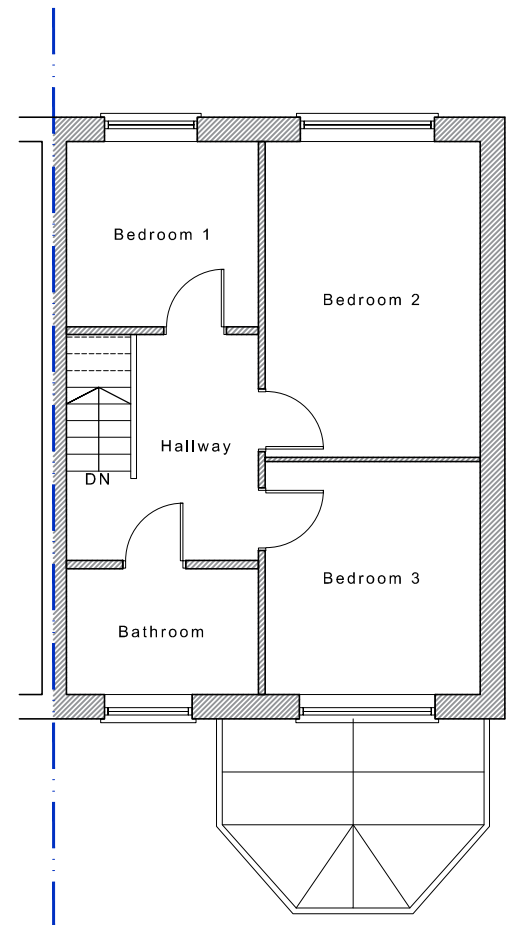
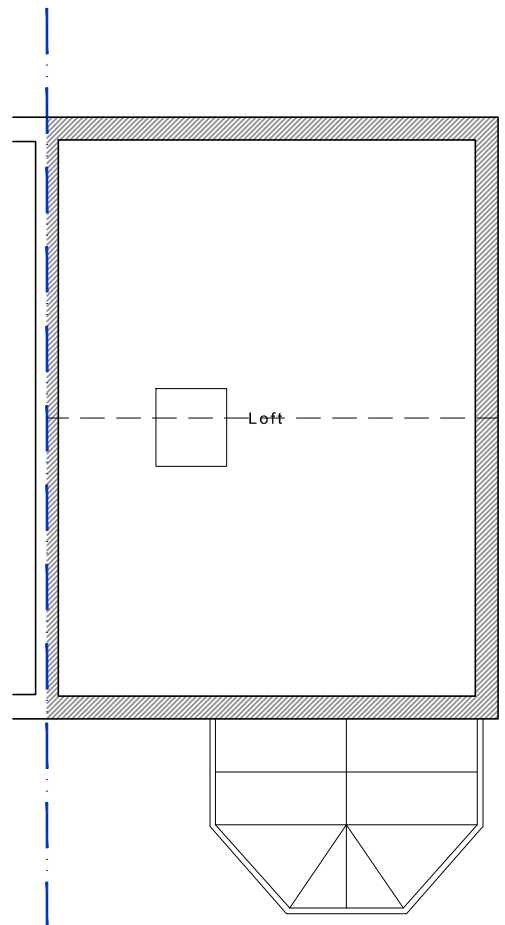




