

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 - Demolition of Existing Conservatory and Erection of Rear Extension including Entrance Porch to front elevation to meet end user requirements and as shown on the application plans.

Current/Proposed 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
A	Planning resubmission.	14/04/23	AM	-

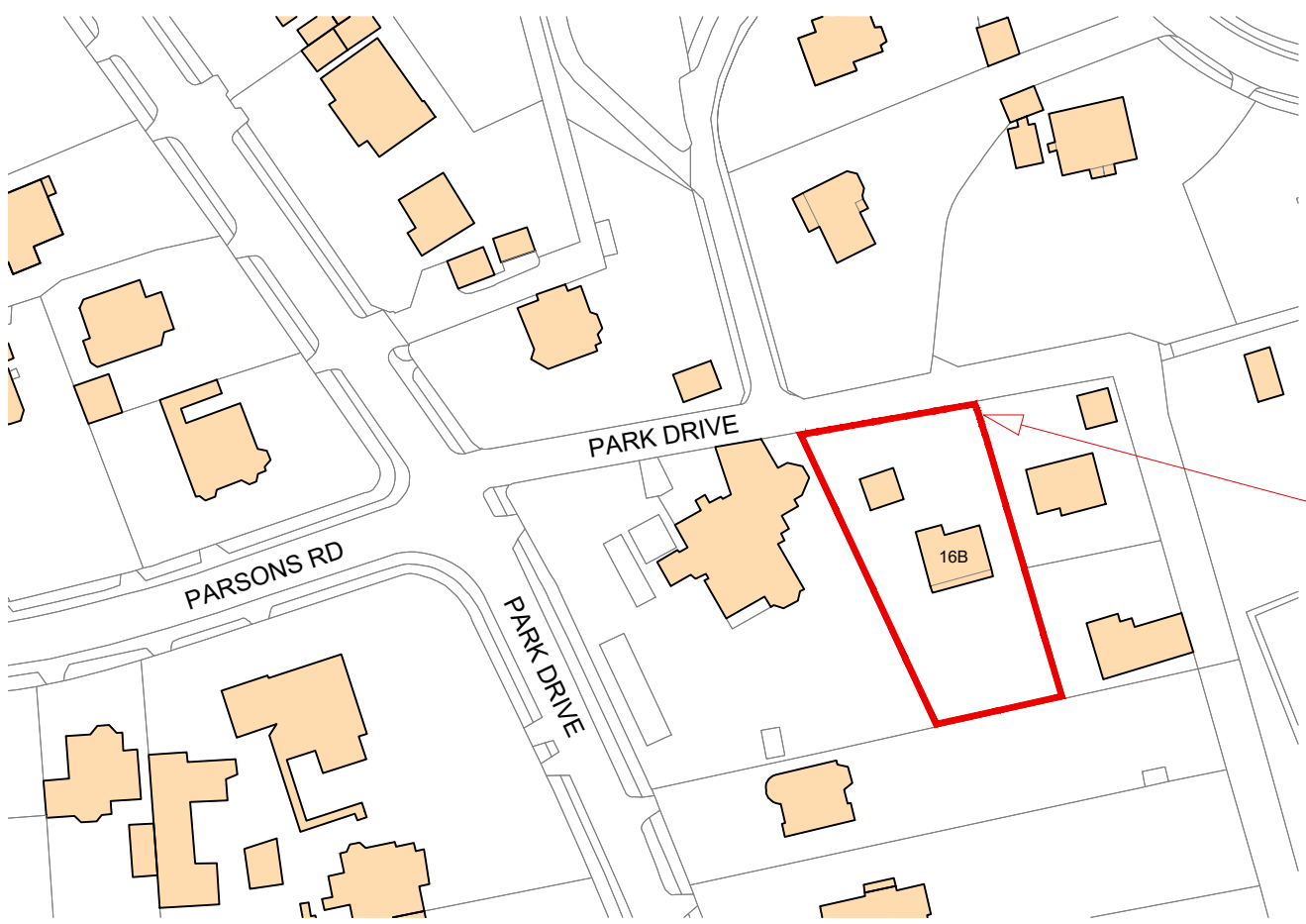
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architectural design

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Client
Mrs. M. Akhtar

Project
16B, Park Drive
Bradford, BD9 4DR

Drawn by	Date	App'd	
AM	08/22	-	
Drawing no	Project no	Scale @ A3	Rev
EX-01	22-836	A.S.	A



SITE

16B, Park Drive
Bradford
West Yorkshire
BD9 4DR

SITE LOCATION PLAN
SCALE - 1:1250

- Materials As Existing -
- Walls - Stonework finish to outerleaf.
 - Doors - upvc/timber framed doorsets.
 - Windows - upvc/timber framed glazed units.
 - Roof - Concrete tile finish to pitch roof. Bitumen felt to flat roof area.
 - Fascia/Guttering - Fascia board with guttering & downpipes to suit.

