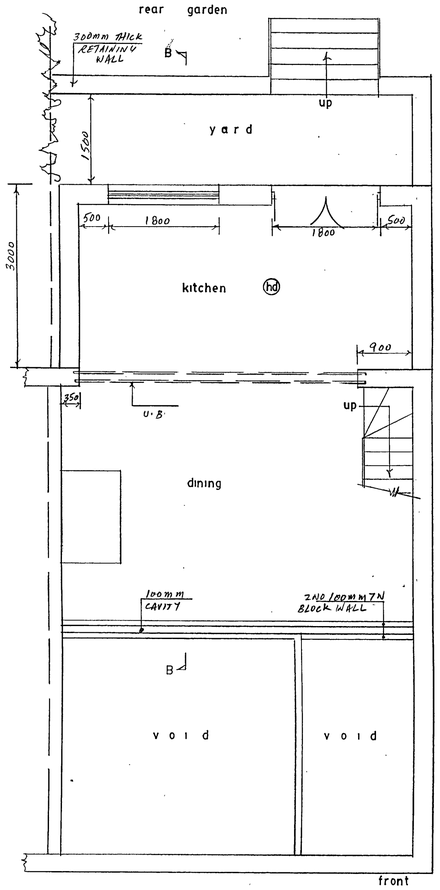
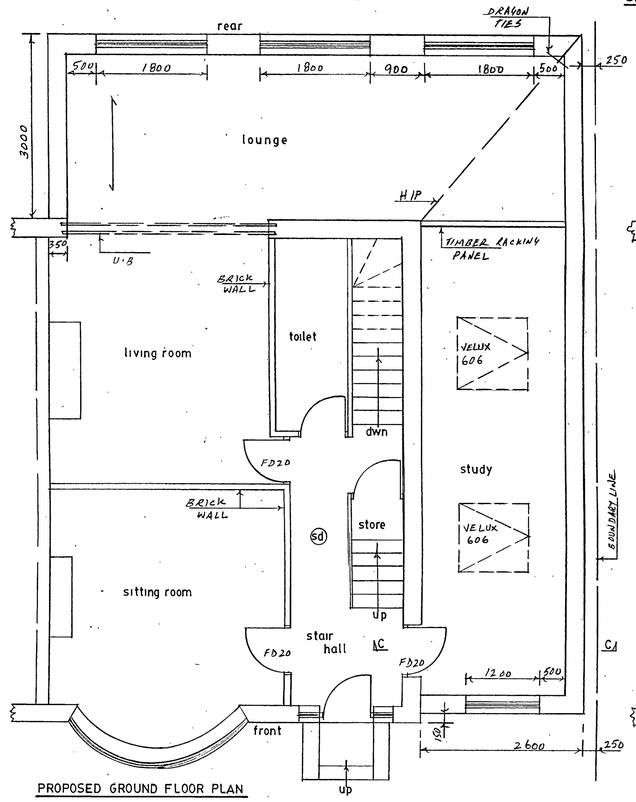
NOTES:

