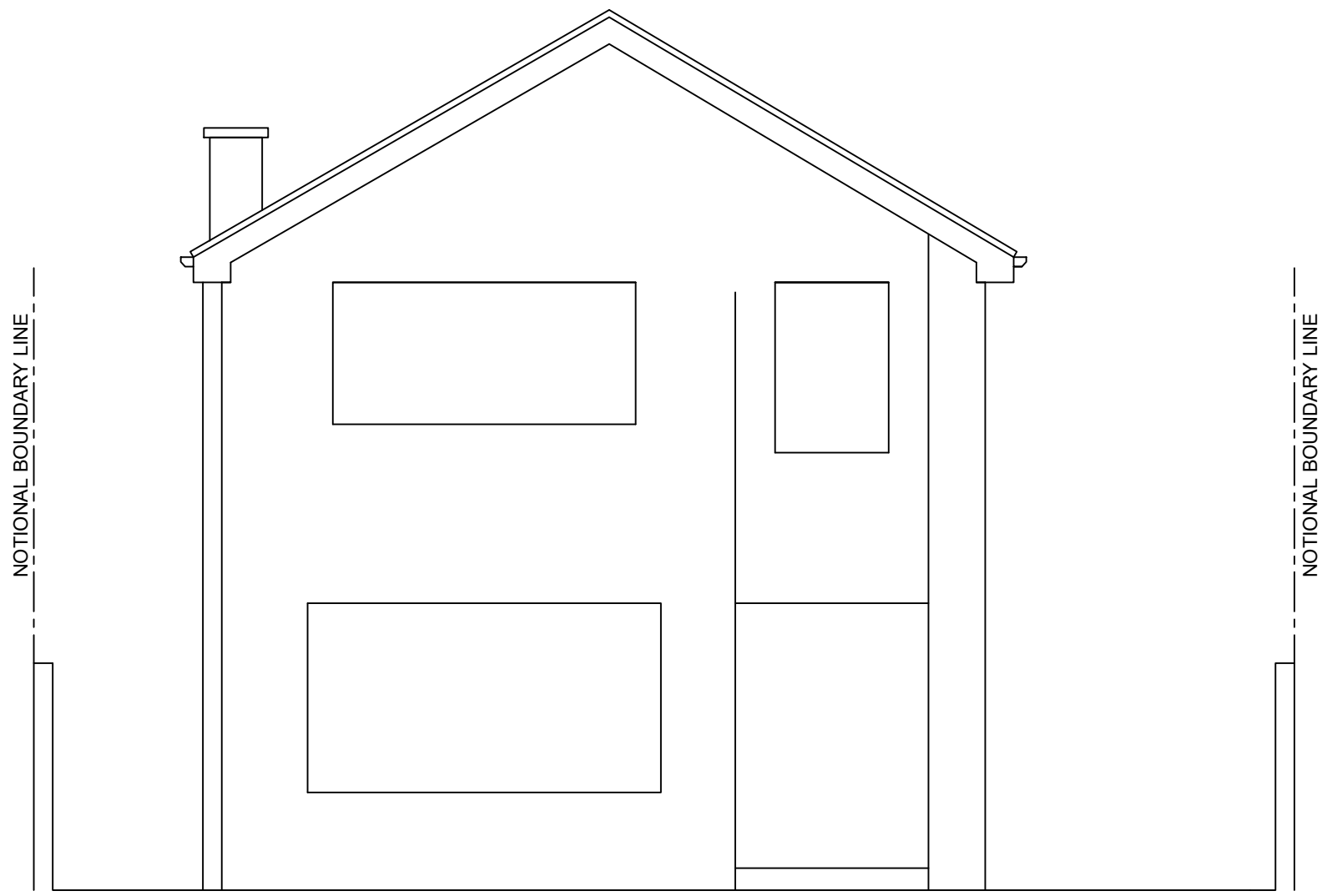