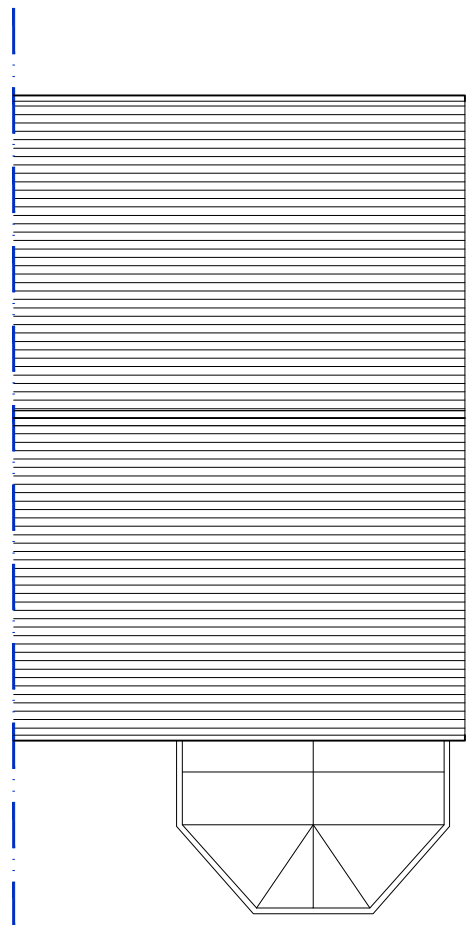
EXISTING LOFT FLOOR PLAN

Scale 1:100@A1



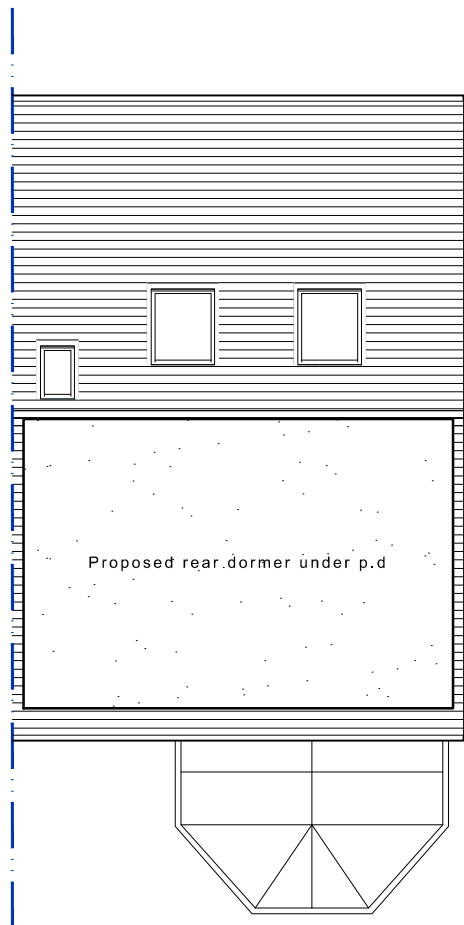
EXISTING LOFT FLOOR PLAN

Scale 1:100@A1



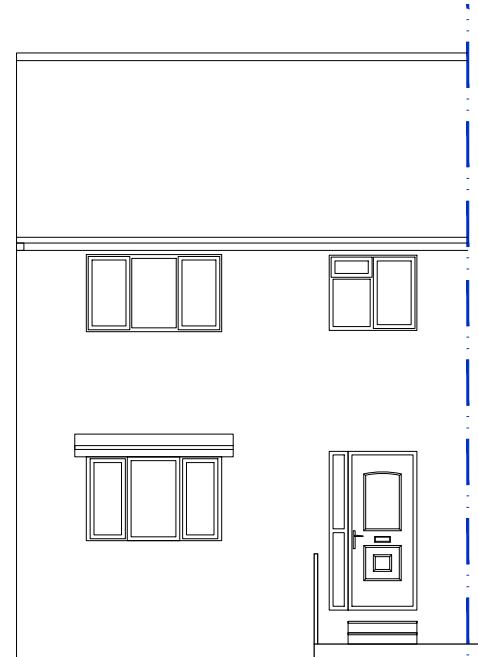
EXISTING ROOF PLAN

Scale 1:100@A1



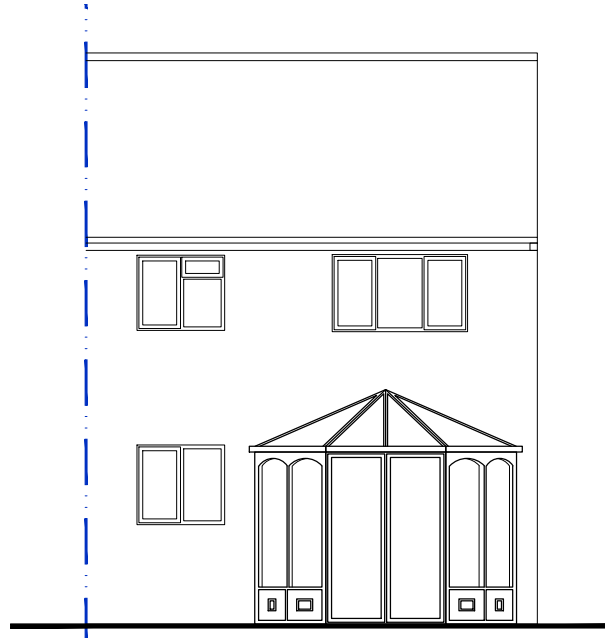
PROPOSED ROOF PLAN

Scale 1:100@A1



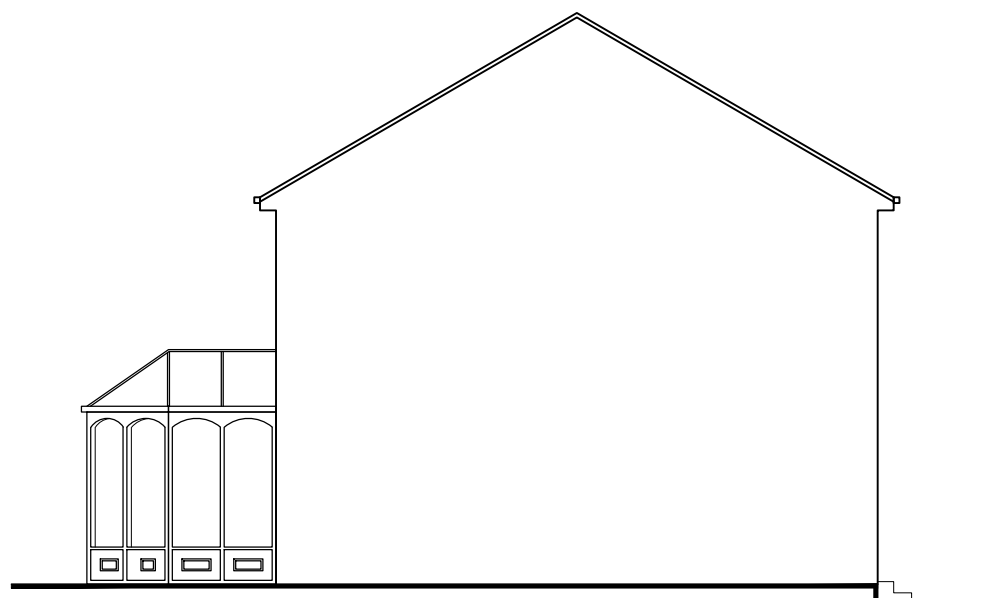
EXISTING FRONT ELEVATION

Scale 1:100@A1



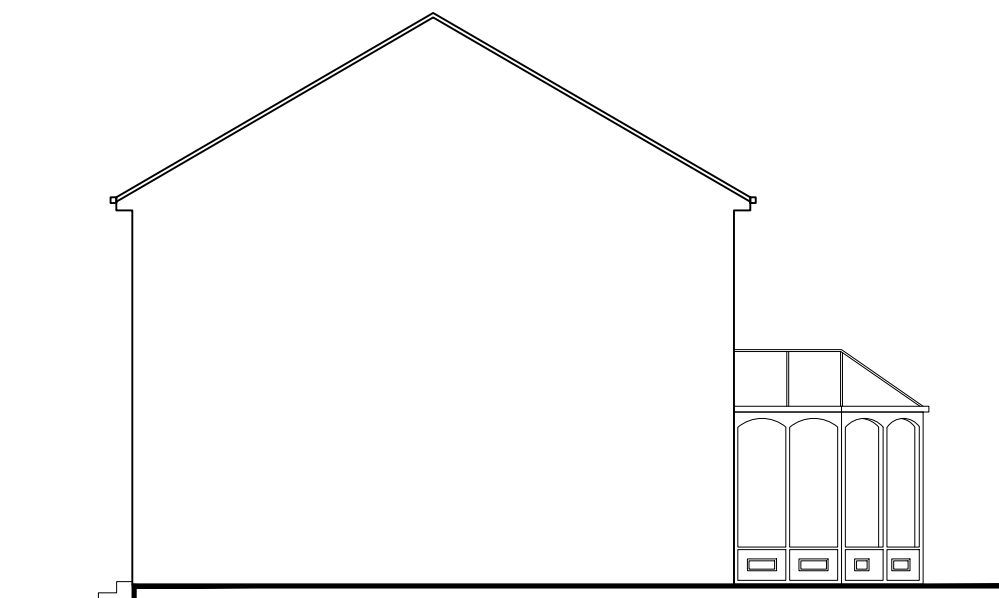
EXISTING REAR ELEVATION

