Notes:

The drawings are the copyright of CKA Yorkshire. The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

All dimensions must be checked onsite prior to works commencing, variations in squareness, depth of plaster etc, must be checked for.

Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

Unless appointed to do so, CKA Yorkshire will not assume the role of 'Principal Designer' once work starts on site. The 'Principal Contractor' will take on the role and responibilites of 'Principal Designer'.

THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.

SYMBOLS, HATCH & LINETYPE KEY

- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
- ACTION (DO)
- AVOID OR REFRAIN FROM (DONT)
- ON-SITE MEASUREMENTS REQUIRED
- RELEVANT INFORMATION
- STRUCTURAL ENGINEER ITEM
- BUILDING CONTROL ITEM

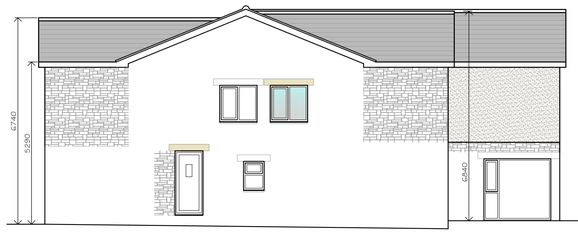
BRICK, CONCRETE, BLOCK, SAND, HARDCORE, PROPOSED, GLAZING, OBSCURE GLASS

BOUNDARY, FOUL DRAINAGE, SW DRAINAGE, INSULATION, DPM, DPC, VCL, FLASHING, STRUCTURAL BEAMS, DEMOLITION AREAS

DATE	NOTES	STG	BY	REV
15/10/26	Planning Re-submission	PLN	BCR	B
06/02/26	Planning Submission	PLN	JGR	A
28/11/25	Developed Design	DEV	JGR	A
15/08/25	First Draft For Client Approval	CMP	JGR	A



Front Elevation As Proposed



Side / West Elevation As Proposed



Rear Elevation As Proposed



Side / East Elevation As Proposed

Proposed Materials

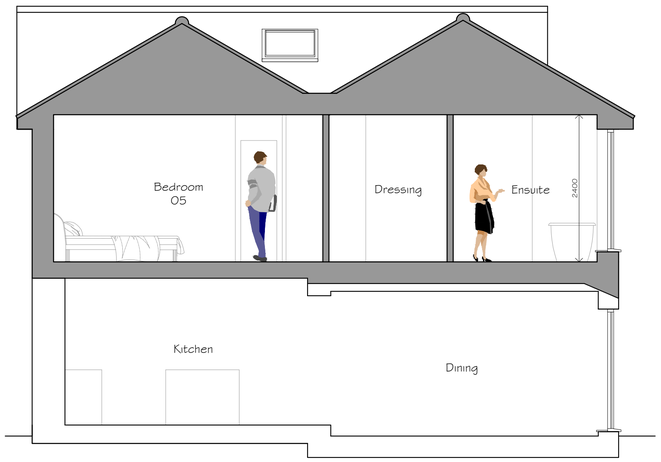
Proposed Walls - Light and dark buff-stone wall to match Through Coloured Render
Proposed Roof - Flat concrete tiles to match
Proposed External Windows - uPVC
Proposed External Doors - uPVC, Composite & Aluminium
Proposed Rainwater Goods - Black uPVC
Proposed Fascias - Off-White uPVC

