

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 for the proposed single storey side extension including new hipped roof to existing rear extension and front entrance porch forming additional accommodation to meet end-user requirements.

Current Use -

C3 - Dwellinghouse.

1) GENERAL BUILDING NOTES

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- 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 if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
- 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

- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING

Rev	Description	Date	By	App'd
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tractus:dma
architectural design

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Savile Road, Dewsbury, West Yorkshire, WF12 9LQ
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Client
Mr. Wayne Beet

Project
**69 Trafford Walk
Dodworth, S75 3RB**

Drawing title
**Site Location Plan, Existing
Site/Roof & Floor Plan**

Drawn by
AM

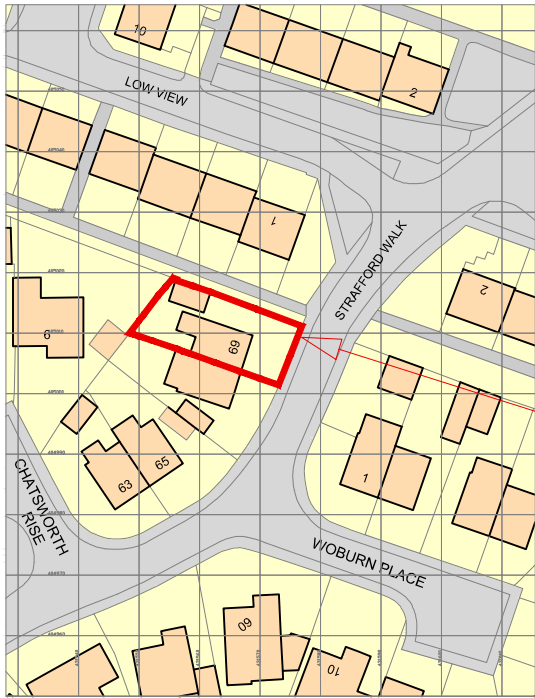
Date
03/21

Drawing no
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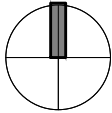
Project no
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Scale @ A3
A.S.