Scale 1:100@A1



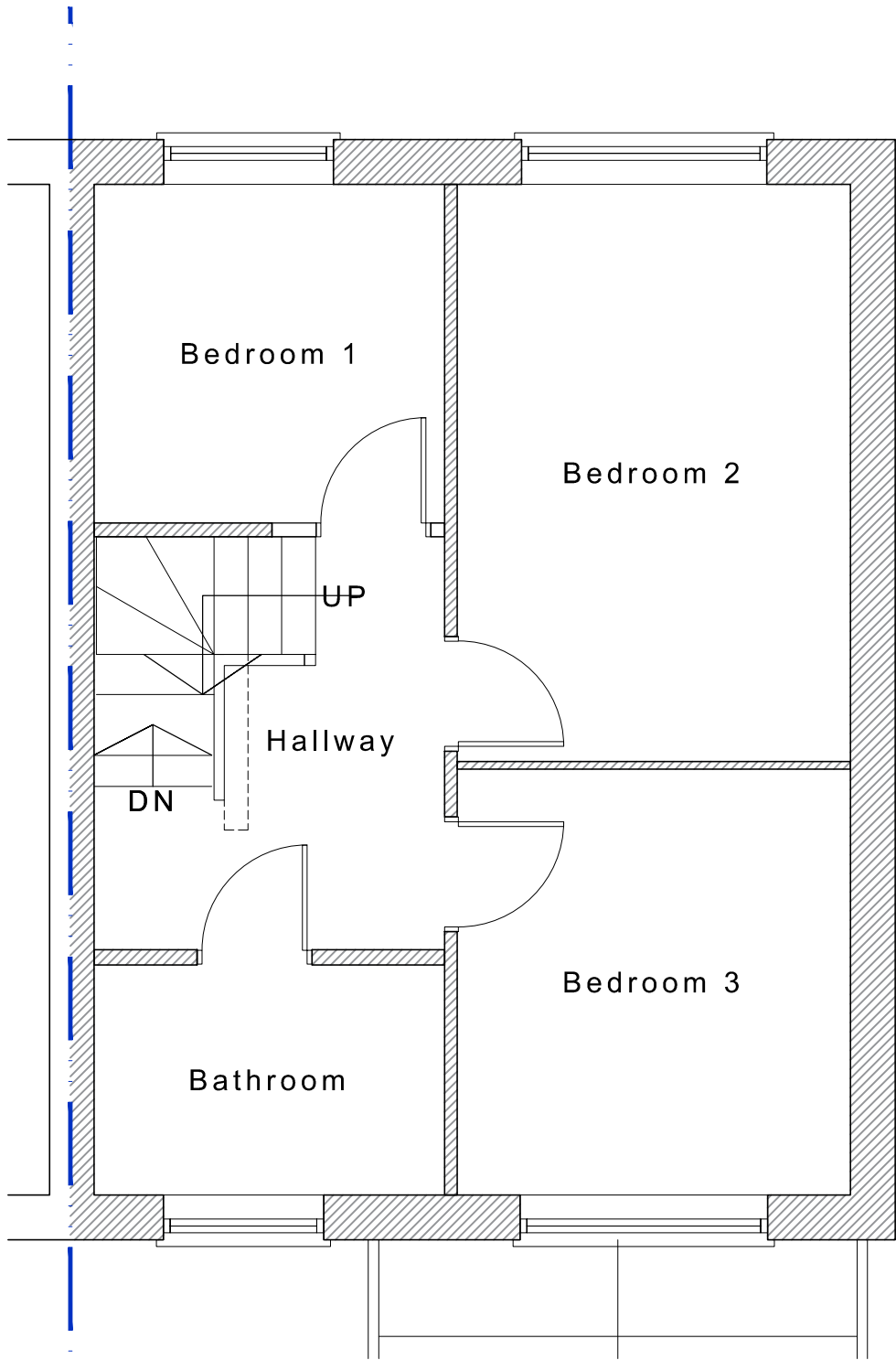
EXISTING SIDE ELEVATION

Scale 1:100@A1



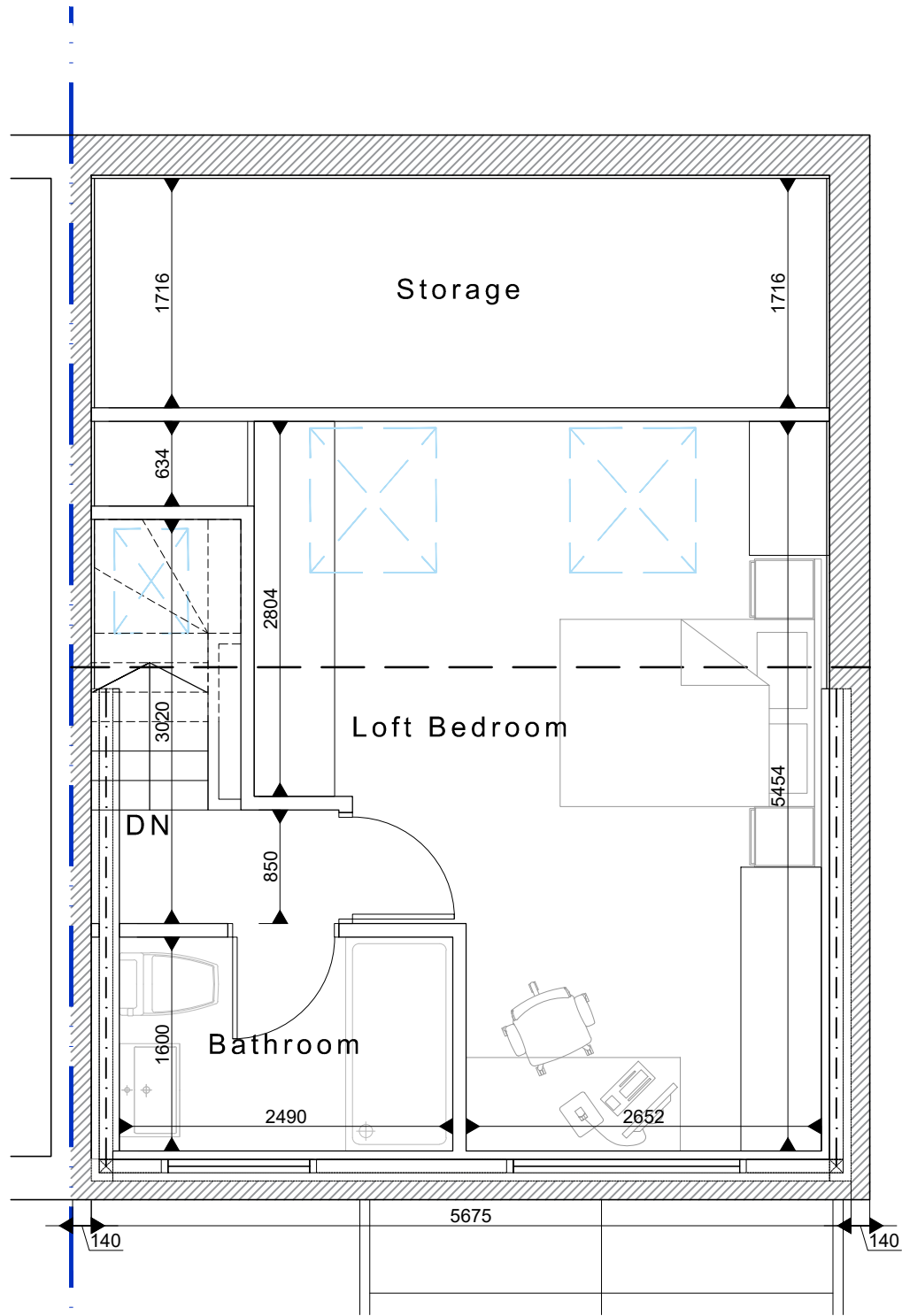
EXISTING OTHER SIDE ELEVATION

Scale 1:100@A1



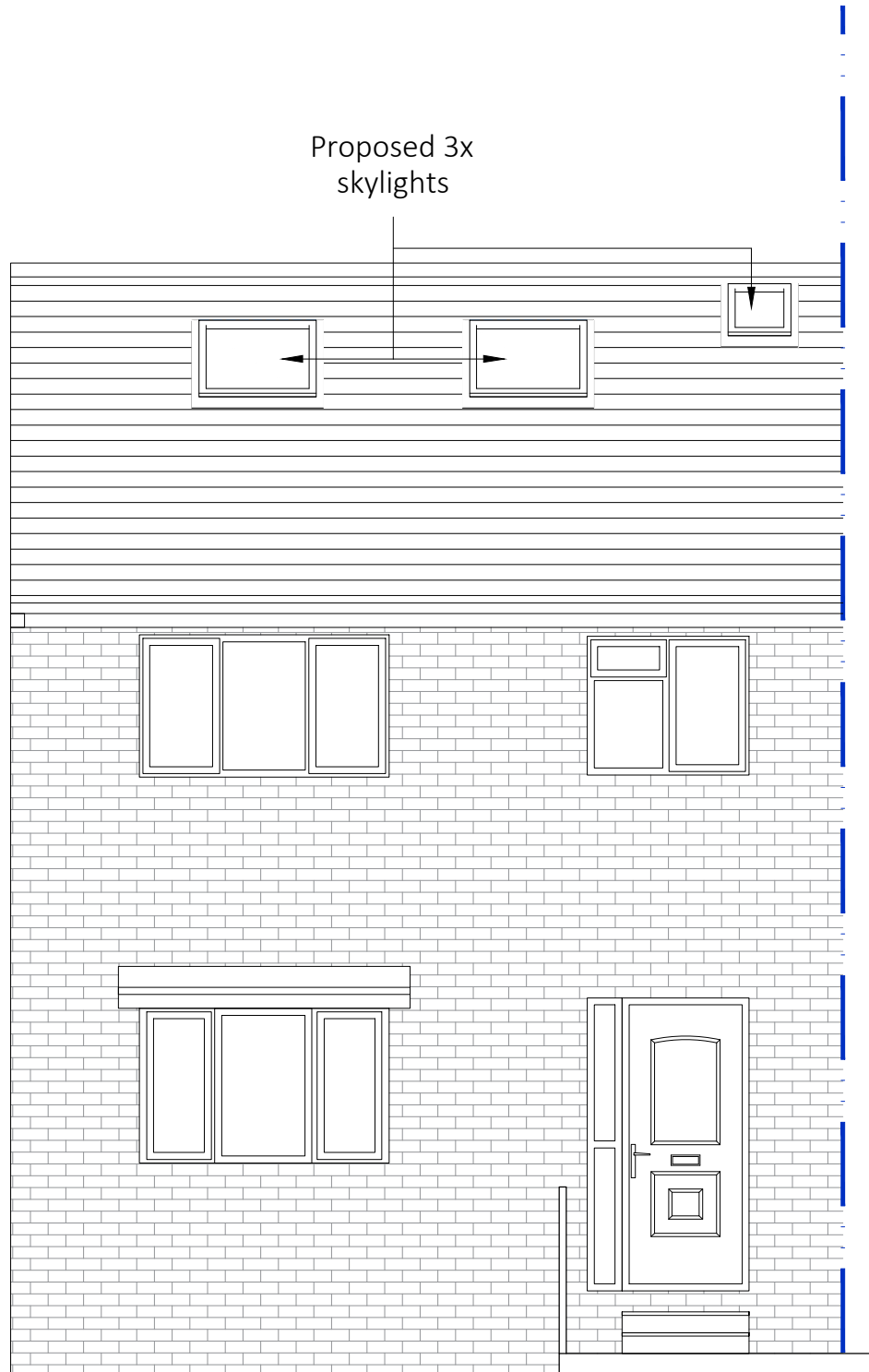
PROPOSED GROUND FLOOR PLAN

Scale 1:50@A1



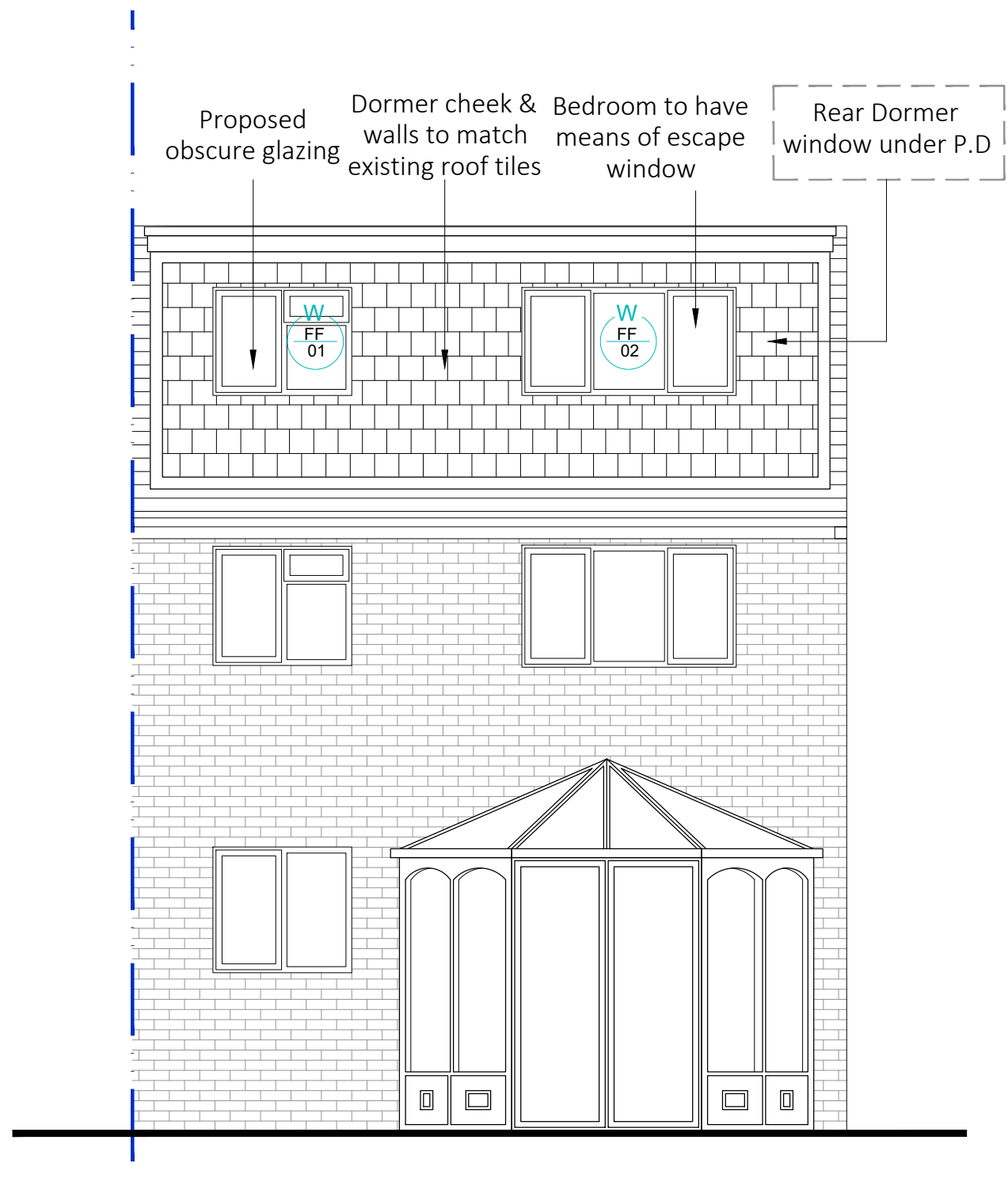
PROPOSED FRONT ELEVATION

Scale 1:50@A1



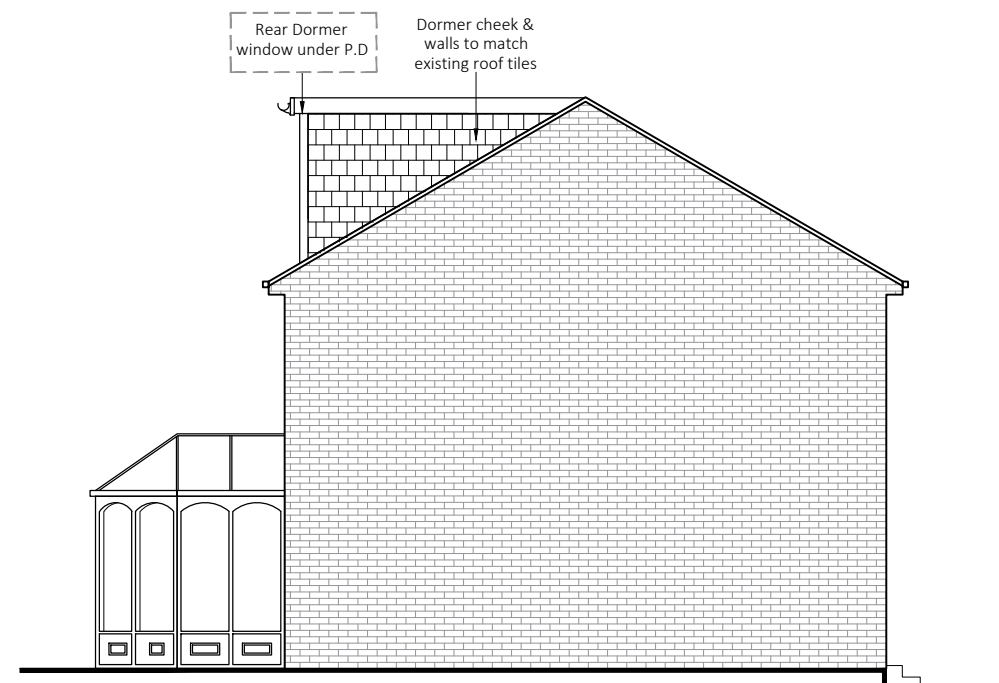
PROPOSED FRONT ELEVATION

Scale 1:50@A1



