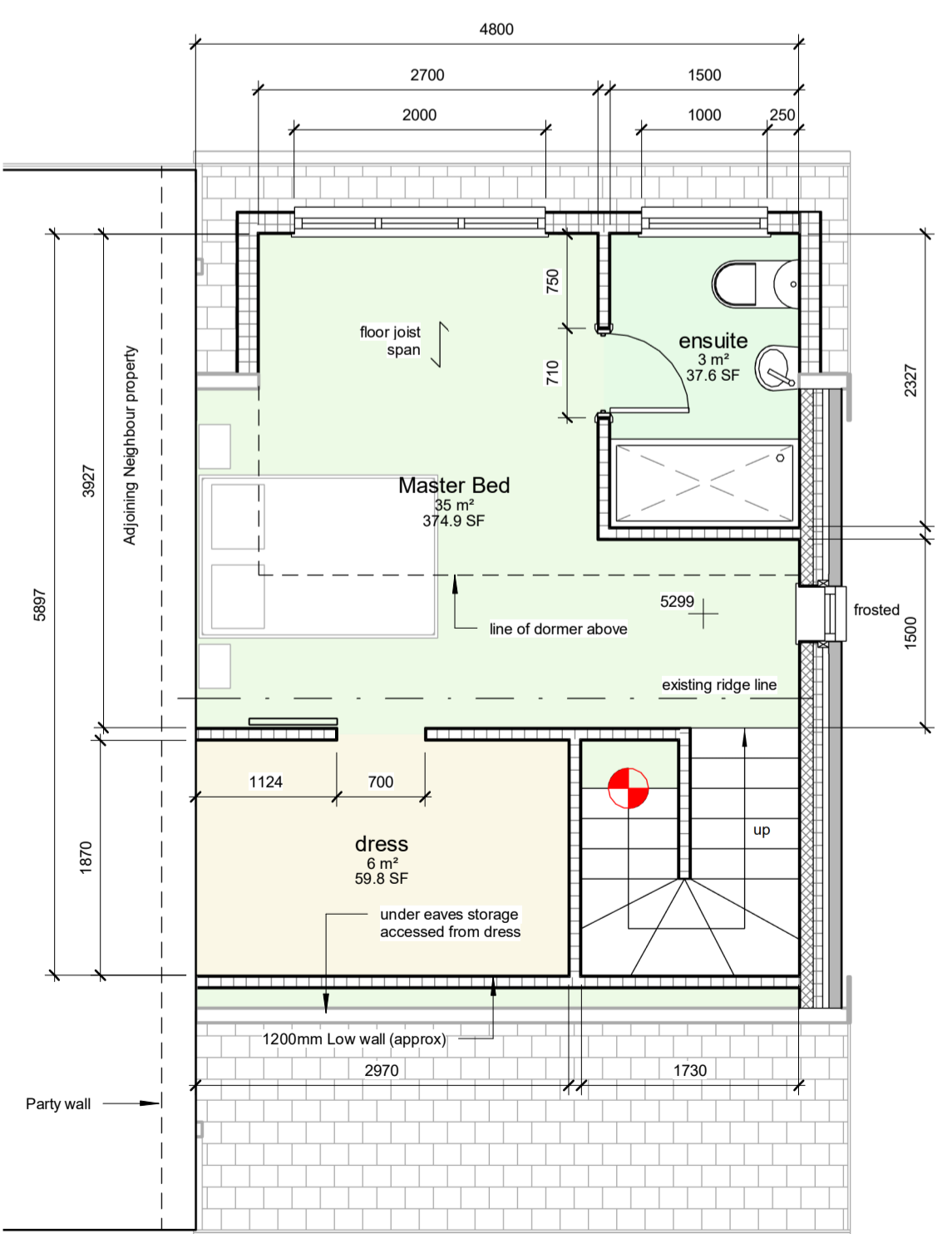
Site Location Plan
1 : 1250



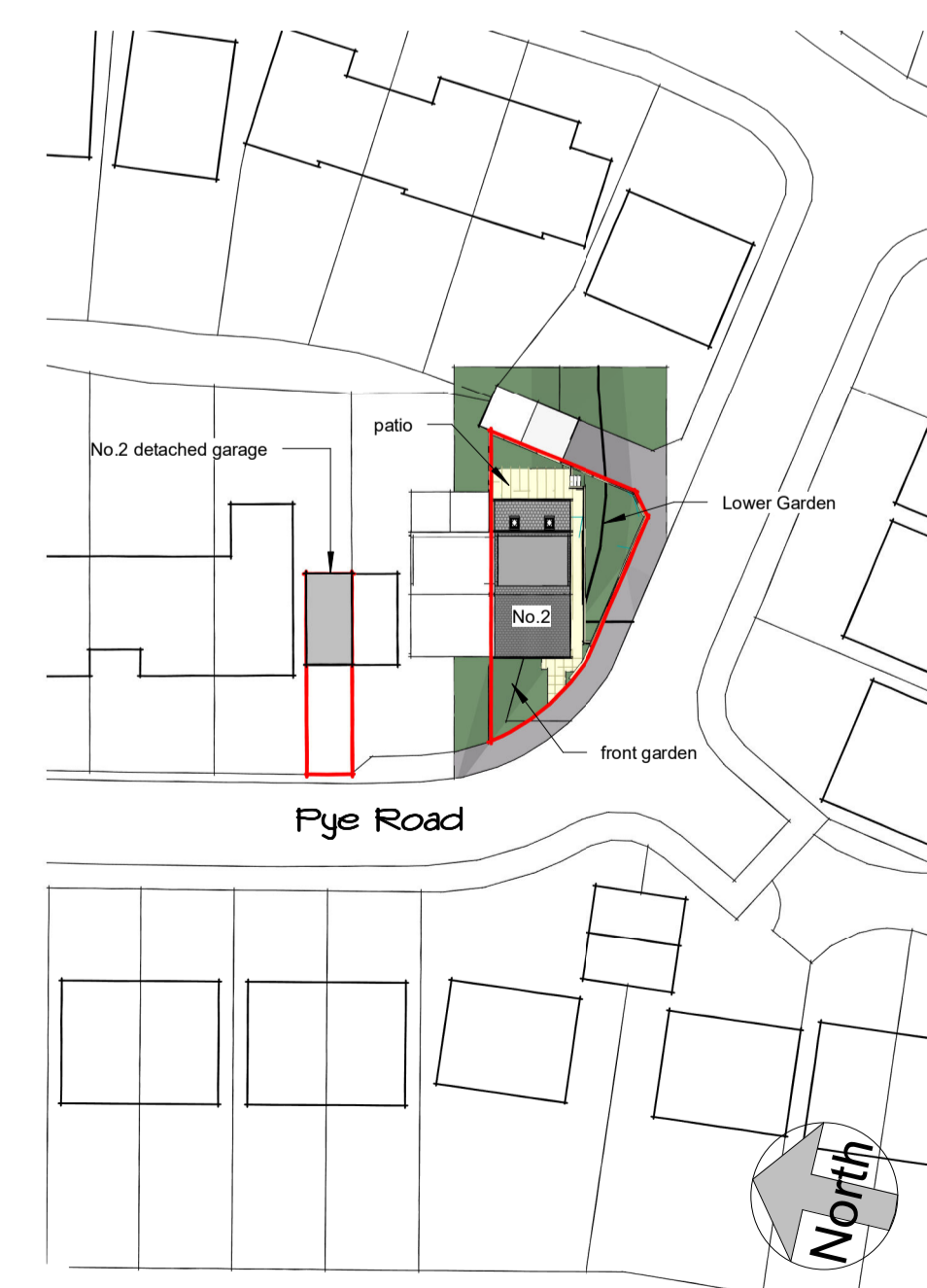
Ground Floor
1 : 50



First Floor
1 : 50



2nd Floor
1 : 50



Site Plan
1 : 500

UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY WJ AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.

ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS.

NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND CONFIRMED TO AUTHOR.

ALL FEASIBILITY STUDIES ARE SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS.

ANY DISCREPANCIES OR VARIATIONS SHALL BE NOTIFIED TO CADVIS3D BEFORE WORK ON THE RELEVANT SECTION COMMENCES.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS / DOCUMENTS.

THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

AS FAR AS REASONABLY PRACTICABLE, THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISKS TO THE HEALTH AND SAFETY OF PERSONS WHO MAY BE AFFECTED.

CONTRACTORS ARE ADVISED THAT THE CONSTRUCTION INFORMATION HEALTH & SAFETY RULES CAN BE PROVIDED IF CADVIS3D IS INSTRUCTED IN WRITING BY CLIENT TO TAKE ON ROLE OF PRINCIPLE DESIGNER. FOR FULL GUIDELINES ON CLIENTS DUTIES, PLEASE VISIT RELEVANT GOVERNMENT WEBSITE FOR MORE INFORMATION.

IMPORTANT NOTES

ALL MEASUREMENTS MUST BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

ANY UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY WJ AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.

CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)

ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS.