Rev
-



NORTH

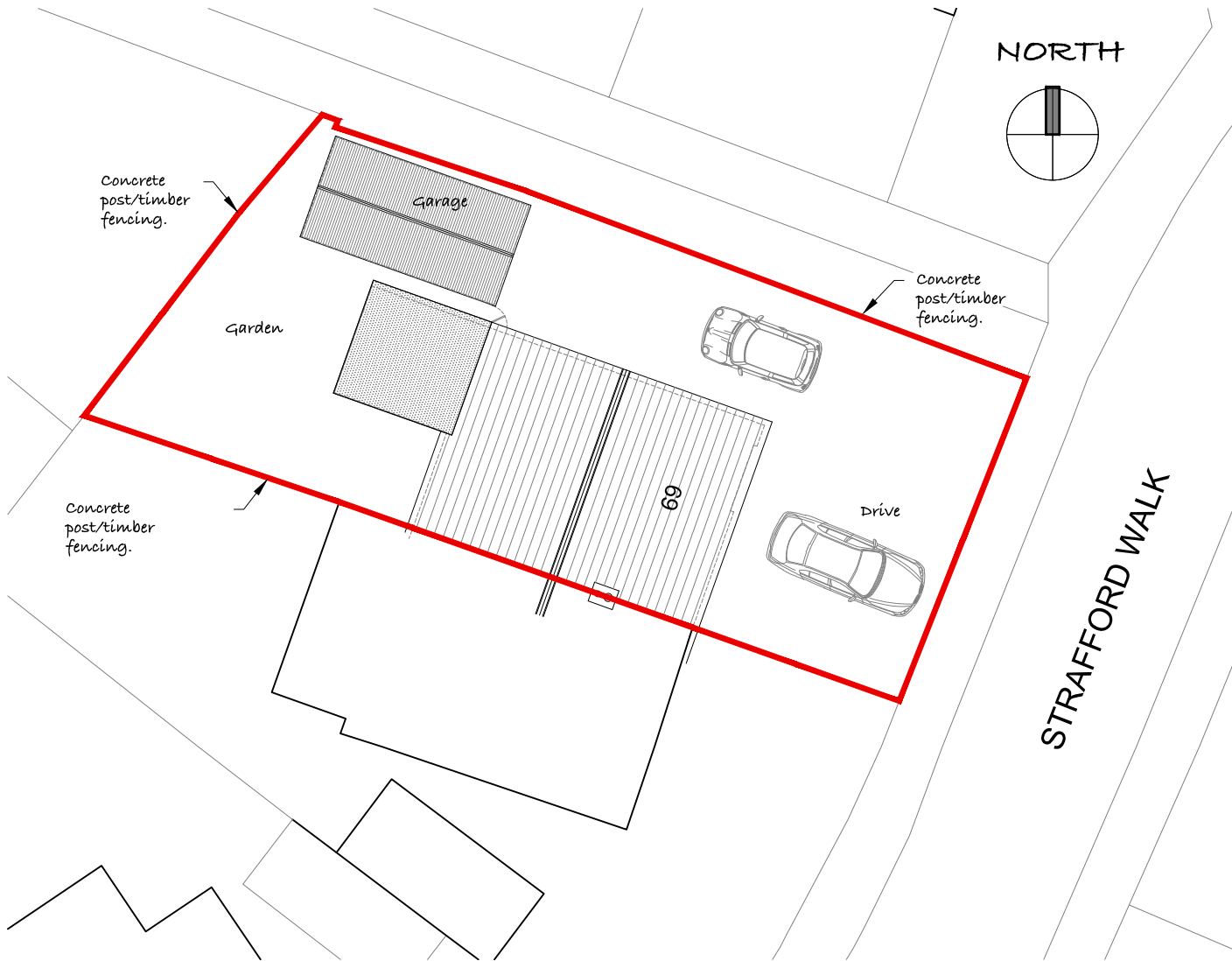


SITE

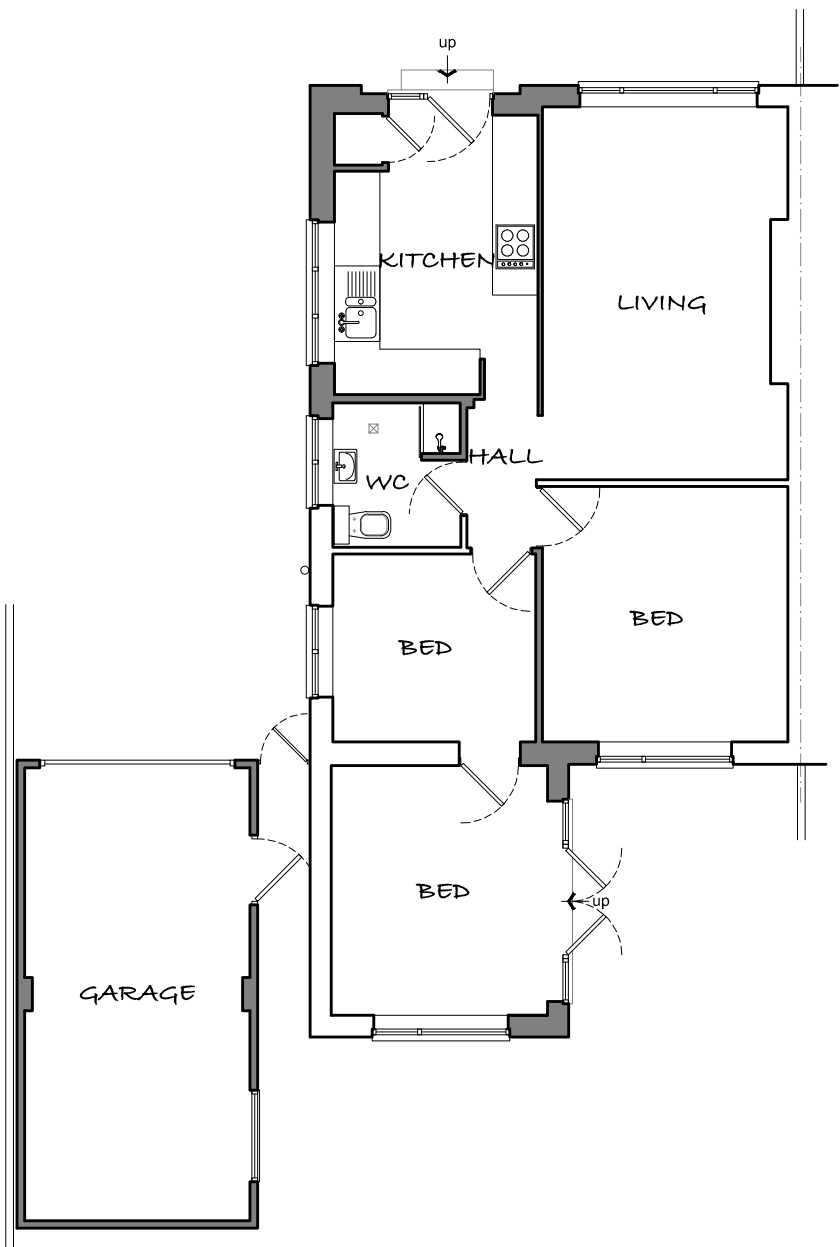
69, Trafford Walk
Dodworth
Barnsley
South Yorkshire
S75 3RB

Landownership outlined in red.

SITE LOCATION PLAN SCALE - 1:1250



EXISTING SITE/ROOF PLAN SCALE - 1:200



EXISTING GROUND FLOOR PLAN SCALE - 1:100

Materials As Existing -

Walls - Brickwork finish to outerleaf.

Doors - White upvc framed doorset(s).

Windows - White upvc framed double glazed units.

Roof - Grey double roman concrete tile finish to pitched roof with felt to flat roof.

Fascia/Guttering - White upvc fascia board with guttering & downpipes to suit.

CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE.
- SITE WELFARE REQUIREMENTS.
- SITE CLEARANCE.
- DEEP EXCAVATIONS/CONCRETE WORKS.
- TEMPORARY SUPPORT.
- WORKING AT HEIGHT.
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
- HANDLING LOADS.