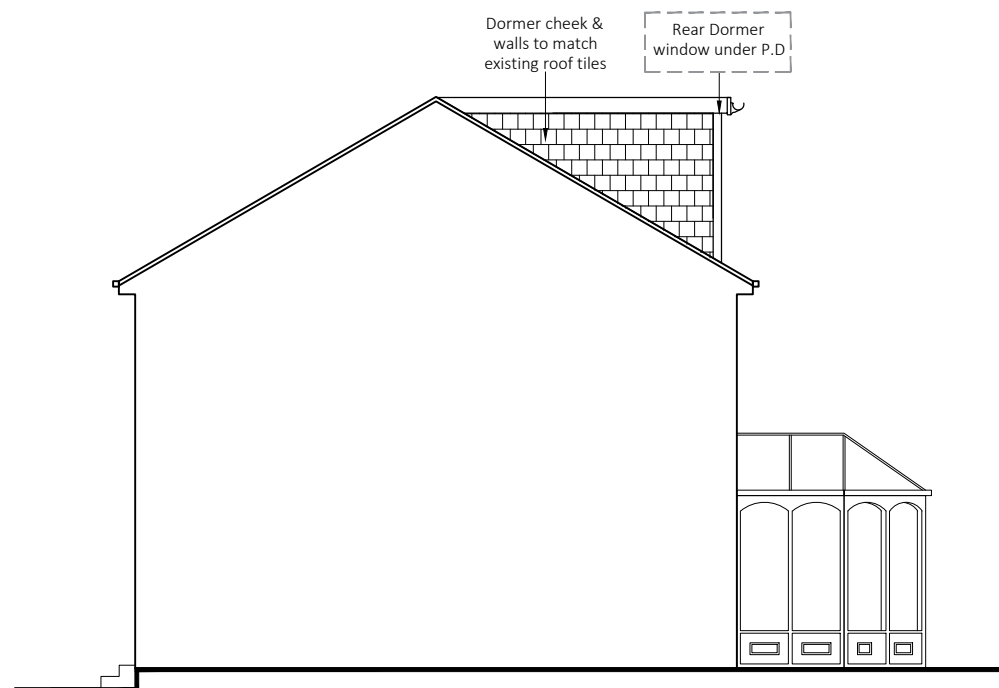
PROPOSED REAR ELEVATION

Scale 1:50@A1



PROPOSED SIDE ELEVATION

Scale 1:100@A1



PROPOSED OTHER SIDE ELEVATION

Scale 1:100@A1

GENERAL

All works to be in accordance with Building Regulations 2010, current editions and amendments and to the satisfaction of the Local Authority Building Inspector. 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. 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. All