

Materials As Proposed -

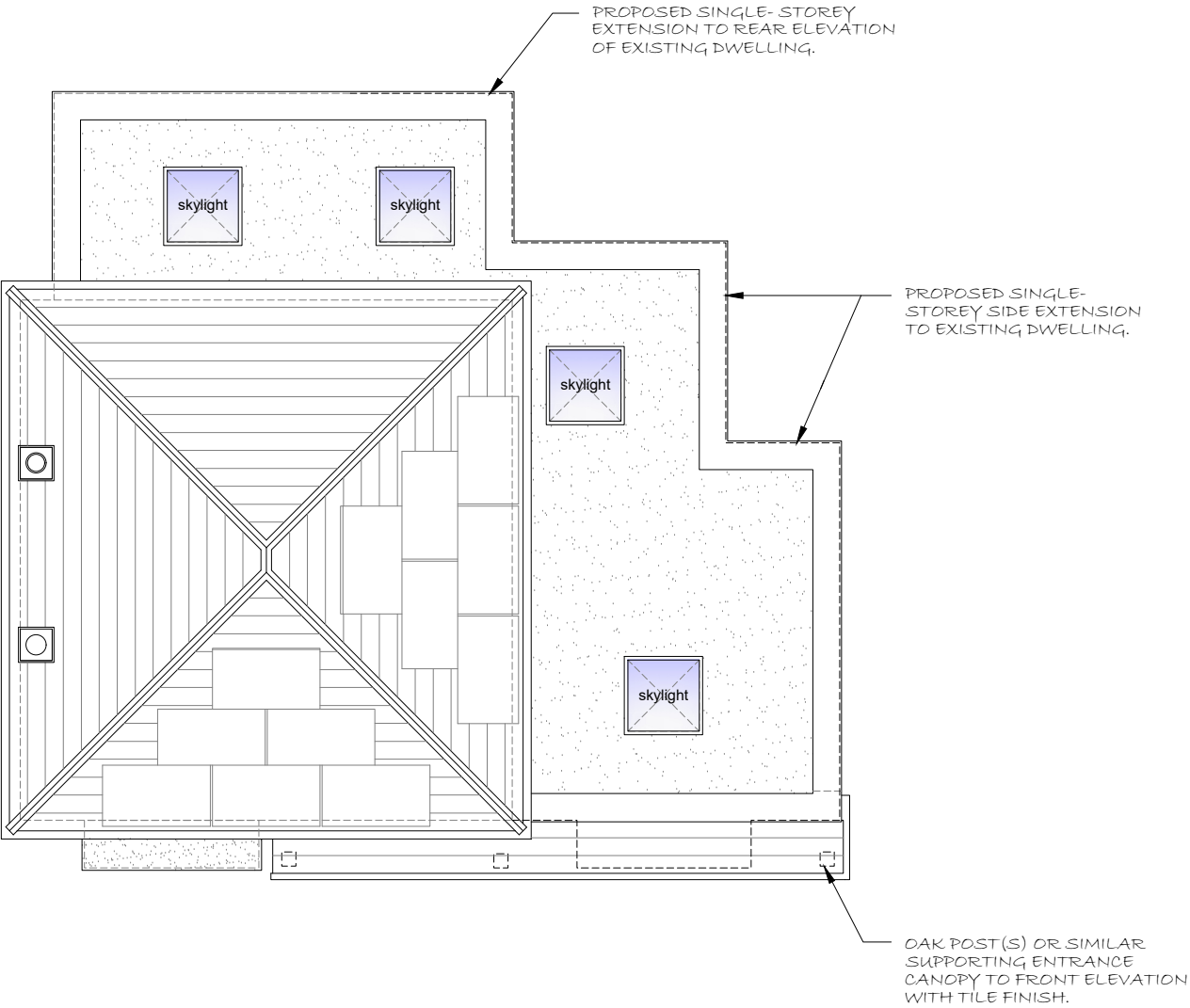
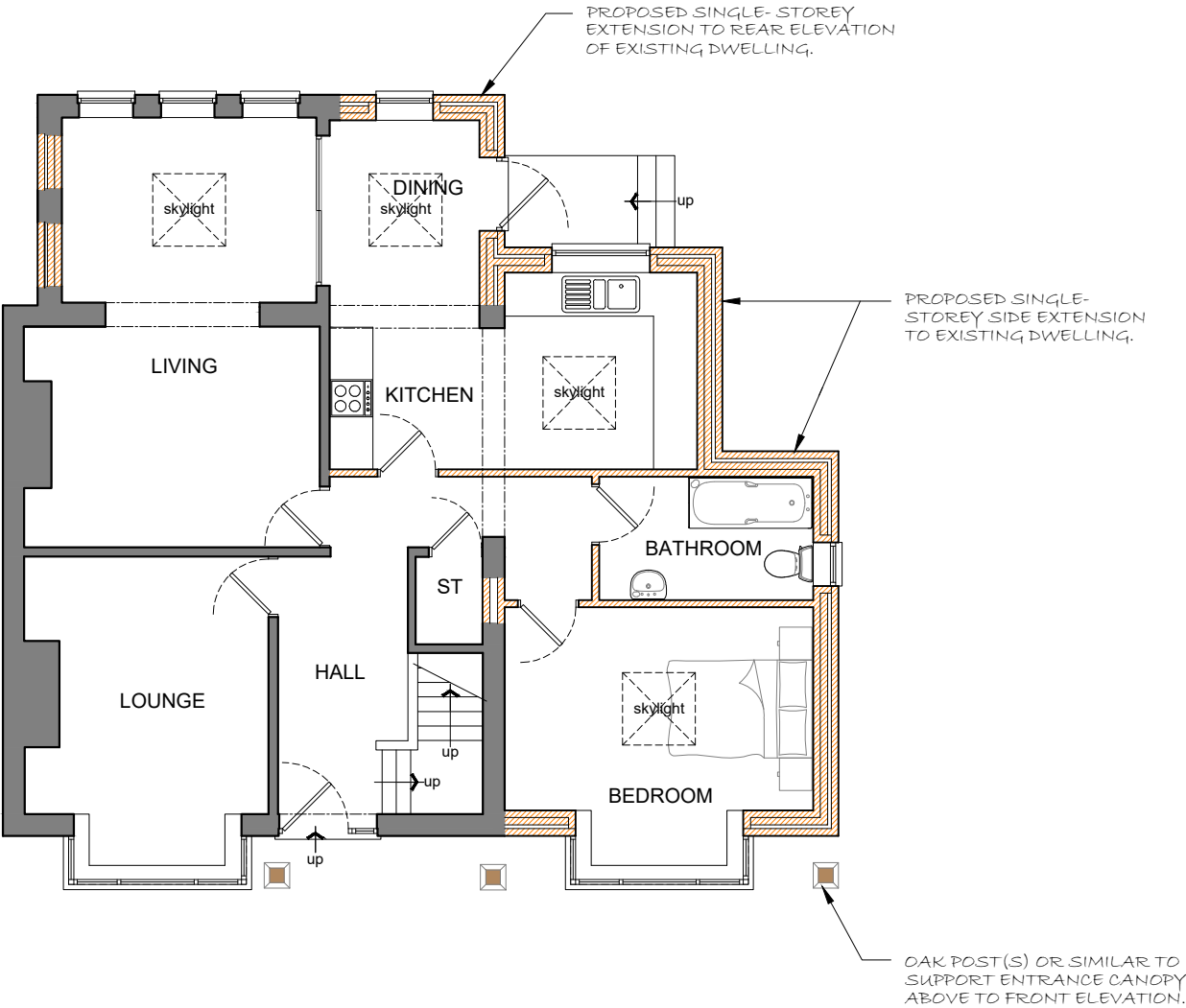
Walls - Brickwork finish to outerleaf.

Doors - Upvc framed doorsets.

Windows - White upvc framed double-glazed units.

Roof - Double Roman Concrete interlocking roof tile to main roof. Plain concrete interlocking roof tile to rear extension & EPDM rubber membrane system to flat parapet wall to side extension.

Fascia/Guttering - Black fascia board with black guttering & downpipes to suit.



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 Single-Storey Side & Rear Extension including Entrance Canopy to front entrance 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

A	Proposed plans updated.	28/06/26	AM	-
Rev	Description	Date	By	App'd

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DEWSBURY, WF12 9JJ

Drawing title
PROPOSED FLOOR PLAN &
ROOF PLAN

Drawn by	Date	App'd
AM	06/26	-
Drawing no	Project no	Scale @ A3
PL-02	26-010	1:100
		Rev
		A

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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

1:100