CDM DUTIES TO BE CARRIED OUT BY PRINCIPLE CONTRACTOR. PRE CONSTRUCTION INFORMATION & HEALTH AND SAFETY FILE TO BE PROVIDED BY PRINCIPLE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT TO BE MADE AWARE OF DUTIES UNDER CDM AND ENSURE HEALTH AND SAFETY MEASURES ARE IN PLACE. ALL CONTRACTORS AND DESIGNERS TO BE COMPETENT TO CARRY OUT THEIR DUTIES UNDER CDM. SEE RELEVANT GOVERNMENT WEBSITE FOR MORE INFORMATION.

WORK MUST NOT COMMENCE UNTIL ALL RELEVANT BUILDING REGULATIONS APPROVALS ARE IN PLACE & CDM / HSE DOCUMENTATION IS COMPLETE AND ISSUED TO ALL RELEVANT PARTIES.

DRAWING TO BE USED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PERMITTED DEVELOPMENT DORMER VOLUME CALCULATION

COMBINED TOTAL OF PROPOSED REAR DORMER CONVERSION = 21 CUBIC METRES (APPROX) THEREFORE DOES NOT EXCEED 40 CUBIC METRE LIMIT FOR TERRACED PROPERTY

THEREFORE WORKS ARE IN ACCORDANCE WITH SCHEDULE 2, PART 1, CLASS B OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(ENGLAND) ORDER 2015

No.	Date	Dr	Description
scale		drawn	apply
As indicated		PSI	JT
date	JUNE 2026	path	G:\Architectural Jobs\2445 - Turnbul, Lindley\Arch\Propose\2445 - propose\PLANNING.rvt
status			PLANNING
job no	2445	dwg no	A(10)-01
			rev



Head Office:
The Towers, 237 Wakefield Rd, Lepton, Huddersfield, West Yorkshire, HD8 0DH

Tel: 01484 937123
Email: info@cadvis3d.co.uk
www.cadvis3d.co.uk

project

Residential House Extension,
2 Pye Road, Lindley,
Huddersfield HD3 3ZX

client
Mr & Mrs Turnbull

title
Plans & Elevations - As Proposed