



West Elevation

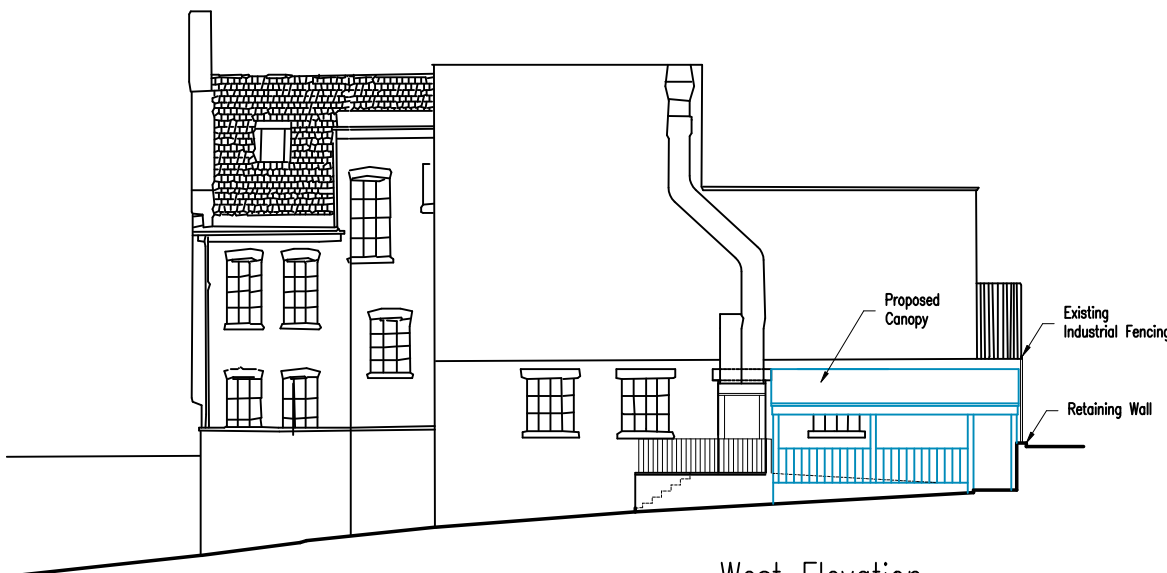


North Elevation



South Elevation

Existing



West Elevation



North Elevation



South Elevation

Proposed

These drawings have been prepared for the purpose of a planning submission only.

All forms of construction and detailing are solely the responsibility of the builder.

Where applicable both planning and building regulation approval must be obtained before work commences. If there is any doubt, please consult the designer or the appropriate Local Authority department.

Planning conditions
Planning approval notice to be checked for any planning conditions relevant to the proposal.

Permission from Property Owners
Tenants must obtain written permission from their Landlord's / Owners of the premises before applying for planning permission.

Permission from Adjoining Neighbours
Where necessary client / owner are to obtain written permission from adjoining neighbours whose boundary or property may be encroached upon during or after construction.

The Planning system can do nothing to assist owners when boundary disputes arise.

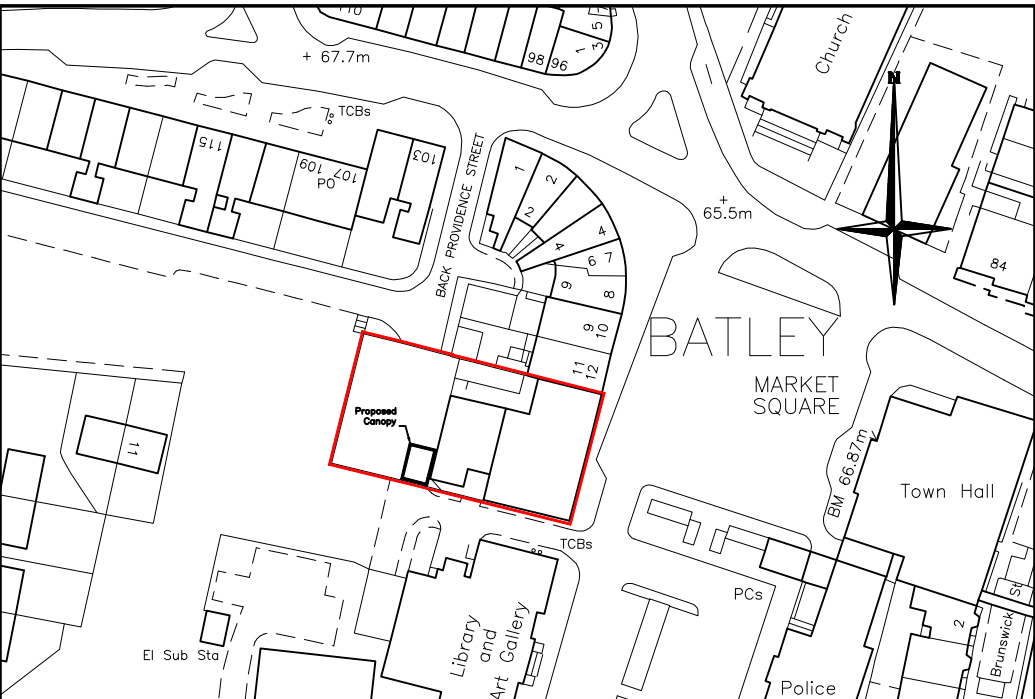
In principle, when erecting a new building or extension to a building, you can construct it up to the boundary but must not encroach over the adjacent land without the express consent of the adjoining owner.
This means keeping all elements, including temporary scaffolding, the projection of foundations, eaves, rainwater goods, opening windows etc. within the confines of your own land.

In the event of a dispute arising client should obtain legal advice immediately.

Party wall act 1996
Occupiers of both adjoining properties must be in agreement of the construction work and the detail of the construction before works commences on site.

CDM Regulations
The builder will need to comply and include for Health and Safety, Construction Design Management regulations (CDM), please see link below.
<http://www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm>
2015 for this project

Under the role of the 'Principle Designer' as referred to in the CDM Regulations 2015 (it is the responsibility of the client to appoint a 'principle designer' or the role of principle designer falls to the client / principle contractor).
T. J Coates Ltd are not acting as principal Designer or contractor under the CDM regulations



Location Plan

Revision A 29.04.21
Alt Red line boundary

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DESIGN			
CLIENT	Roberto's Restaurant The Old Post Office 14/15 Market Place Batley WF17 5DA		
PROJECT	Roberto's Restaurant The Old Post Office 14/15 Market Place Batley WF17 5DA		
TITLE	Existing and Proposed Elevations		
SCALE	ELEVATIONS 1:200 LOCATION PLAN 1:1250	DATE	18.04.21
DRAWN BY	MC	CHECKED	MC
DRAWING NO	P02	REVISION	A