

Notes:

The drawings are the copyright of CKA Yorkshire. 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.

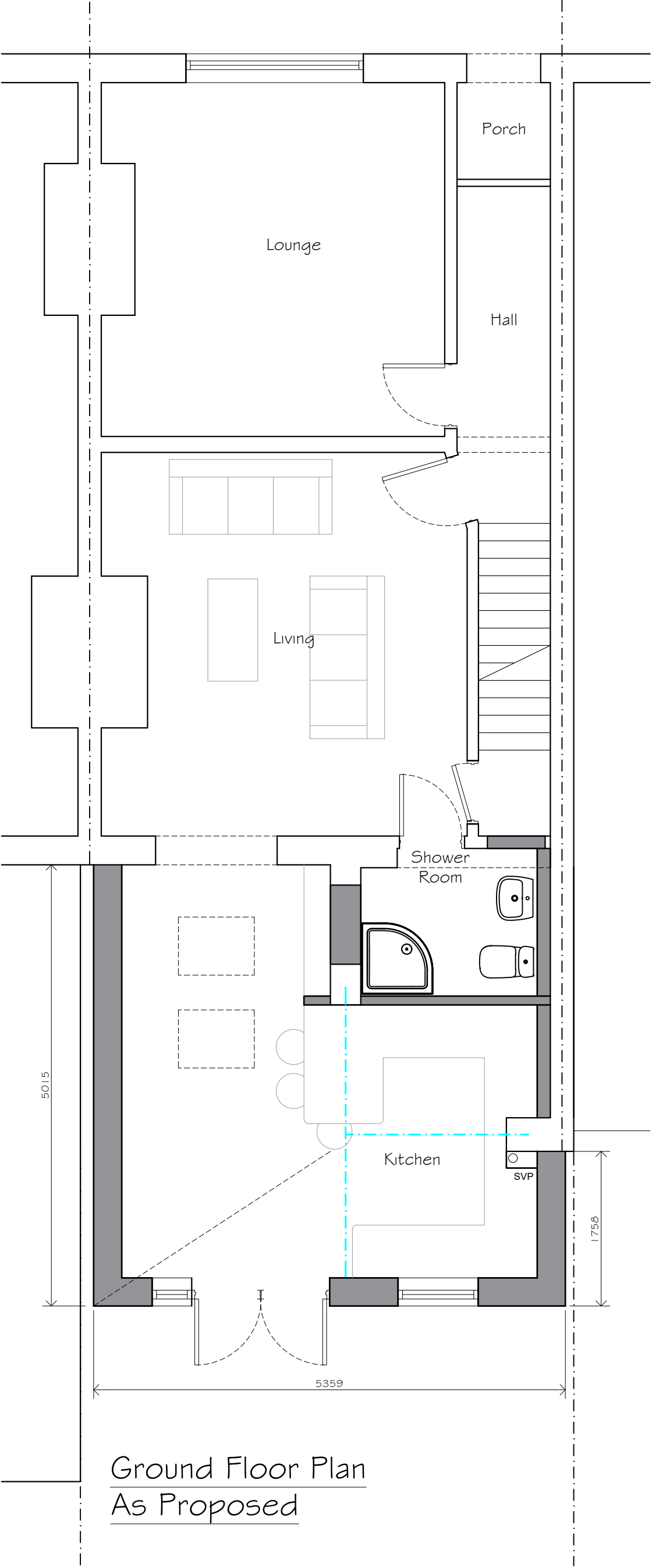
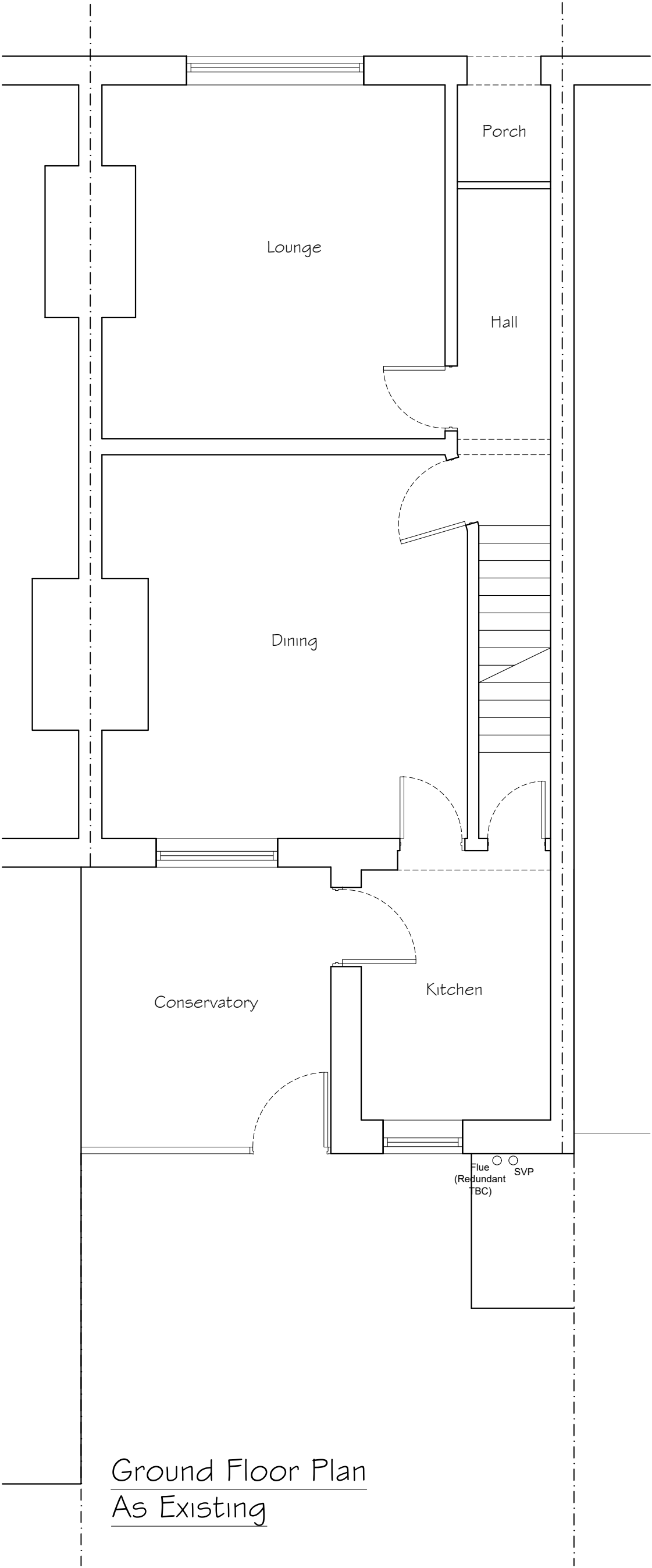
Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

