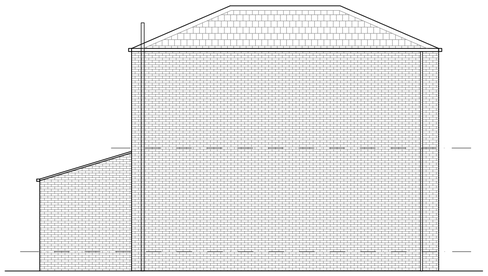
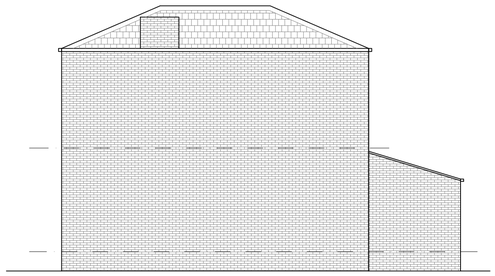


front elevation



side elevation



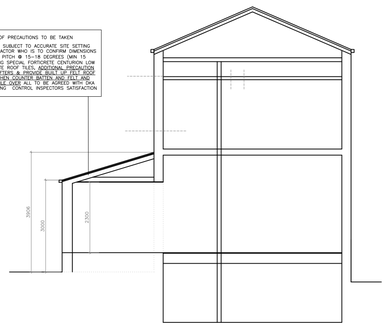
side elevation



rear elevation

LOW PITCH ROOF PRECAUTIONS TO BE TAKEN

ROOF PITCH IS SUBJECT TO ACCURATE SITE SETTING OUT BY CONTRACTOR WHO IS TO CONFIRM DIMENSIONS TO DKA. ROOF PITCH @ 15-18 DEGREES (MIN 15 DEGREES) WITH CONCRETE ROOF TILES. WHERE LOW PITCH CONCRETE ROOF TILES, ADDITIONAL PRECAUTION FILY BOARD RAFTERS & PROVIDE BUILT UP FELT ROOF TO BE LAID TO MANUFACTURERS SPECIFICATIONS AND WORKED WITH TILE LOOK ALL TO BE AGREED WITH DKA AND TO BUILDING CONTROL INSPECTORS SATISFACTION.



section

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ONSITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ONSITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA, ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT. OR:(B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO HTTP://WWW.HSE.GOV.UK/PUBNS/INDG411.HTM FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW, NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

DK ARCHITECTS ARE NOT APPOINTED AS `PRINCIPAL DESIGNERS` ROLE UNDER THE CDM HEALTH AND SAFETY REGULATIONS FOR THIS PROJECT , REFER TO CLIENT FOR FORMAL APPOINTMENT ROLES.

PLANNING NOTE FOR REAR SINGLE STOREY EXTENSION

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1) On designated land* – no cladding of the exterior.

2) On designated land* – no side extensions. Rear extension – No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see step 9) does NOT apply to houses on designated land.

3) No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.

4) No extension forward of the principal elevation or side elevation fronting a highway.

5) Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.

6) Side extensions to be single storey. The width of side extension must not have a width greater than half the width of the original house.

7) Side extensions to have a maximum height of 4m and width no more than half that of the original house.

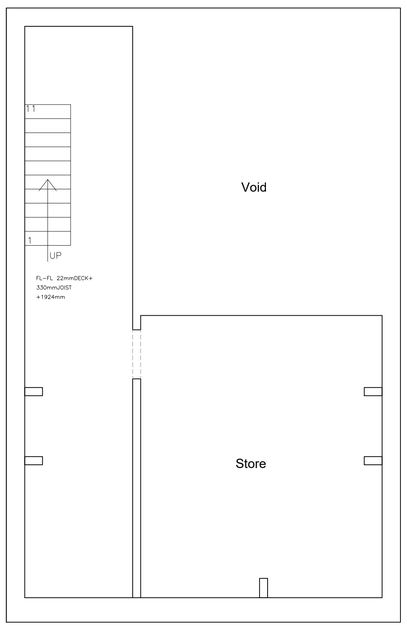
8) If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.

9) Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land* or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house. See our 'extensions common project for more detail.

