Notes:

DANGER ELECTRICITY service into existing buildings.
Care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with relevant power company before commencing on site, positions are to be marked on site and also on plans once confirmation has been received.

DANGER GAS service into existing buildings.
Care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe with National Grid (0800 111 999) before commencing on site, positions are to be marked on site and also on plans once confirmation has been received.

DANGER WATER supply to be located and isolated prior to removal of any pipework, water supply pipe to be adequately protected at all time. If advice is required contact relevant water authority.

DANGER Electrical safety, all electrical required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671:2008+A3:2015 Requirements for Electrical Installations. IET Wiring Regulations electrical installation certificate to be issued for the work by a person competent to do so.

The drawings are the copyright of CK Architectural
The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

All dimensions must be checked onsite prior to works commencing, variations in squareness, depth of plaster etc., must be checked for.

Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that any works on the supply of all services into / from the property (i.e. electricity, gas, water, KCOM, BT, foulwater and surfacewater drainage) does not at any time interfere with the supply of services into / from adjacent properties, is not affected, if this proves to be the case, then the contractor is to fully advise properties to be affected as soon as possible and is to negotiate with adjacent properties regarding any appropriate action that may be required.

Prevent smoke, dust, fumes, spillage and other harmful activities where possible. No fires to be allowed on site at any time and noise levels to be kept to a minimum and complying with BS 5228-1:2009+A1:2014 & BS 5228-2:2009+A1:2014 "Code of practice for noise and vibration control on construction and open sites.' Remember that adjacent properties are occupied and comply with all reasonable requests from the general public / neighbors regarding the use of power tools etc.

All positions of drainage runs and types of drainage indicated on drawings are provisional only, contractor to check invert and position of all drainage systems to ensure adequate fall & to ensure Building Control Officer is satisfied with site inverts before excavation of drainage runs.

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Papers, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.
Robust details shall be adopted to prevent cold bridging, air leakage etc., continuity of insulation shall be provided at lintols, floors and all roof and wall junctions by the provision of ventilation trays. All joists are to be fixed galvanised joist hangers. All wall and roof insulation shall be continuous. It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

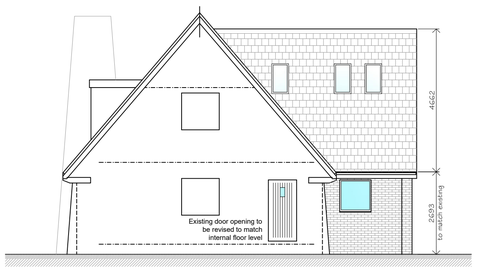
Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

SYMBOLS, HATCH & LINETYPE KEY

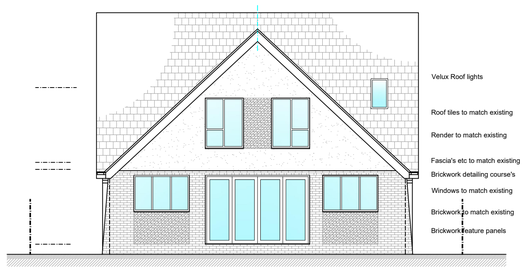
- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
- ACTION (DO)
- AVOID OR REFRAIN FROM [DONT]
- ON-SITE MEASUREMENTS REQUIRED
- RELEVANT INFORMATION
- STRUCTURAL ENGINEER ITEM
- BUILDING CONTROL ITEM
- BRICK
- BLOCK
- HARDCORE
- GLAZING
- CONCRETE
- SAND
- PROPOSED
- OBSCURE GLASS
- BOUNDARY
- FOUL DRAINAGE
- SW DRAINAGE
- INSULATION
- DPM, DPC, VCL, FLASHING
- STRUCTURAL BEAMS
- DEMOLITION AREAS

DATE	NOTES	BY	REV
07/03/24	PLANNING	SGA	A

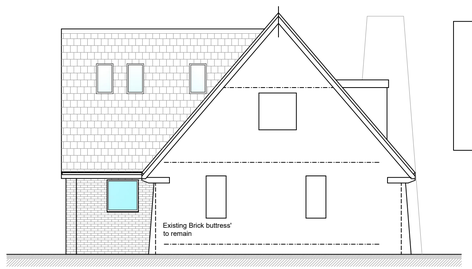
THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.



Side Elevation
As Proposed



Rear Elevation
As Proposed



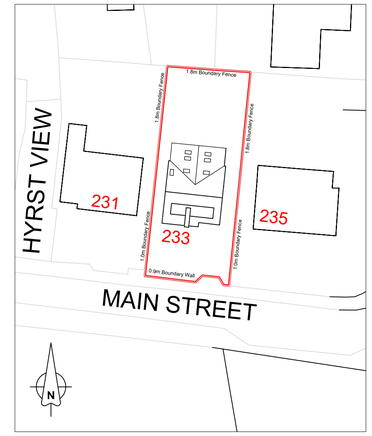
Side Elevation
As Proposed

0 0.51m 2m 5m

1:100

Proposed Materials

Proposed Walls - Buff Brick, white Render, to match
Proposed Roof - Dark Grey Slate tiles to match
Proposed External Windows - White Framed to match
Proposed External Doors - White Framed to match
Proposed Rainwater Goods - White Plastic to match
Proposed Fascias - White uPVC match