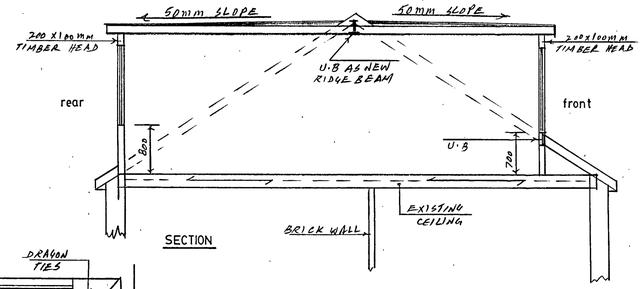
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND TO THE APPROPRIATE BRITISH STANDARD AND TO LOCAL COUNCIL INSPECTOR SATISFACTION.
- LOCAL AUTHORITY TO BE NOTIFIED UPON COMMENCEMENT OF WORK ON SITE.
- FOR GENERAL/CONSTRUCTION DETAILS REFER TO THE BUILDING REGULATIONS APPROVED DRAWING.
- AA PLANNING SERVICES CANNOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADDRESS BELOW OR ANY ADJOINING PROPERTY HOW SO EVER CAUSED.
- **THE CONTRACTOR/OWNER IS RESPONSIBLE FOR FINDING LOCATION OF ALL SERVICES & GAINING ALL NECESSARY APPROVAL FROM STATUTORY BODIES FOR REDIRECTION & NEW CONNECTIONS.**
- THIS DRAWING IS FOR BUILDING REGULATIONS AND PLANNING APPROVAL ONLY.
- ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH LOCAL AUTHORITY DECISION NOTICE CONDITIONS. (PLANNING/ BUILDING CONTROL)
- THE OWNER IS TO OBTAIN APPROPRIATE AGREEMENT UNDER THE TERMS OF THE PARTY WALL ACT 1996 FROM THE NEIGHBOURS IF PARTY WALL AND EXISTING FOUNDATIONS IS SUBJECT TO LOAD FROM EXTENSION.
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES AND DISCREPANCIES REPORTED IMMEDIATELY. ALL WRITTEN DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL SITE DIMENSIONS INCLUDE SURFACE FINISHES AND CONTRACTOR TO VERIFY BEFORE COMMENCING.
- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK ON SITE.
- EXISTING DRAINPIPES TO BE BRIDGED OVER IF PASSING UNDER NEW WALLS.
- NEW FOUNDATIONS/WALLS SHOULD NOT TRESPASS ONTO ADJOINING PROPERTY.
- CAVITY WALL EXTERNAL LEAF TO MATCH EXISTING BUILDING. (Stones/ Renders)
- NEW ROOF COVERING TO MATCH EXISTING BUILDING. (Blue Sates)
- WINDOWS WITH P.V.C DOUBLE GLAZED.
- DOOR WITH P.V.C DOUBLE GLAZED.
- WALLS WITH BLUE SLATES TO DORMER.
- ROOF WITH ROOFING FELT TO DORMER.
- THIS DRAWING OR ANY PORTION OF IT SHOULD NOT BE REPRODUCED.
- CONTRACTOR/BUILDER SHOULD NOT SCALE FROM THIS DRAWING AND SHOULD USE FIGURED DIMENSIONS ONLY.
- ANY DISCREPANCIES FOUND TO BE REPORTED TO AA PLANNING SERVICES.
- **THE CONTRACTOR/BUILDER MUST CHECK ALL DIMENSIONS AND DETAILS ON SITE BEFORE CONSTRUCTION OR PURCHASE OF MATERIALS.**