0 0.51m 2m 5m

1:100



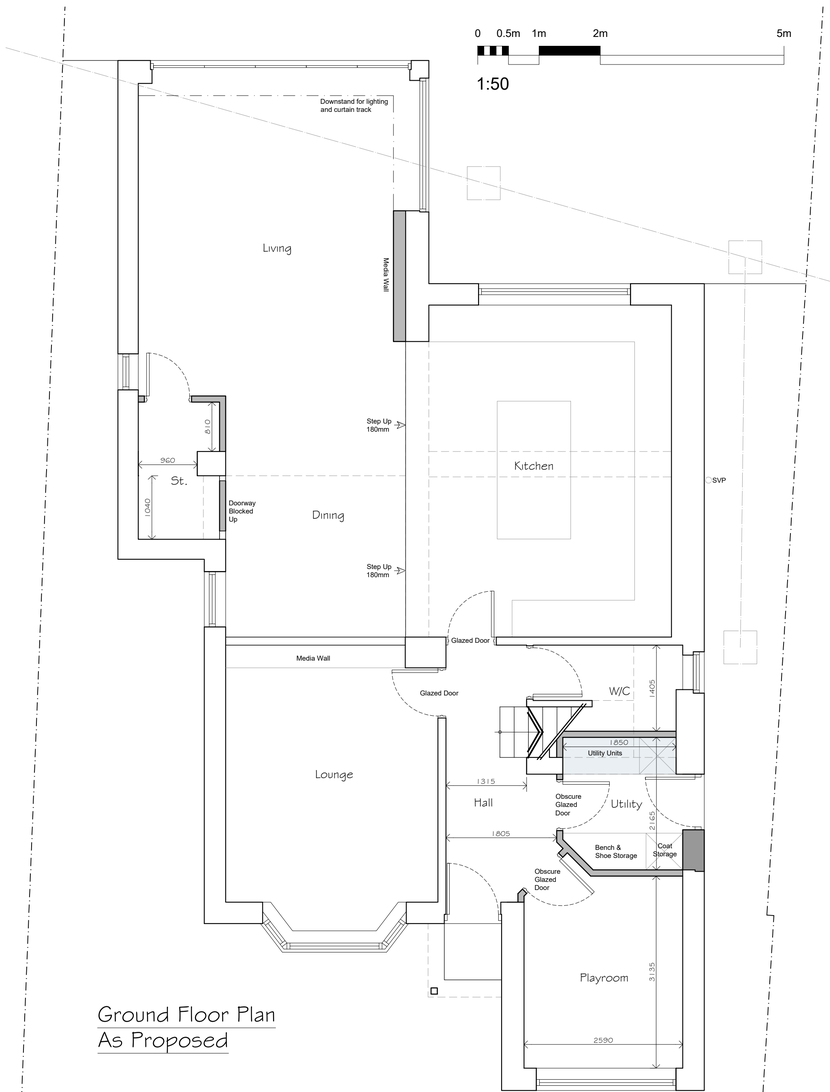
Rear Elevation As Proposed



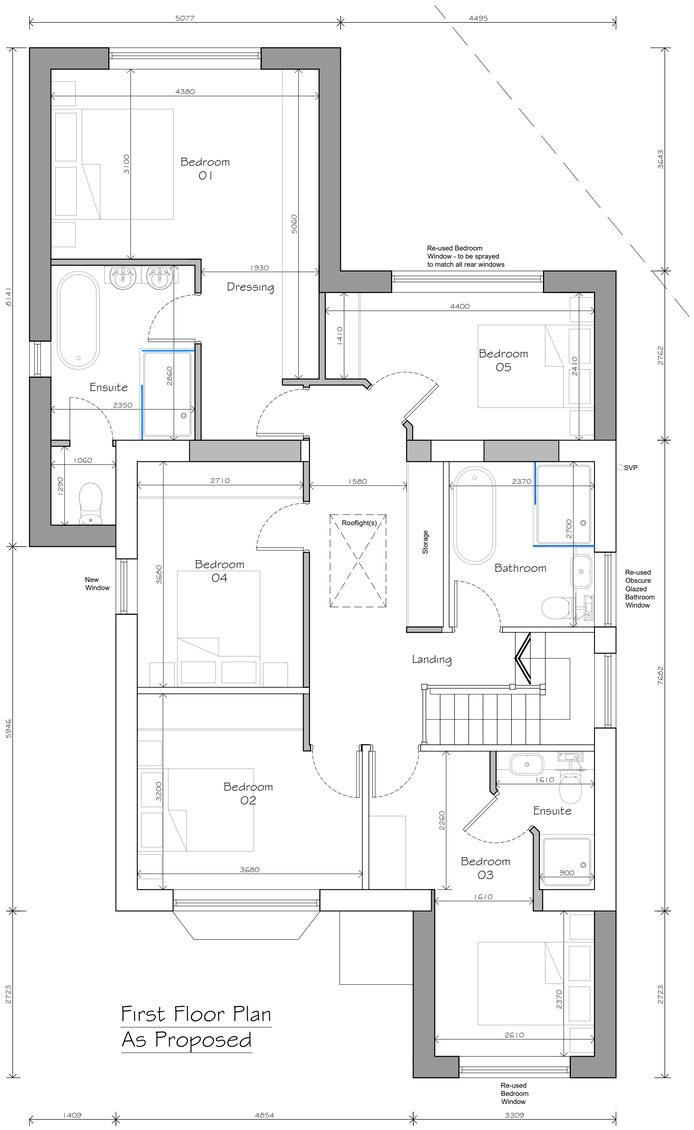
Section As Proposed

0 0.5m 1m 2m 5m

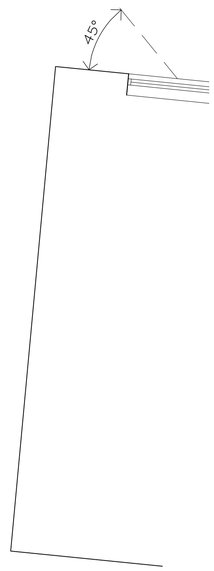
1:50



Ground Floor Plan As Proposed



First Floor Plan As Proposed





Block Plan As Proposed

0 5m 10m 20m

1:500

Architectural Designed To Build

PROJECT TITLE: **Proposed First Floor Extensions & Internal Alterations**	CLIENT: **Mr & Mrs Limbert, 29 The Ghyll, Fixby, HD2 2FE**		
DRAWING STAGE: **Planning**	SCALE: **1:50 / 1:100 @ A1**	CHK BY: **SGA**	DRAWN BY: **JGR**
SHEET TITLE: **Plans as Proposed**	PROJECT NUMBER: **HD-0421**	STAGE: **PLN**	REV: **B** / SHT: **002**