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.

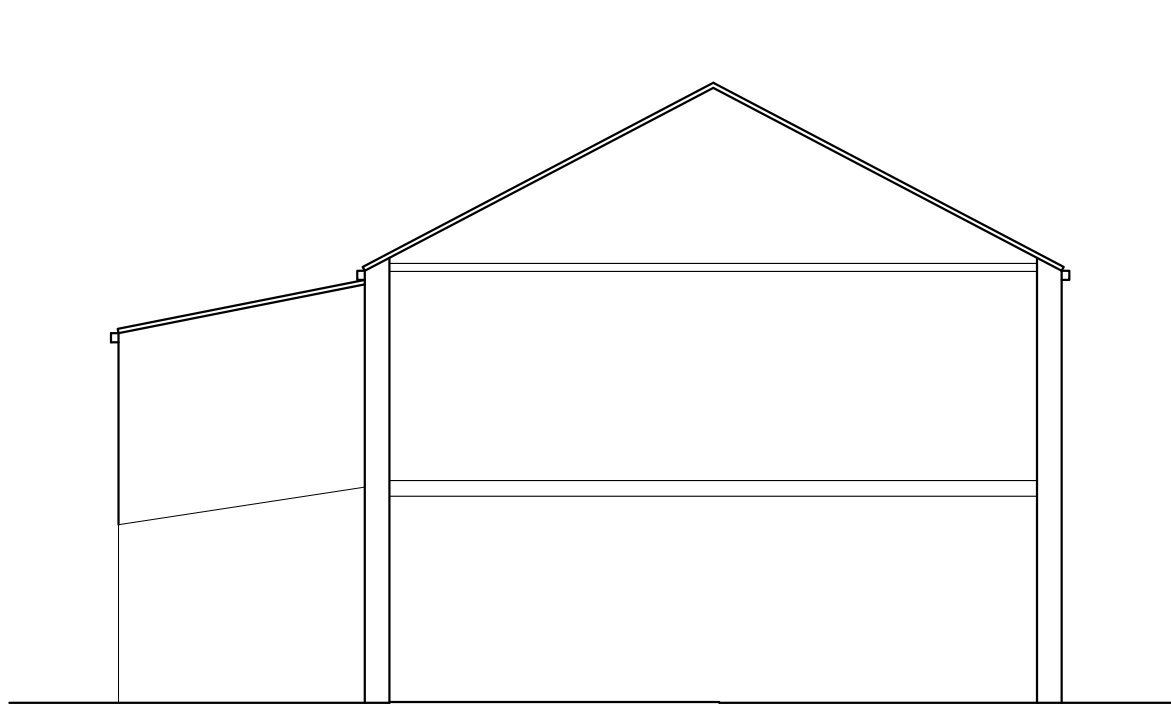
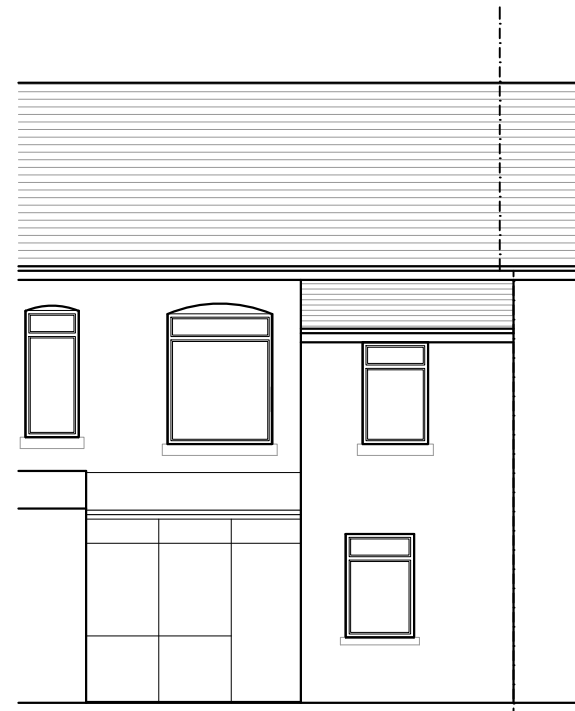
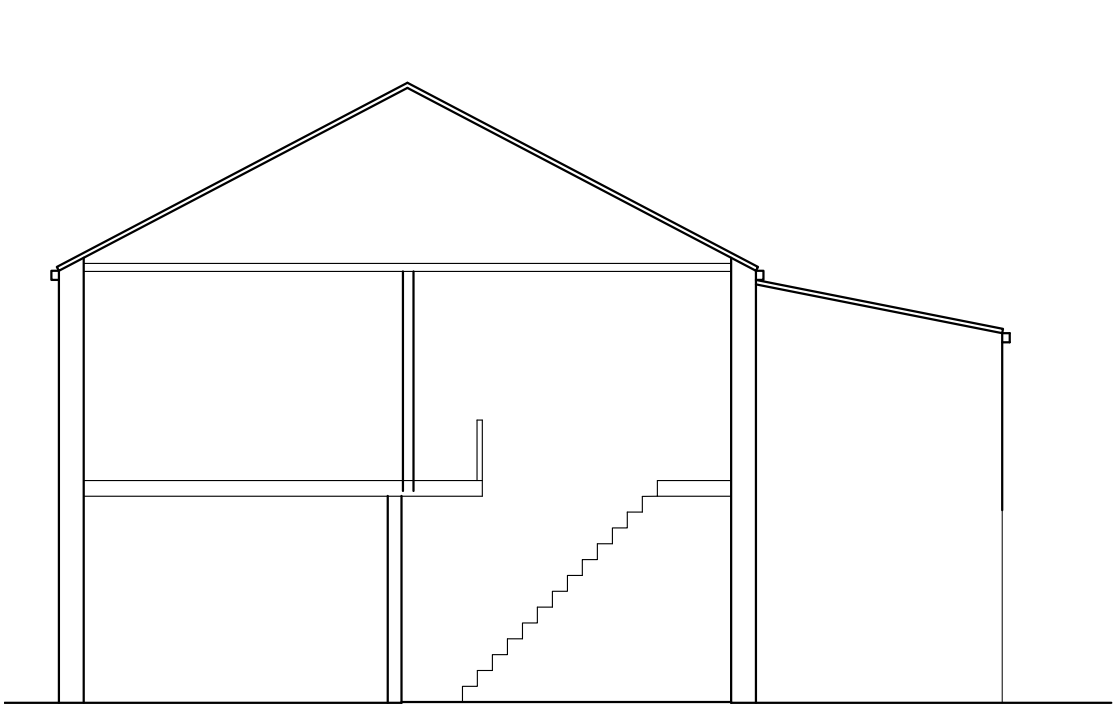
Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only, the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. 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.