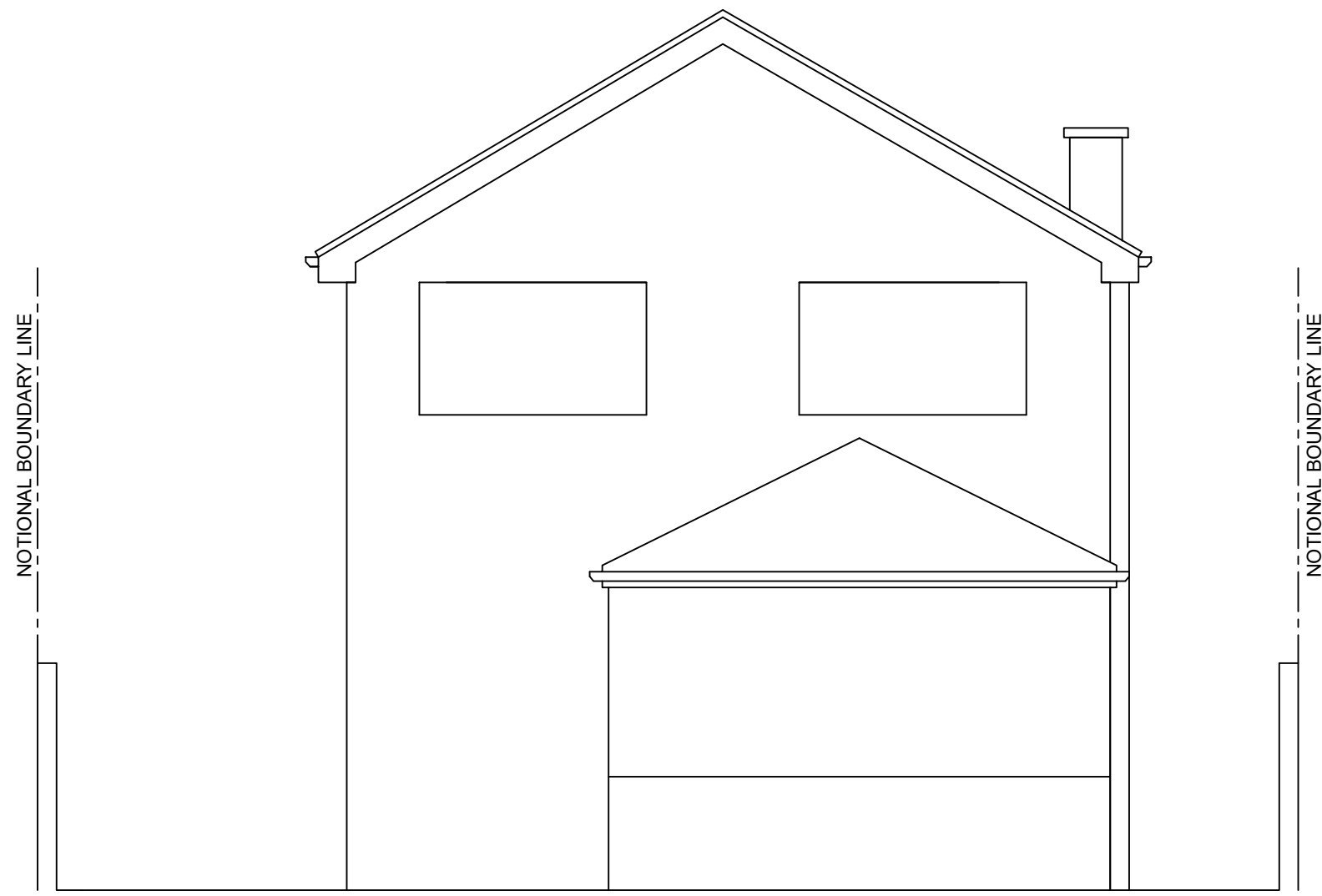
