



Front Elevation



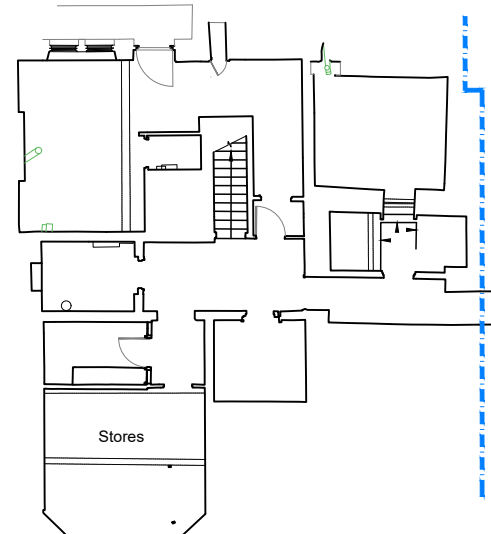
Side Elevation



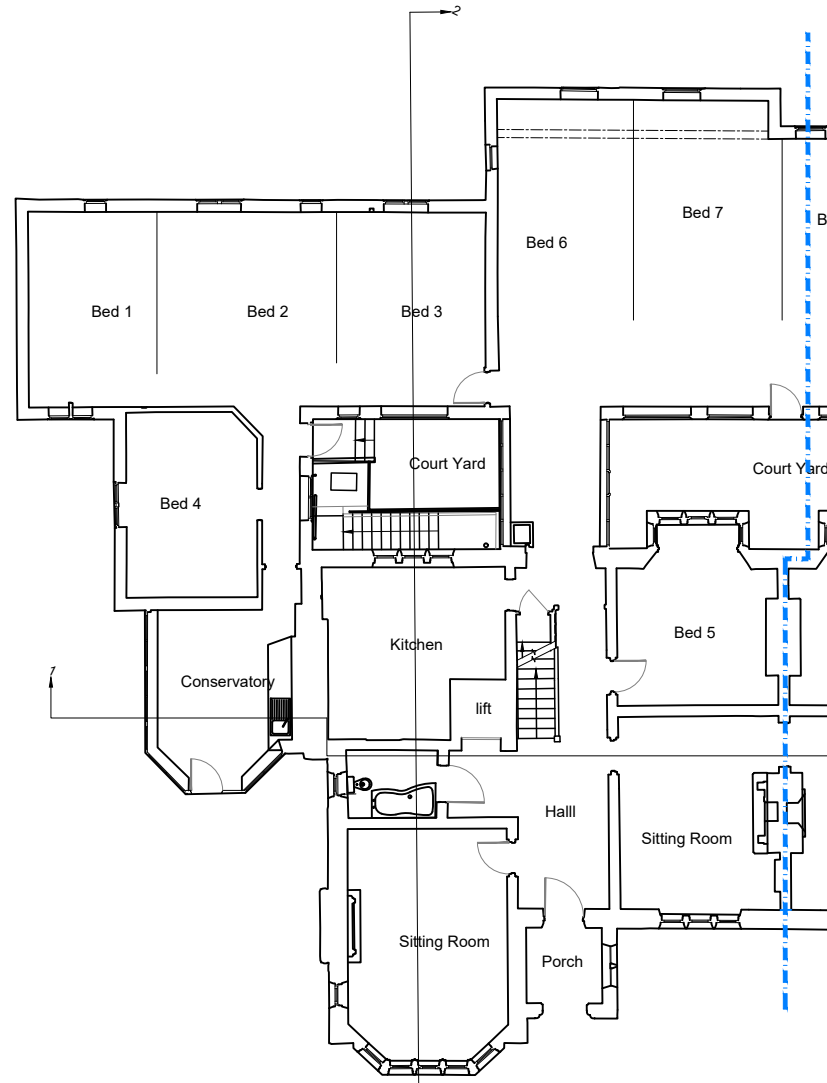
Rear Elevation



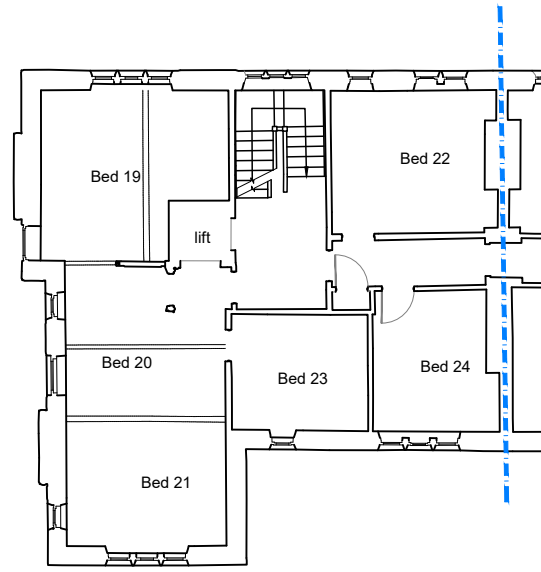
Side Elevation



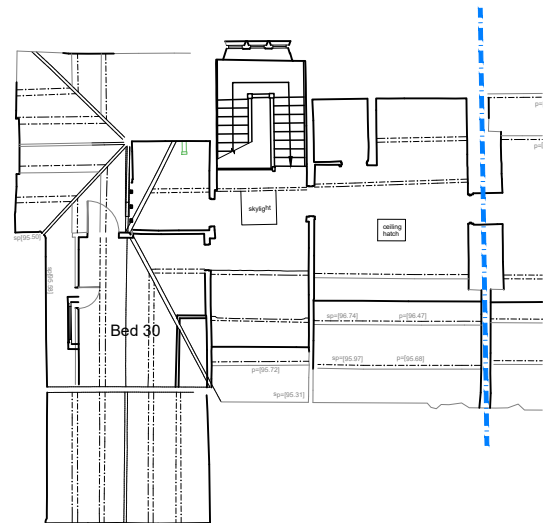
Basement Floor Plan



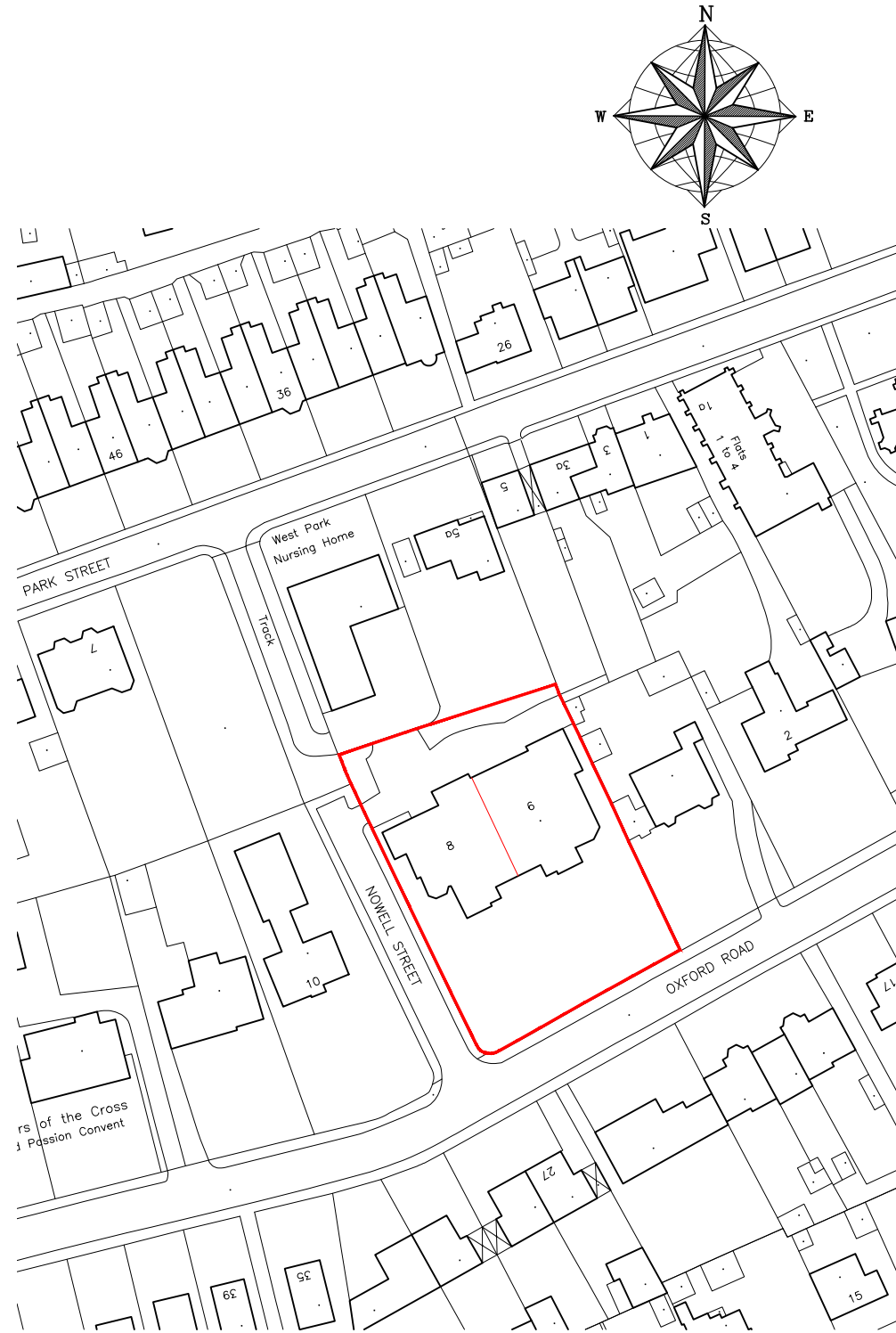
Ground Floor Plan



First Floor Plan



Second Floor Plan



LOCATION PLAN 1:1250

No 8 West Side ownership by
Shaneela Salim & Sadaqat Salim
of 15 Park Avenue
WF13 2QH

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

PRELIMINARY

RIBA
Royal Institute of British Architects
Chartered Architects

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PROJECT: CHANGE OF USE OF NURSING HOME TO RESIDENTIAL FLATS	
ADDRESS: 8 OXFORD ROAD, DEWSBURY, WF13 4LN	
DRG: EXISTING PLANS	
STATUS: PLANNING APPLICATION subject to approval	
DATE: 25.04.2022 SCALE: 1:100, 200, 1250 SIZE: A1	DRAWN: AHD CHECKED: ANK DRG NO: 22.2706.03
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INDICATIVE PLAN FOR DESIGN CONSIDERATION
PURPOSES ONLY, SUBJECT TO APPROVALS. DETAILED
DESIGN AND STRUCTURAL CALCULATIONS,
DO NOT USE FOR CONSTRUCTION

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 ON SITE AND ARE PROVIDED FOR DESIGN
CONSIDERATION. ALL WORKS CARRIED OUT ON SITE 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 IN THE PROJECT, OR (B) EXCEEDS 500 PERSON DAYS. PLEASE REFER
TO [HTTP://WWW.HSE.GOV.UK/CDRBN/INDEX411.HTM](http://www.hse.gov.uk/cdrbns/index411.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 IS 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. NOTICES MAY
REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT.
ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED
OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED
PARTY WALL SURVEYOR TO FULLY ADVISE.