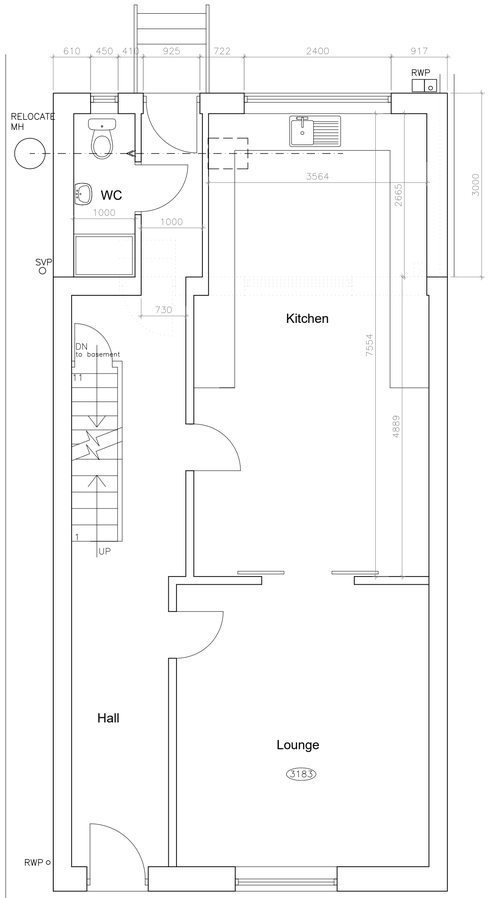
10) Maximum height of a single-storey rear extension of 4m.

11) Maximum eaves and ridge height of extension no higher than existing house.

(Ref – planningportal.gov.uk)



Basement floor plan



Ground floor plan

ALL DIMENSION STATED ARE TO BE CHECKED AND VERIFIED ONSITE BY THE BUILDER, THESE MAY DIFFER AS WORKS ARE RELATED TO EXISTING STRUCTURE AND SUBJECT TO ACCURATE SITE SETTING OUT / OPENING UP OF THE WORKS.

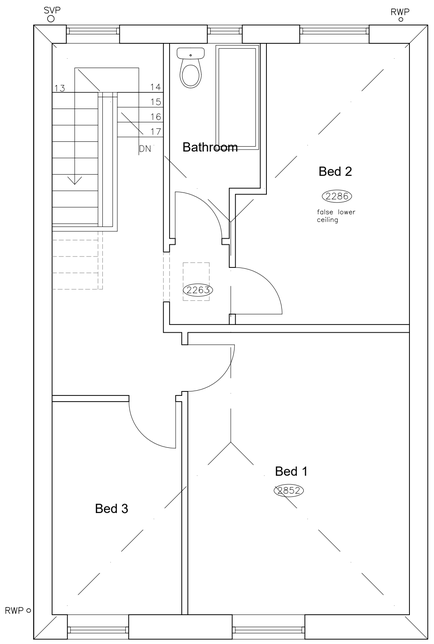
PRIOR TO CONSTRUCTION ,CONTRACTOR TO AGREE WITH CLIENT AND THE NEIGHBOURS THE METHOD OF WORKS RELATED TO PARTY WALLS, FOUNDATIONS, FLASHING DETAILS, DIVERSION OF SERVICES/RAINWATER GOODS, ETC ADJACENT TO BOUNDARIES WHERE SHARED OR AFFECTED TO NAGHBOURS PROPERTY.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

DETAILS SHOW ON THIS DRAWING ARE INDICATIVE AND SUBJECT TO SITE SETTING OUT AGREEMENT WITH ADJACENT NAIGHBOURS.

PRIOR TO DIGGING, CLIENT AND CONTRACTOR IS ADVISED TO CONTACT THE SERVICE AUTHORITIES, OBTAIN RECORD MAPS AND ADVICE. TO DETERMINE THE LOCATION OF ALL UNDERGROUND SERVICES, INC GAS, WATER ELECTRIC, COMMUNICATIONS ETC.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW, NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.



First floor plan

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW FOR APPROVED BUILDING INSPECTORS USE.

PRELIMINARY

RIBA
Royal Institute of British Architects
Chartered Architects

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PROJECT:
EXTENSIONS AND ALTERATIONS TO DWELLING

ADDRESS:
18 CHURCH STREET, HECKMONDWIKE WF16 0LQ

DRG:
PROPOSED PLANS & ELEVATIONS

STATUS:
PLANNING APPLICATION LDC
subject to approval

DATE: 23.11.26 DRAWN: AHD
SCALE: 1:50,100,200, 1250 CHECKED: ANK
SIZE: A1 DRG NO: 26.2827.05

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INDICATIVE PLAN FOR DESIGN CONSIDERATION PURPOSES ONLY, SUBJECT TO APPROVALS, DETAILED DESIGN AND STRUCTURAL CALCULATIONS , DO NOT USE FOR CONSTRUCTION