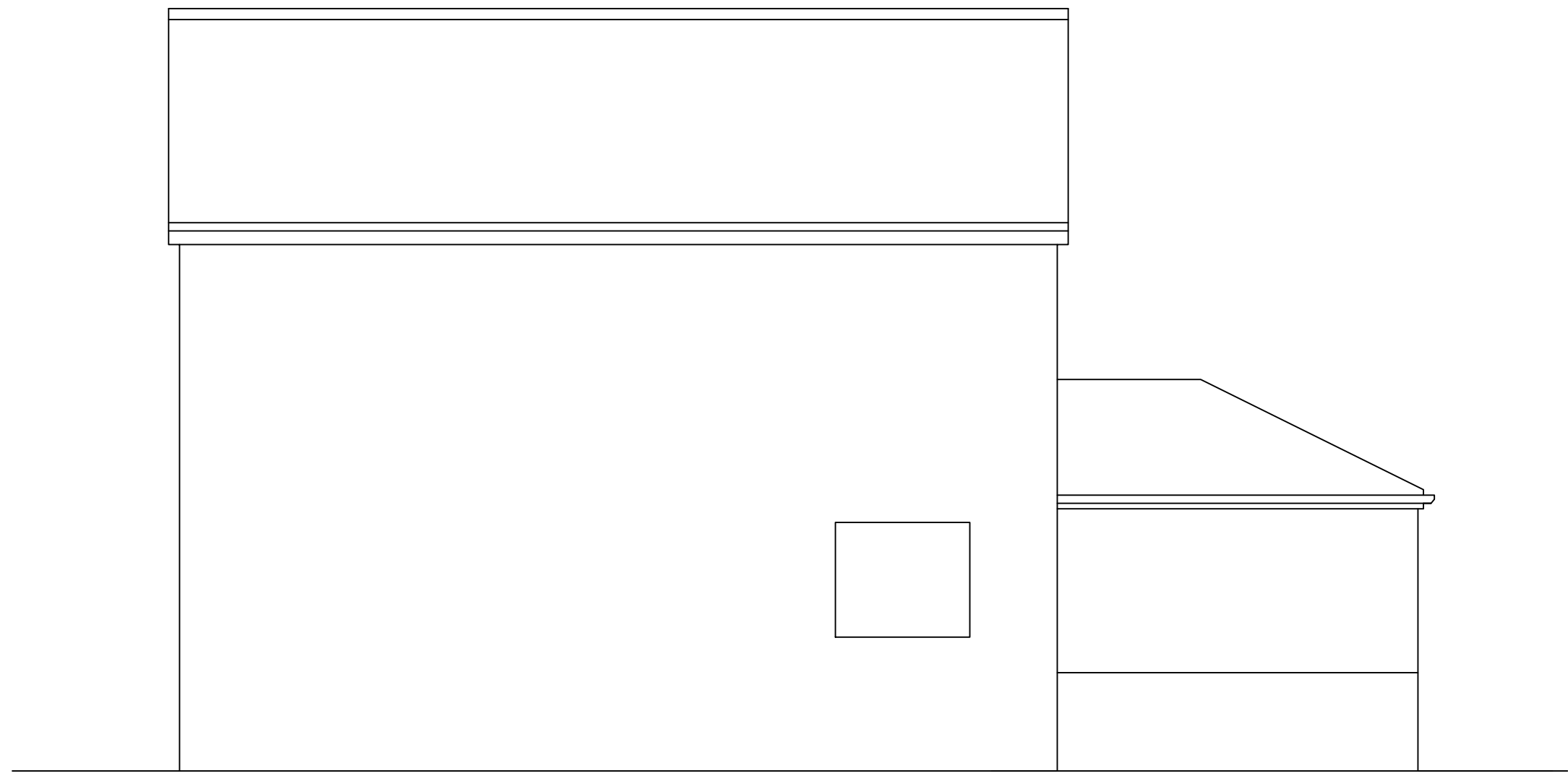




