



Specification for construction to suit site flood risk zone 2:

1. 150mm solid concrete floor slab / beam and block over piling - TB subject to opening up inspection and testing
2. Use of close cell insulation, all to be Kingspan.
3. Wall ties all to be Acon Clark Stainless steel
4. Electrical fittings and sockets minimum 600mm above floor level.
6. Seal all service entry points.
7. Advisory note for client to use non chipboard kitchen units, white good set 150mm above floor and tile floor finish.
8. Plasterboard wall sheets to be fixed horizontally.

client advised to sign up for flood warnings direct.



NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION,
BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION
(WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ONSITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ONSITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA, ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

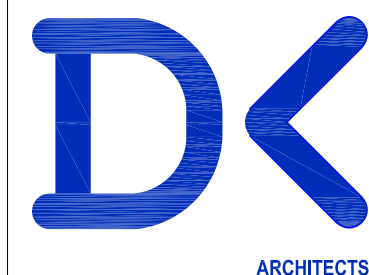
CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY, AT ANY POINT, ON THE PROJECT, OR (B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO [HTTP://WWW.HSE.GOV.UK/PUBNS/IND0411.HTM](http://www.hse.gov.uk/pubns/ind0411.htm) FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR ARE REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. FEES MAY REQUIRE SERVING ON THE ADJACENT OWNERS / NEIGHBOURS. COMMENCEMENT, ENFORCEMENT, NEIGHBOURS / ADJACENT OWNERS / NEIGHBOURS CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, PARTY WALLS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.



THIS DRAWING IS COPY RIGHT AND MUST NOT BE REPRODUCED / COPIED, MADE
USE OF OR ISSUED WITHOUT PRIOR WRITTEN CONSENT OF DK ARCHITECTS



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PROJECT:
EXTENSION AND ALTERATIONS TO
DWELLING

ADDRESS:
4 OLD MILL VIEW, DEWSBURY,
WF12 9QJ

DRG:
PROPOSED FLOOR PLANS & ELEVATIONS

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 12 11 19

DATE: 12.11.19 DRAWN: AHD
SCALE: 1:50, 100, 200 CHECKED: ANK
SIZE: A1 DRG NO: 19.2710.02G

INDICATIVE PLAN FOR DESIGN CONSIDERATION
PURPOSES ONLY, SUBJECT TO APPROVALS, DETAILED
DESIGN AND STRUCTURAL CALCULATIONS,
DO NOT USE FOR CONSTRUCTION