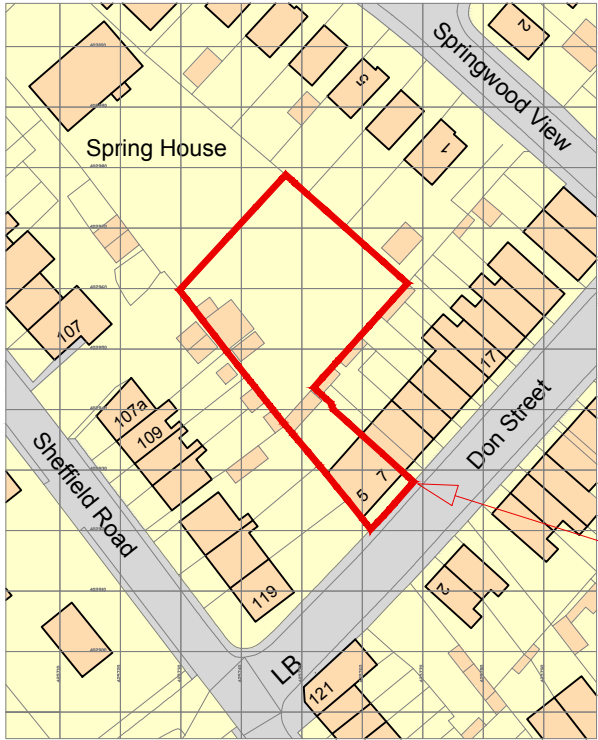




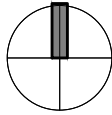
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SITE LOCATION PLAN
SCALE - 1:1250



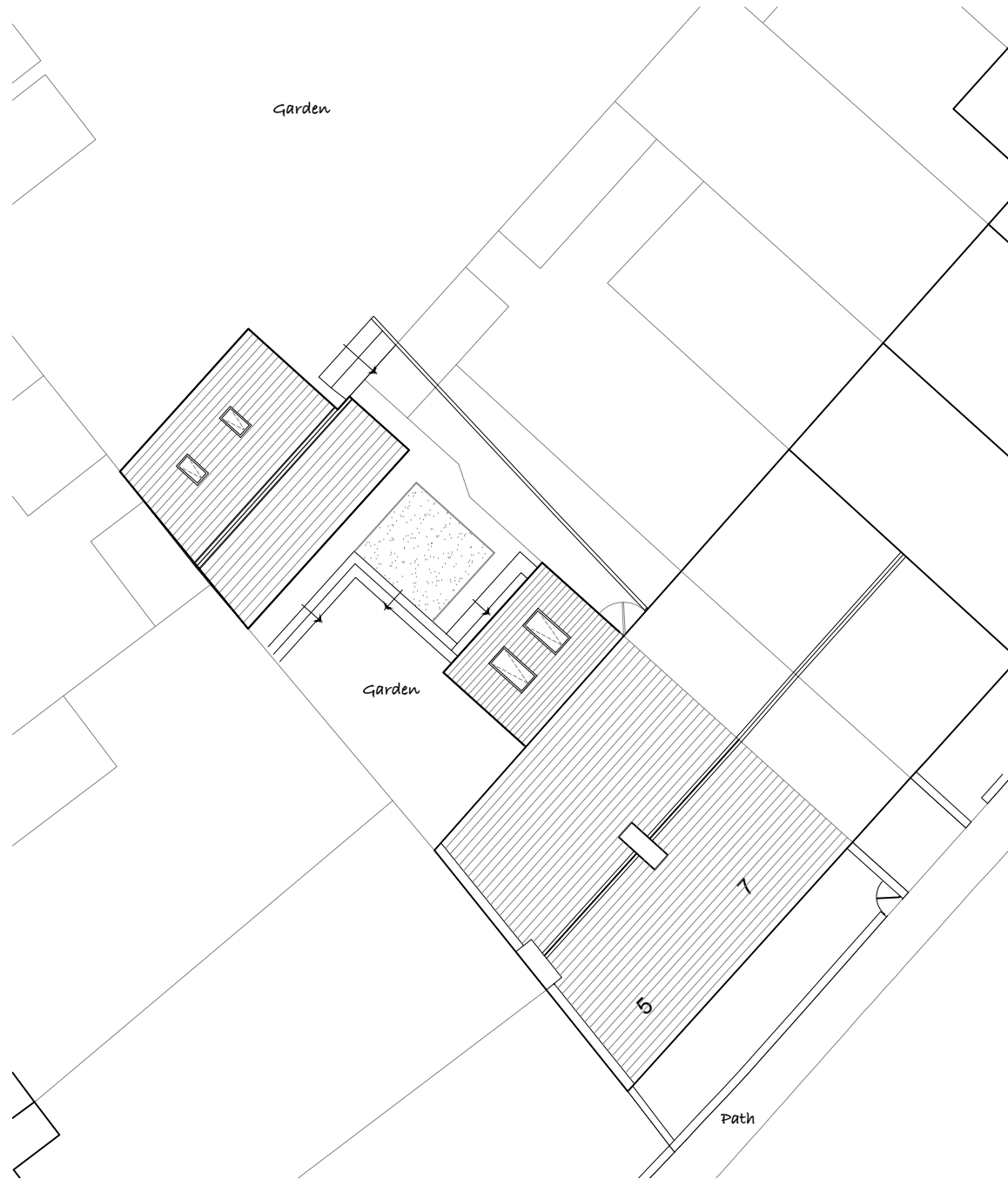
EXISTING BLOCK PLAN
SCALE - 1:500

NORTH



SITE

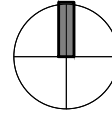
2, High View
Crigglestone
Wakefield
West Yorkshire
WF4 3HS



EXISTING & PROPOSED SITE/ROOF PLAN
SCALE - 1:200

No changes to the site plan with regards to this application

NORTH



Materials As Existing -

Walls - Stonework to front with brickwork/render finish to dwelling. Brickwork with black timber boarding to outbuilding.

Doors - White upvc/painted timber framed doorset(s).

Windows - White upvc framed double glazing/painted timber glazed units.

Roof - Slate finish to dwelling & outbuilding.

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

CDM 2015

RISKS

1. RESTRICTED ACCESS TO SITE.
2. SITE WELFARE REQUIREMENTS.
3. SITE CLEARANCE.
4. WORKING AT HEIGHT.
5. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
6. HANDLING LOADS.

Do not scale from this drawing. **tractus:dma** must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of **tractus:dma**

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 change of use of outbuilding to ancillary dwelling including rear extension forming additional accommodation to meet end-user requirements.

Current Use -

C3 - Dwellinghouse.

1) GENERAL BUILDING NOTES

- a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- b) 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.
- c) 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.
- d) 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.
- e) 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

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

PLANNING

A	Site plan updated.	27/04/21	AM	-
Rev	Description	Date	By	App'd

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Drawing title
Site Location Plan

Drawn by	Date
AM	02/21
Drawing no	Project no
EX-01	21-739
Scale @ A3	Rev
A.S.	A

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