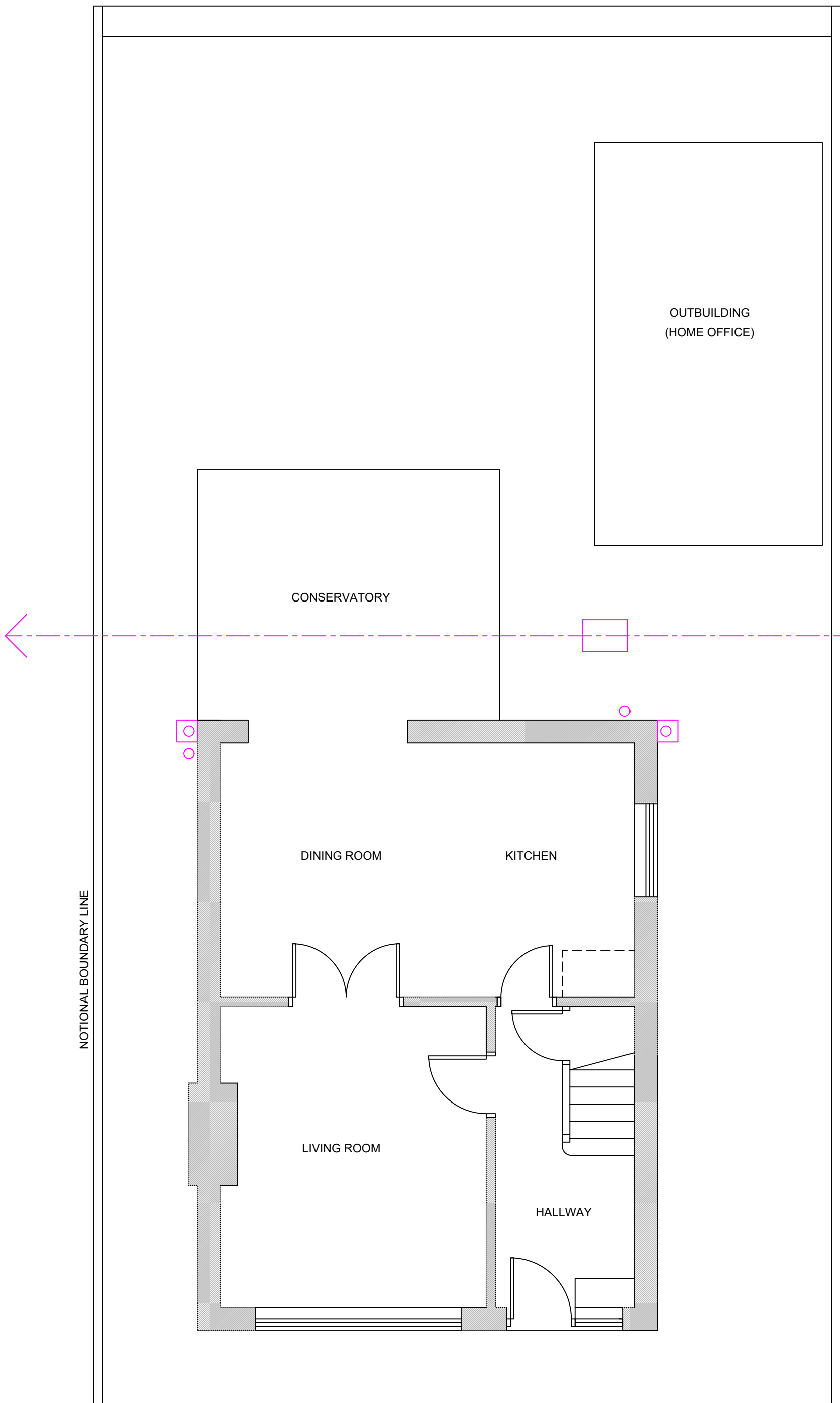
FRONT ELEVATION



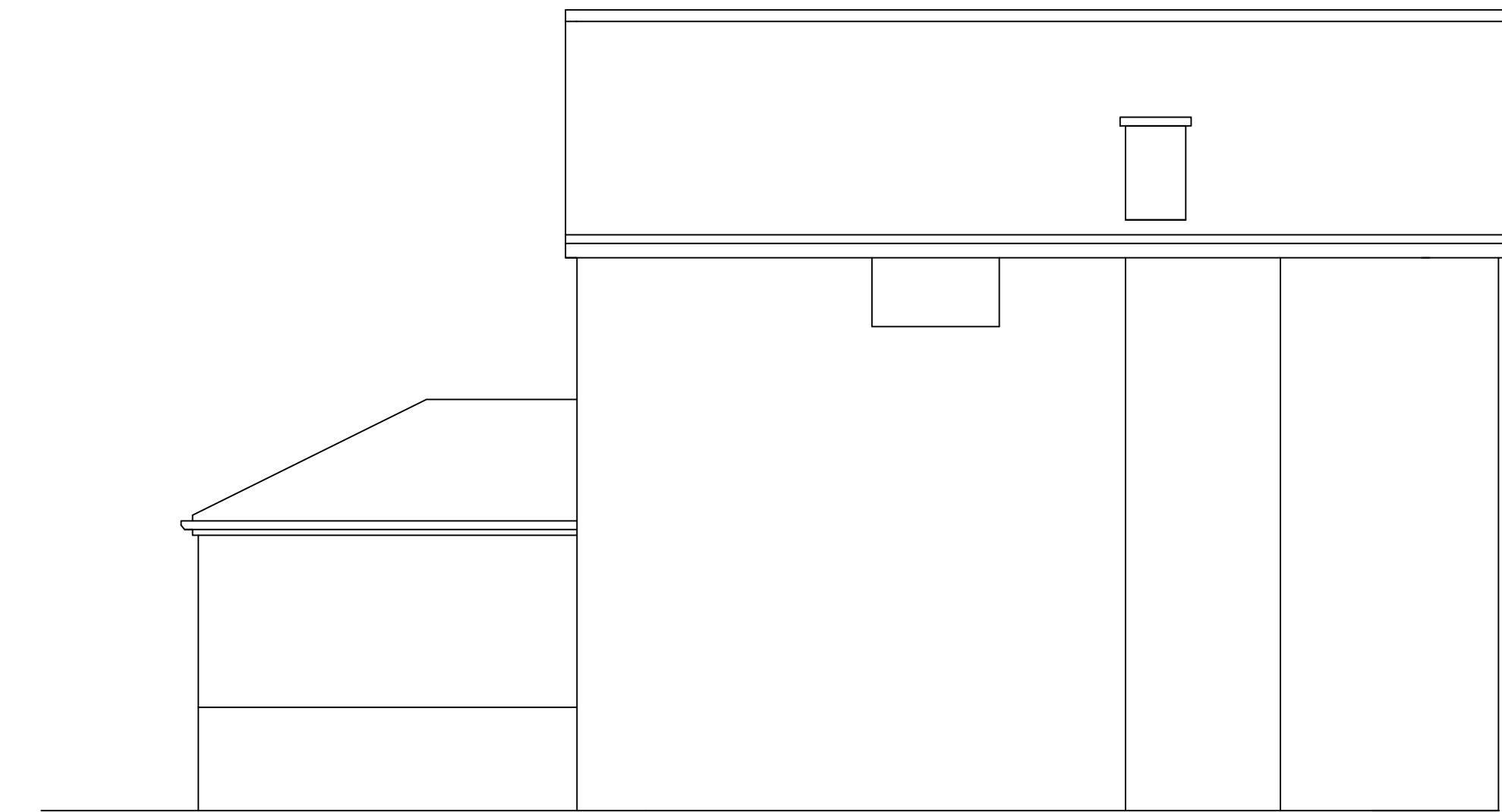
REAR ELEVATION



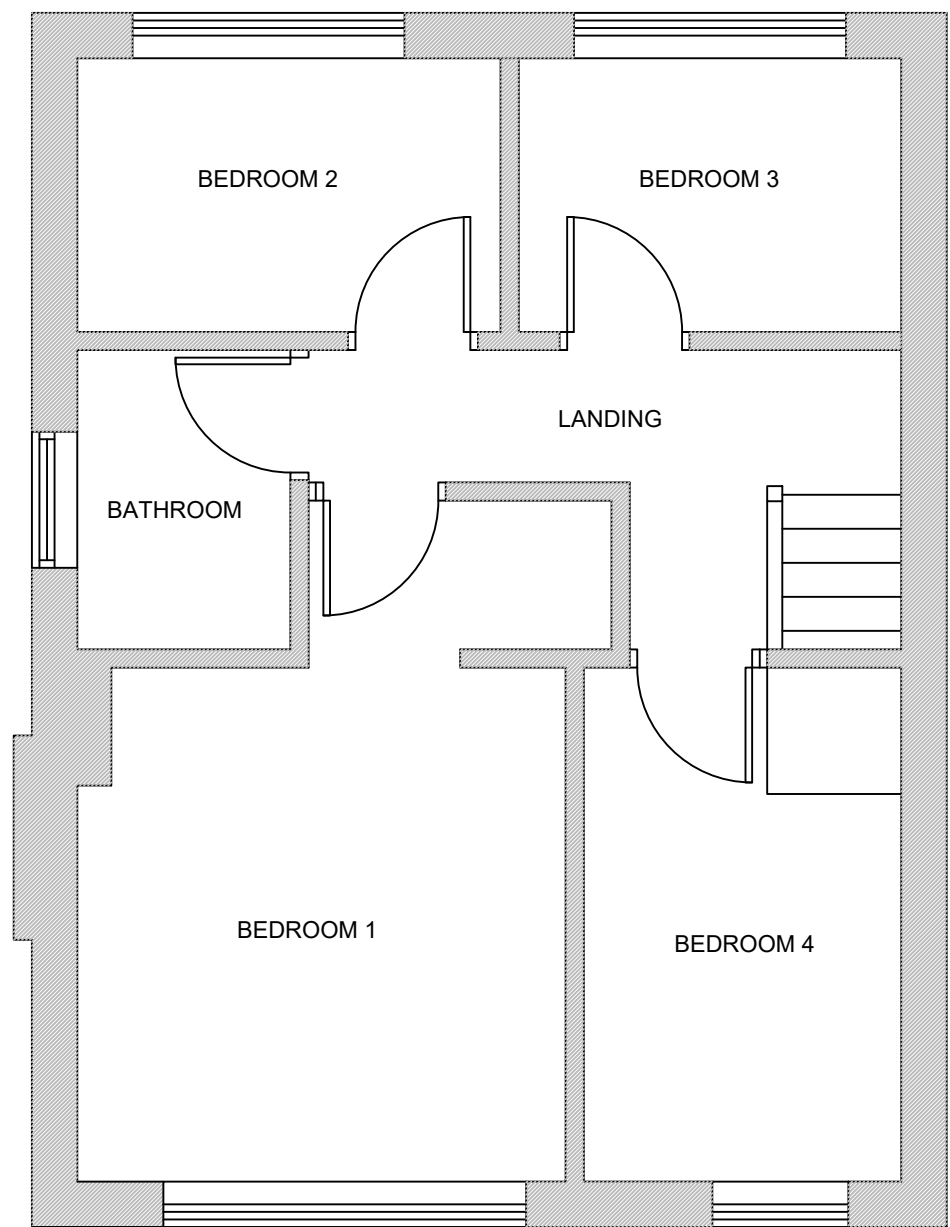
SIDE ELEVATION



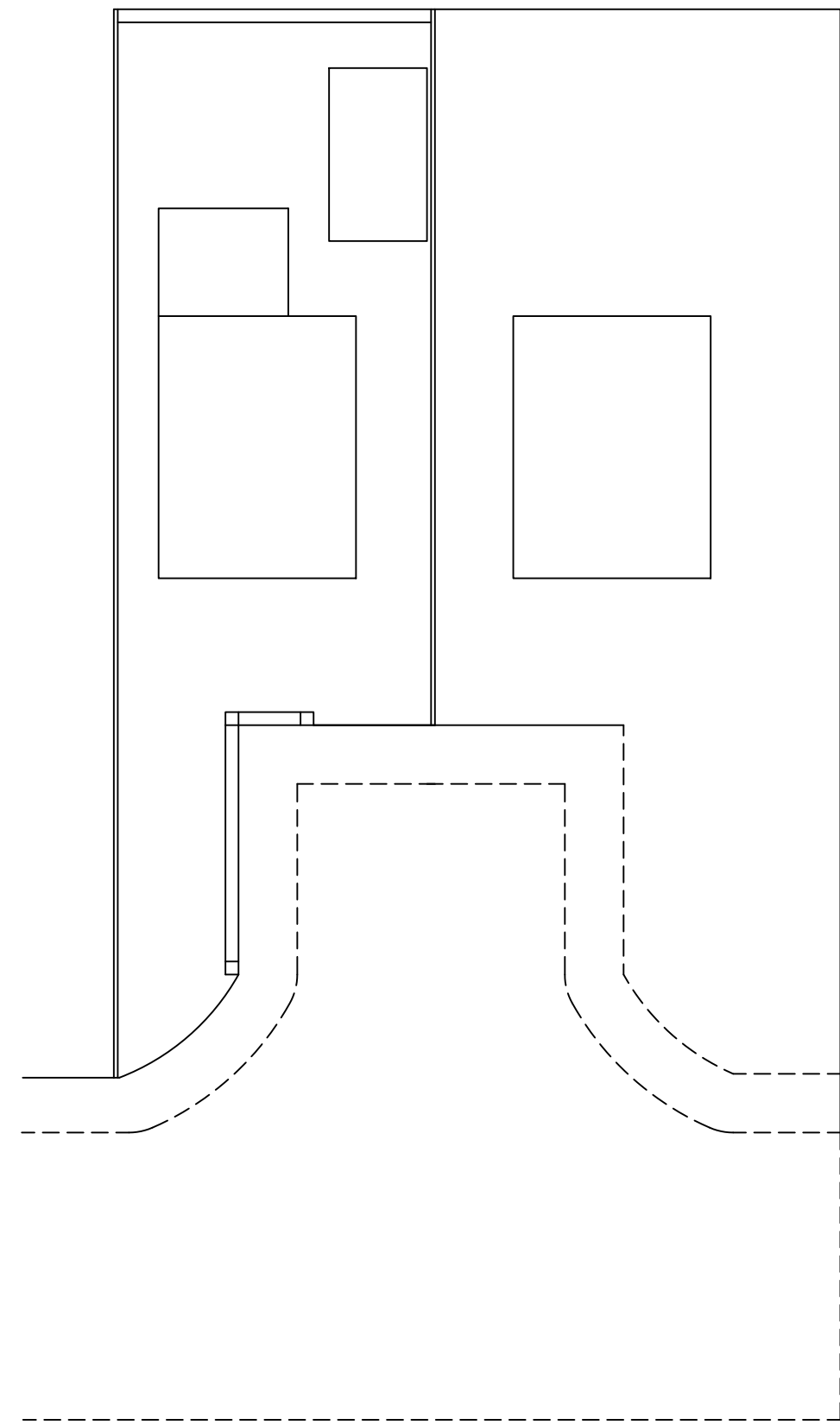
GROUND FLOOR PLAN



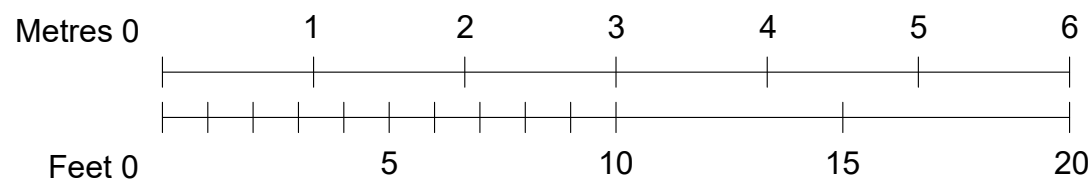
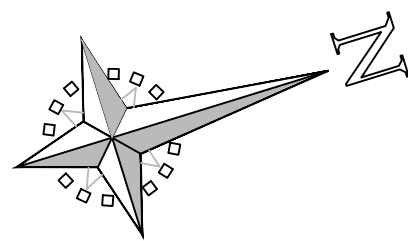
SIDE ELEVATION



FIRST FLOOR PLAN



SITE BLOCK PLAN 1:200



GENERAL TERMS AND CONDITIONS. PLEASE READ CAREFULLY.