CDM 2015

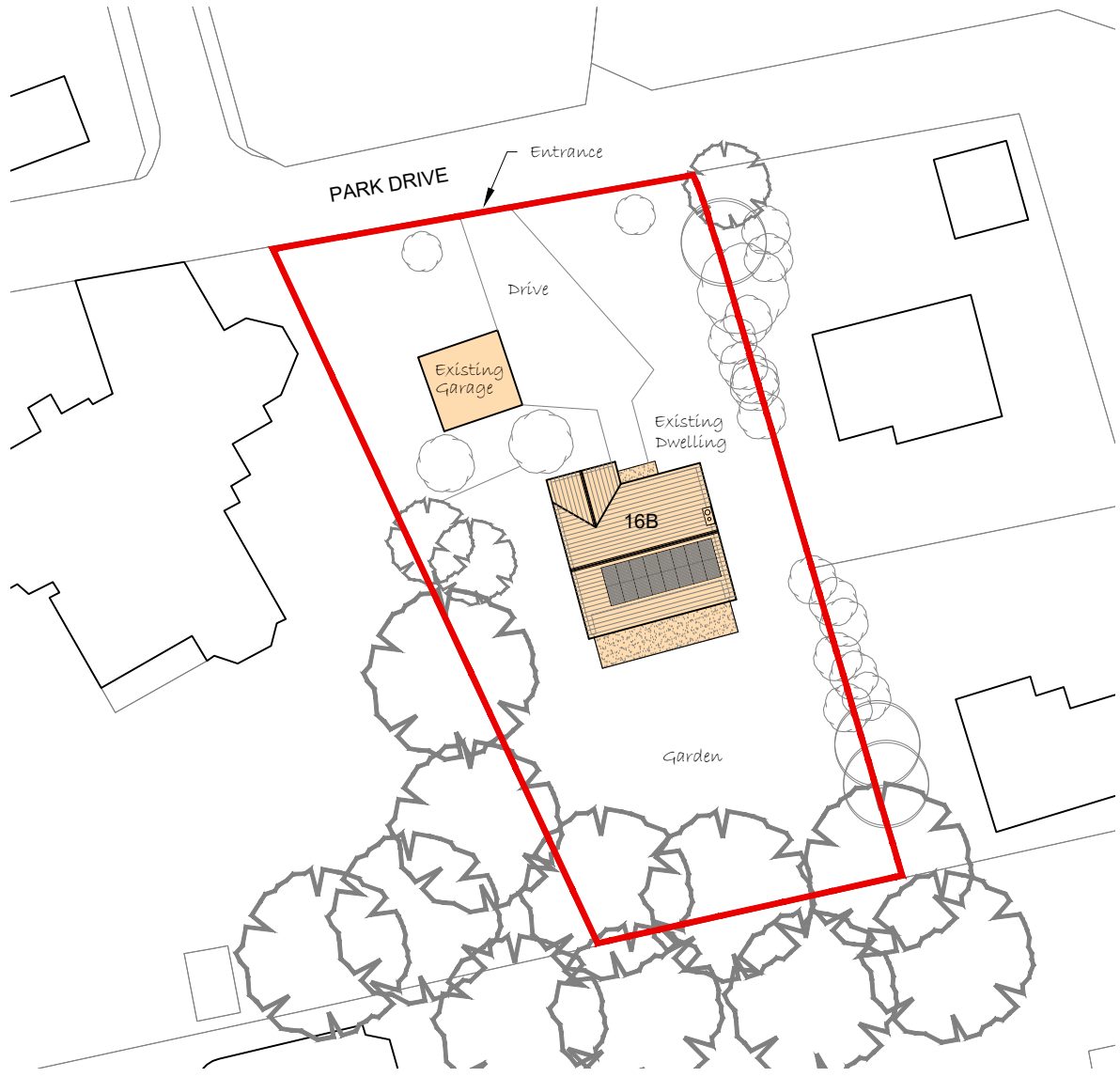
RISKS

- Working adjacent to live road/restricted access.
- Site welfare requirements.
- Site clearance.
- Temporary support/concrete works.
- Working at height.
- Installation of temporary and re-routed services.
- Handling loads.



Site Aerial View

EXISTING BLOCK/ROOF PLAN



EXISTING BLOCK/ROOF PLAN
SCALE - 1:500

For further information relating to the existing trees - refer to the Arboricultural Survey Report that has been prepared by JCA Limited referenced 20380/AM.