Unless appointed to do so, CKA Yorkshire will not assume the role of 'Principal Designer' once work starts on site. The 'Principal Contractor' will take on the role and responsibilities of 'Principal Designer'.

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.



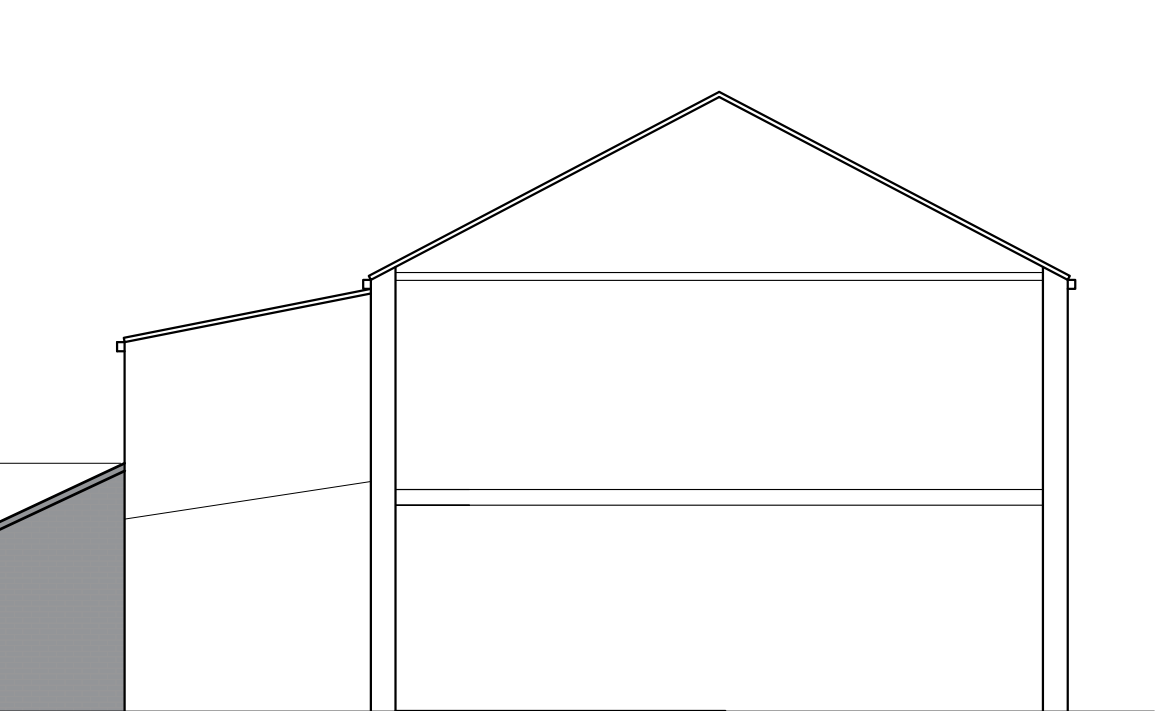
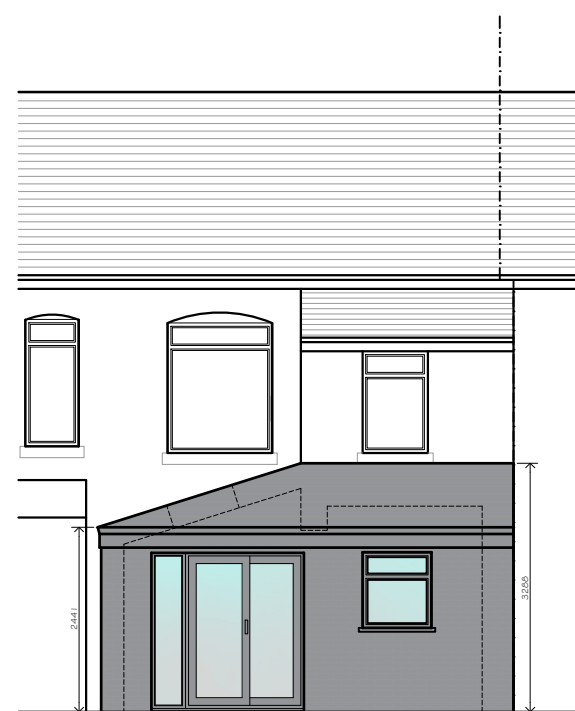
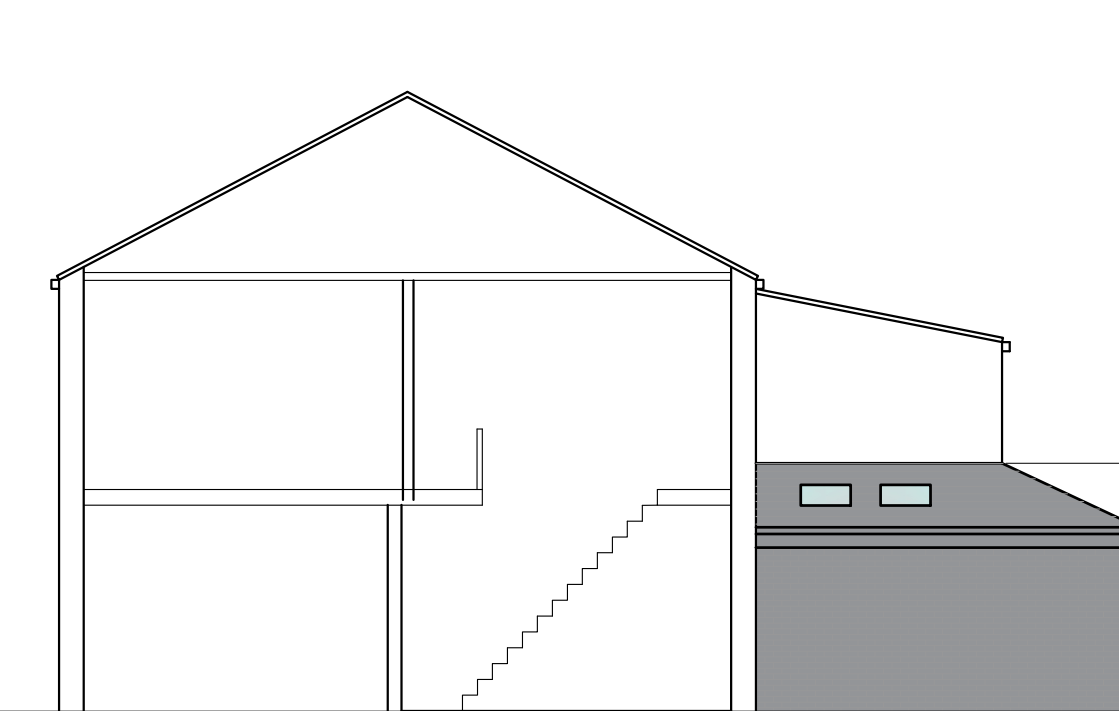
Existing Materials	Proposed Materials
Existing Walls - Red Brck Wall Existing Roof - Dark Grey Slate tiles Existing External Windows - White uPVC Existing External Doors - White uPVC Existing Rainwater Goods - Black Plastic Existing Fascias - Black Timber	Proposed Walls - Brck to match Existing Proposed Roof - Tiles to match Existing Proposed External Windows - White uPVC to match Existing Proposed External Doors - White uPVC to match Existing Proposed Rainwater Goods - Black Plastic to match Existing Proposed Fascias - Black Plastic to match Existing