NOTES: THESE DESIGNS AND SPECIFICATIONS ARE COPYRIGHT OF RAYNER ARCHITECTURAL SERVICES AND SHALL NOT BE REPRODUCED IN DRAWING OR AS-BUILT FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF RAYNER ARCHITECTURAL SERVICES.

DO NOT SCALE FROM DRAWINGS. ALL DESIGN DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BEFORE WORKS COMMENCE ON SITE.

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THESE DRAWINGS DO NOT COMPREHEND A COMPLETE FULL SPECIFICATION FOR THE WHOLE OF THE OTHER SEPARATE VARIOUS DESIGNS FOR THE PROPOSED WORKS. NO DETAILS OR RECORDS ARE INCLUDED FOR ANY ELECTRICAL, INSULATIONS OR HEATING SYSTEMS AND PLUMBING FIREWORK DISTRIBUTION SYSTEMS ETC INCLUDING BATHROOM AND KITCHEN FIT OUTS.

NO SAP RATINGS HAVE BEEN INCLUDED. NO STRUCTURAL ENGINEERS DETAILS OR PARTY WALL REGULATION REQUIREMENTS HAVE BEEN INCLUDED – THESE SHALL ALL BE ARRANGED BY THE CLIENT AND PROVIDED BY OTHERS.

THE PRIMARY FUNCTION OF THESE DRAWINGS IS TO ASSIST THE LOCAL PLANNING AUTHORITY TO PROVIDE THE FORMAL LPA PLANNING CONSENT APPROVALS AND TO REFLECTING COMPLIANCE WITH THE STATUTORY BUILDING REGULATIONS ETC.

WHERE FURTHER CLARIFICATIONS, AMENDMENTS OR ANY OTHER ADDITIONAL WORKS ARE REQUIRED, CONTRACTORS SHALL REFER DIRECT TO THE CLIENT(S) FOR FURTHER DETAILS AND INSTRUCTIONS.

NO WORKS ARE TO COMMENCE ON SITE UNTIL THE FINAL PLANNING CONSENTS ARE OBTAINED WITH ALL ATTACHED CONDITIONS DISCLOSED AND APPROVED IN WRITING AND THE FINAL PLANS, BUILDING REGULATIONS, AND ALL BUILDING INSPECTIONS AMENDMENTS OR ADDITIONS, ARE APPROVED IN WRITING.