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements. THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

DEMOLITION

Existing walls marked for removal are to be confirmed non- loadbearing prior to demolition. Contractor to provide method statement for demolition of all elements concerned.

STRUCTURAL

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing. Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES

All existing relevant meters, external/internal mains gas/water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials boilers to be safely re-sited or re-routed prior to any work.

Rev - : DD-MM-YYYY : Initial : Issue.		
Drawing Number	26-010 - BR - 02	
NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialists drawings, details and specifications. All works are to be carried out in accordance with the latest editions of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless noted otherwise are in millimetres. All dimensions and levels are to be checked by the contractor on site prior to order, fabrication or commencement of work on site. Contractor to check and satisfy himself of the positions of all existing statutory authorities mains services on and around site. All materials and proprietary items are to be fixed / installed / applied in strict accordance with the respective manufacturers recommendations. At all stages of work, the contractor will be responsible for and must ensure the overall stability of all buildings, structures and excavations etc. is maintained. During the construction works all existing low drainage is to be adequately protected and normal flows maintained.		
Issue Purpose : Building Regulations Application		
Client	N/A	Drawn N/A
Project	Proposed rear dormer window under p.d	Date 31-07-2026
		Scale 1:50, 100, 250 @ A1
Address	9 Coney Walk, Dewsbury, WF13 3SS	
Title	Existing and Proposed Plans and elevations	