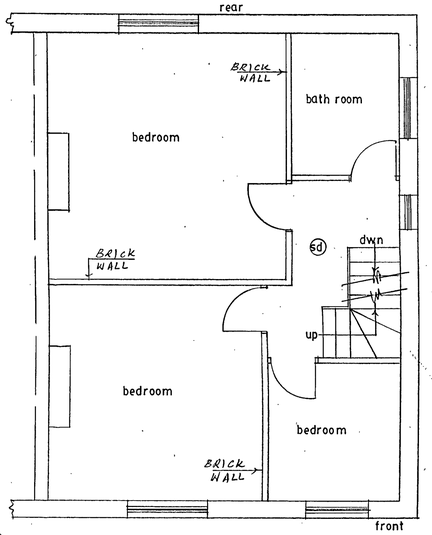
PROPOSED LOWER GROUND FLOOR PLAN



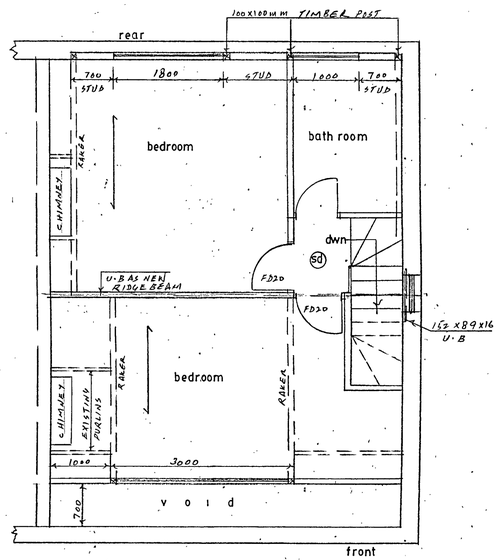
PROPOSED GROUND FLOOR PLAN



SECTION



PROPOSED FIRST FLOOR PLAN



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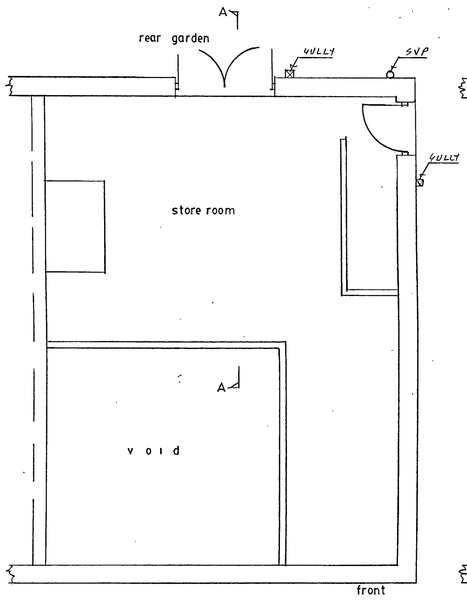
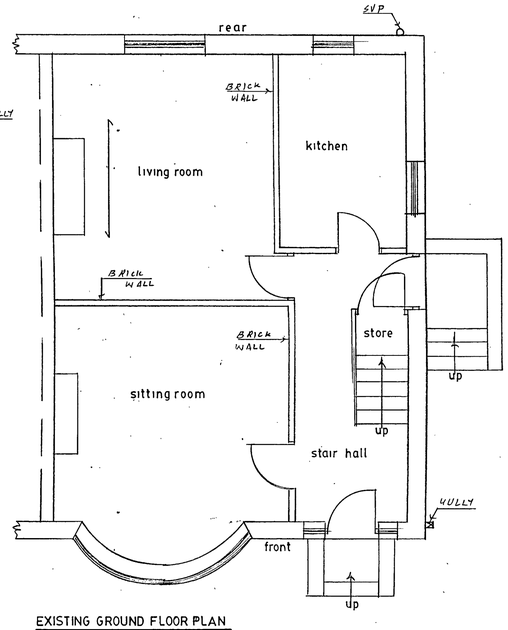
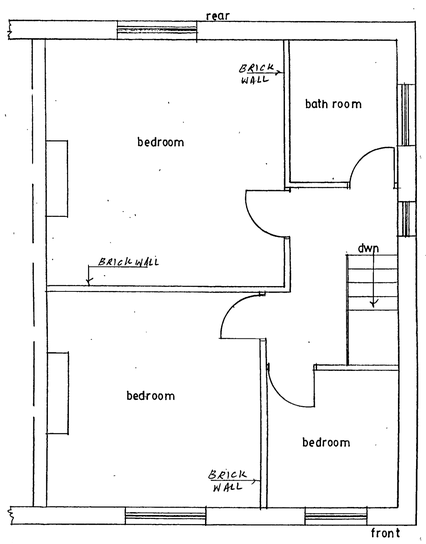


EXISTING LOWER GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



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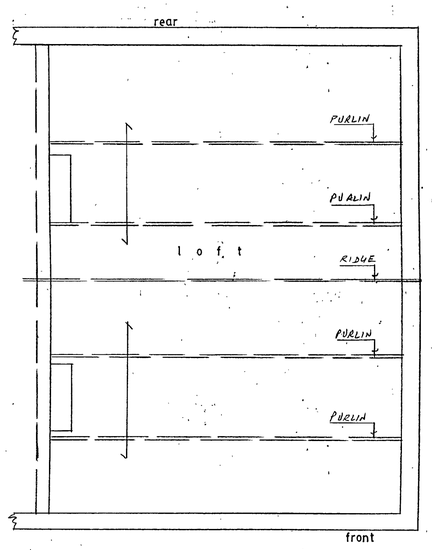

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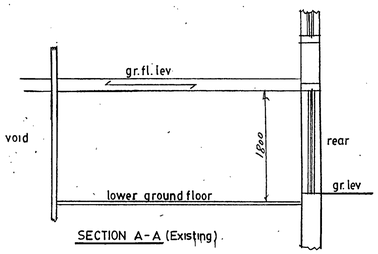
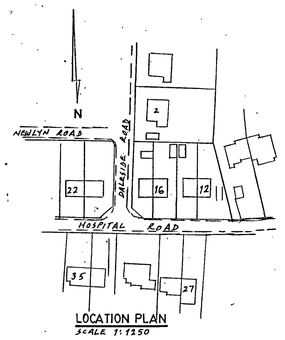


SECTION A-A (Existing)



LOCATION PLAN
SCALE 1:1250

REV	DESCRIPTION	DATE

CLIENT	MR.A.ALI	
JOB	16 HOSPITAL ROAD RIDDLESDEN KEIGHLEY BD20 5EP	
TITLE	PROPOSED SINGLE STOREY SIDE/TWO STOREY REAR EXTENSION AND FRONT AND REAR DORMERS(loft conversion)	
SCALE	1:50 › 1:100mm	DRG. NO.
DATE	02 - 12 - 2020	01 of 02

AGENT

AA PLANNING SERVICES

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E-mail: aaplanning@hotmail.co.uk