Side Elevation As Existing

Rear Elevation As Existing

Side Elevation As Existing



Side Elevation As Proposed

Rear Elevation As Proposed

Side Elevation As Proposed

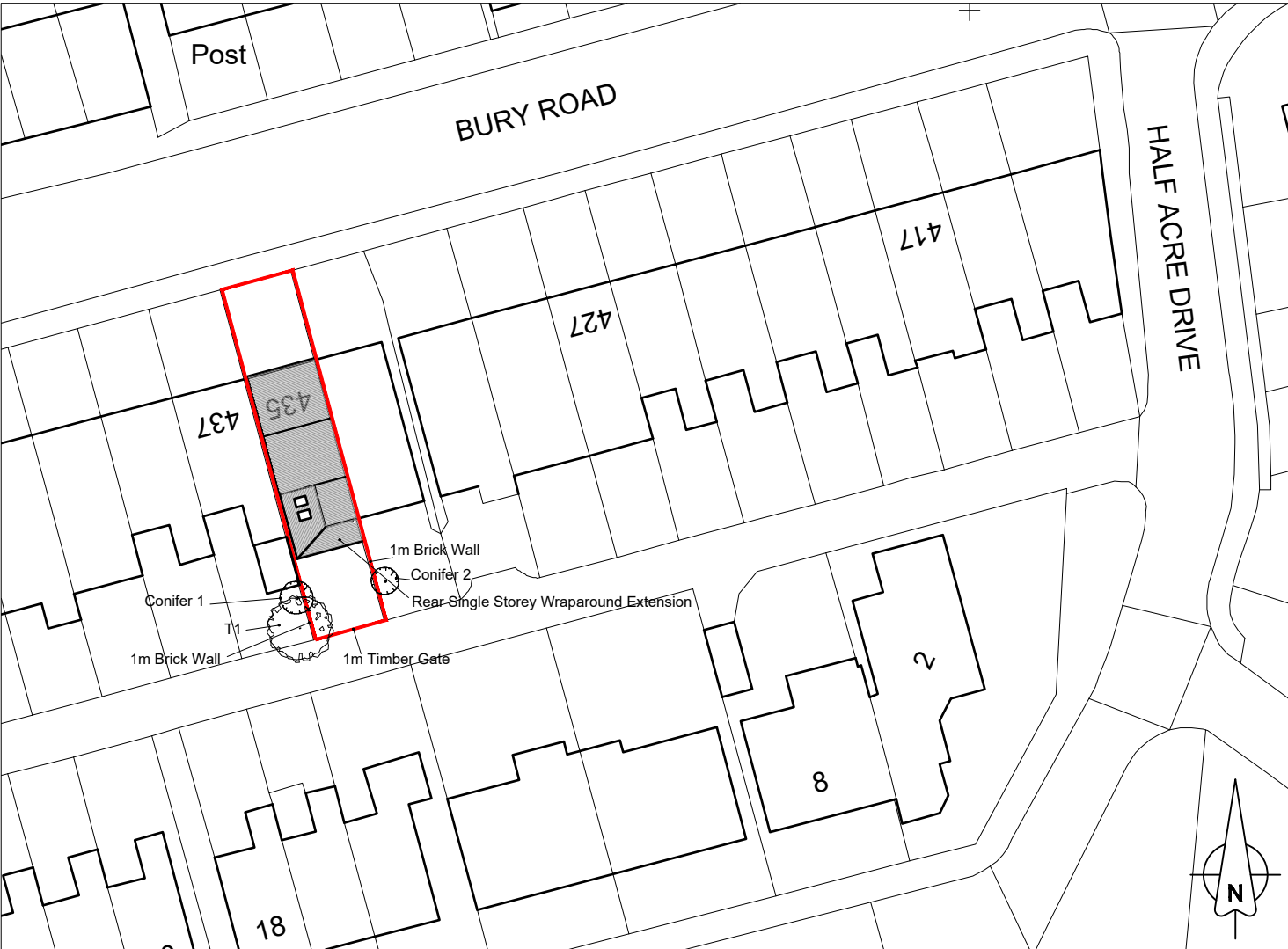
Conifer 1
Spread - 1m from trunk approx
Height - 6.64m approx