IF THE DEVELOPMENT IS WITHIN A DESIGNATED AREA AFFECTED BY FORMER COAL MINING ACTIVITY AND ANY COAL MINING FEATURES ARE EXPOSED DURING THE DEVELOPMENT THE BUILDING INSPECTOR IS TO BE REQUESTED IMMEDIATELY BEFORE CONTINUING ANY FURTHER WORKS.

WHERE EXISTING OR BUILDING OVER OR ADJACENT TO PUBLIC DRAINS OR LATERAL SEWERS ETC, IS INVOLVED NO WORKS SHALL COMMENCE ON SITE UNTIL YORKSHIRE WATER HAS APPROVED ANY HA CONSULTATIONS FOR THE PROPOSALS AND HAVE ISSUED THE REQUIRED BUILD OVER OR OTHER REQUIRED LICENSE. ALL SUCH WORKS TO BE COMPLETED SHALL BE REQUESTED AND APPROVED BY YORKSHIRE WATER INSPECTORS BEFORE WORKS PROCEED AND DRAINAGE ARE COVERED BY.

ALL STRUCTURAL ENGINEERS DESIGNS AND CALCULATIONS REQUIRED BY BUILDING CONTROL SHALL BE OBTAINED BY THE CLIENT BUILDER AND SHALL BE SUBMITTED FOR APPROVAL BEFORE WORKS COMMENCE ON SITE.

NO CHECKS HAVE BEEN MADE ON THE POSITIONS OR LOCATIONS OF ANY UTILITY SERVICES, YORKSHIRE, WATER PUBLIC, SEWERS/MAINS DRAINING ETC. OR OTHER MAINS WATER, GAS, ELECTRIC, SUPPLIES OR TELEPHONE LINES ON OR ADJACENT TO THE SITE OTHER UNDERGROUND OR OVERHEAD. THESE SHALL BE CARRIED OUT BY THE BUILDING CONTRACTOR PRIOR TO COMMENCING WORK ON SITE AND ALL WORKS TO COMPLY WITH SUPPLIERS REQUIREMENTS SHALL BE DEEMED TO BE INCLUDED.

THE CLIENT(S) SHALL CHECK ALL TITLE DEEDS OR LAND REGISTRY DOCUMENTS ETC FOR ANY RESTRICTIVE COVENANTS OR ANY LEGAL ENCUMBRANCES FOR SEWERS OR OTHER SERVICES ON THE SITE THAT MAY PREVENT OR RESTRICT ANY CONSTRUCTION OR OTHER WORKS BEFORE WORKS SHALL COMMENCE ON SITE.

PARTY WALL REGULATIONS, RIGHTS TO LIGHT, RIGHTS OF ACCESS TO CARRY OUT WORKS, BOUNDARY ISSUES AND ADVERSE POSSESSIONS ARE ALL SEPARATE CIVIL MATTERS BETWEEN NEIGHBOURS THAT ARE NOT COVERED BY THE PLANNING OR BUILDING REGULATIONS APPROVALS OF THESE DESIGN WORKS.

CLIENT(S) ARE ADVISED TO CONSULT ALL AFFECTED ADJOINING AND ADJACENT NEIGHBOURS TO OBTAIN AGREEMENTS TO THE PROPOSED DEVELOPMENT AND TO SEEK ANY REQUIRED SEPARATE PROFESSIONAL ADVICE BEFORE WORKS COMMENCE. RAYNER ARCHITECTURAL SERVICES SHALL NOT BE LIABLE FOR ANY CONFLICTS OR DISPUTES ARISING FROM THESE MATTERS OR FAILURE TO OBTAIN THESE AGREEMENTS.

ALL WORKS TO BE CARRIED OUT TO THE LATEST BUILDING REGULATIONS AND ANY AMENDMENTS AND ALL BUILDING INSPECTIONS AND APPROVALS SHALL BE PRACTICE.

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RAYNER ARCHITECTURAL SERVICES ARCHITECTURAL TECHNOLOGIST & BUILDING DESIGN CONSULTANT			
INNOVATION HOUSE, 20 FINK HILL, HORSFORTH LS18 4DH TEL 07502 199 364			
CLIENT DETAILS: JON RAFILA HADRIANS CLOSE, HUDDERSFIELD HD3 3XZ			
JOB DESCRIPTION: PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND OFFICE OUTBUILDING AND NEW TWO STOREY EXTENSION TO SIDE AND REAR OF EXISTING DWELLING			
DRAWING TITLE: PLANS AS EXISTING			
PAPER SIZE	SCALE	DATE	REV
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