Site Plan
as Proposed

0 5m 10m 20m

1:500

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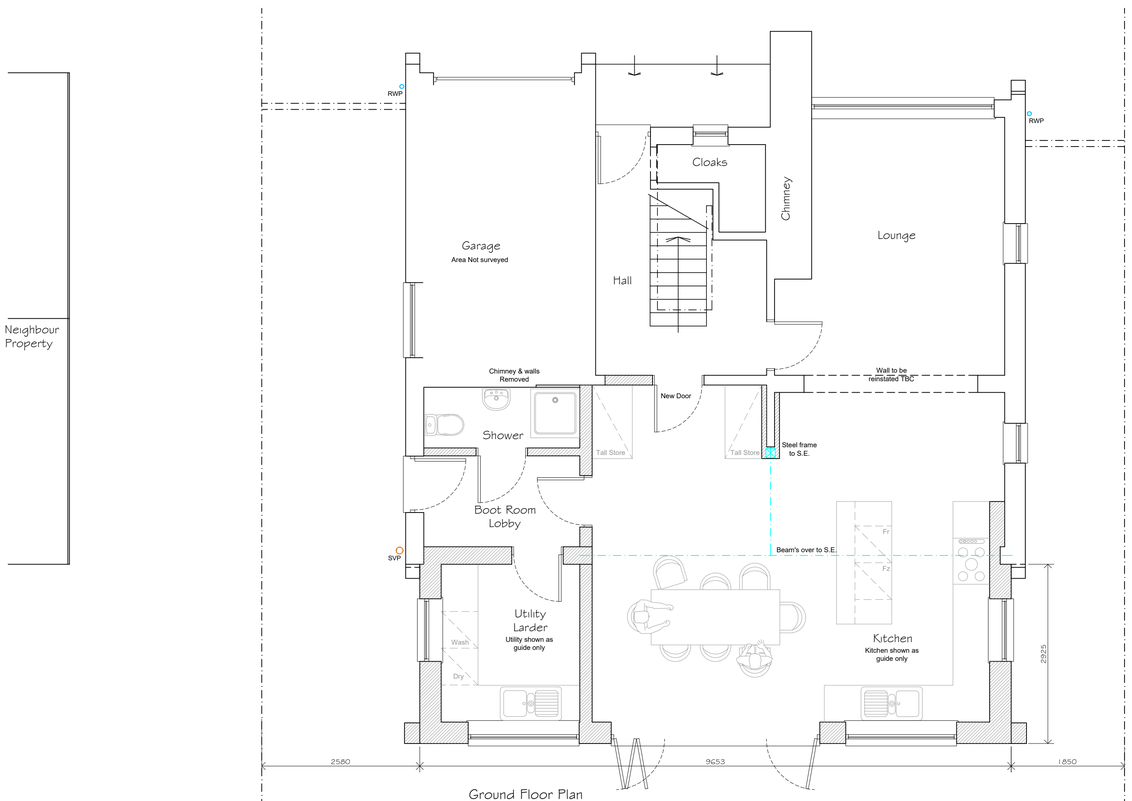
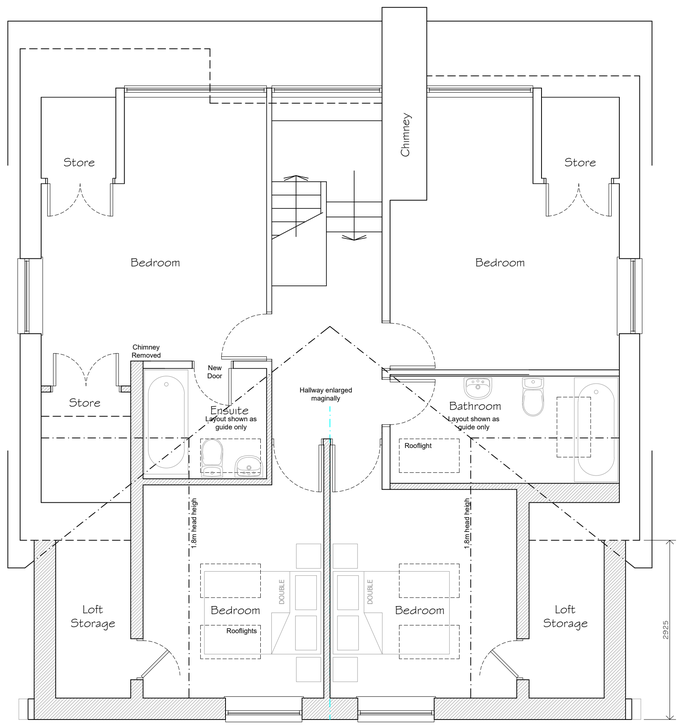
Ordnance Survey 0100031673



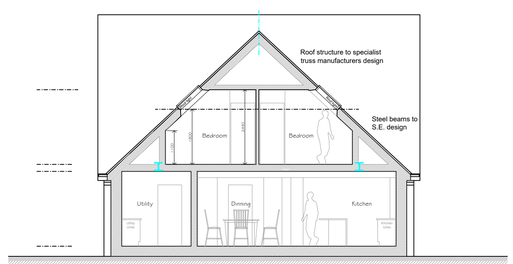
Ground Floor Plan
As Proposed

0 0.5m 1m 2m 5m

1:50



First Floor Plan
As Proposed



Section As Proposed

0 0.51m 2m 5m

1:100

Yorkshire
DESIGNED TO BUILD

PROJECT TITLE **Proposed Double Storey Rear House Extension**	CLIENT **BELL. 233 Main Street, Shadwell, Leeds, LS17 8LA**		
DRAWING STAGE **Planning**	SCALE **1:100/50 @ A1**	CHK **SG**	DRAWN BY **SGA**
SHEET TITLE **Plans, Elevations & Site Plan as Proposed**	PROJECT NUMBER **LS-0090**	STAGE **PLN**	REV **A**
			SHT **002**