Conifer 2
Spread - 2m approx
Height - 6.64m approx

T1
Trunk Ø - 250mm
Spread - 2.5m from trunk
Height - 8.2m approx

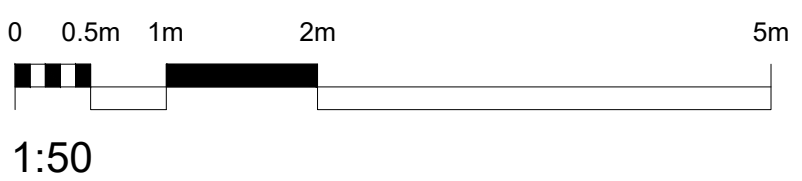
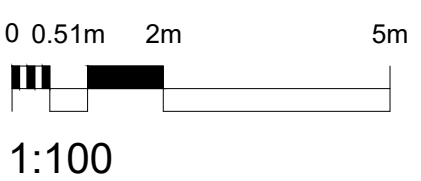
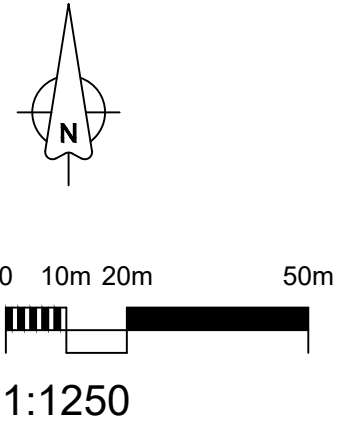


SYMBOLS, HATCH & LINETYPE KEY	
	WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
	ACTION (DO)
	AVOID OR REFRAIN FROM (DON'T)
	ON-SITE MEASUREMENTS REQUIRED
	RELEVANT INFORMATION
	STRUCTURAL ENGINEER ITEM
	BUILDING CONTROL ITEM
	BRICK
	BLOCK
	CONCRETE
	SAND
	HARDCORE
	PROPOSED
	OBSOLETE GLASS
	BOUNDARY
	FOUL DRAINAGE
	INSULATION
	DPM, DPC, VCL, FLASHING
	STRUCTURAL BEAMS
	DEMOLITION AREAS



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Ordnance Survey 0100031673

Site Plan as Proposed



PROJECT TITLE Proposed Single Storey Rear Wrap Extension	CLIENT Mr Bhuiyan 435 Bury Road, Rochdale, OL11 5EU
DRAWING STAGE Planning	SCALE Varies @ A1
SHEET TITLE Plans & Elevations as Existing and Proposed	PROJECT NUMBER OL-0230
	CHK BY JDA
	DRAWN BY ARO
	STAGE PLN
	REV A
	SHT 001