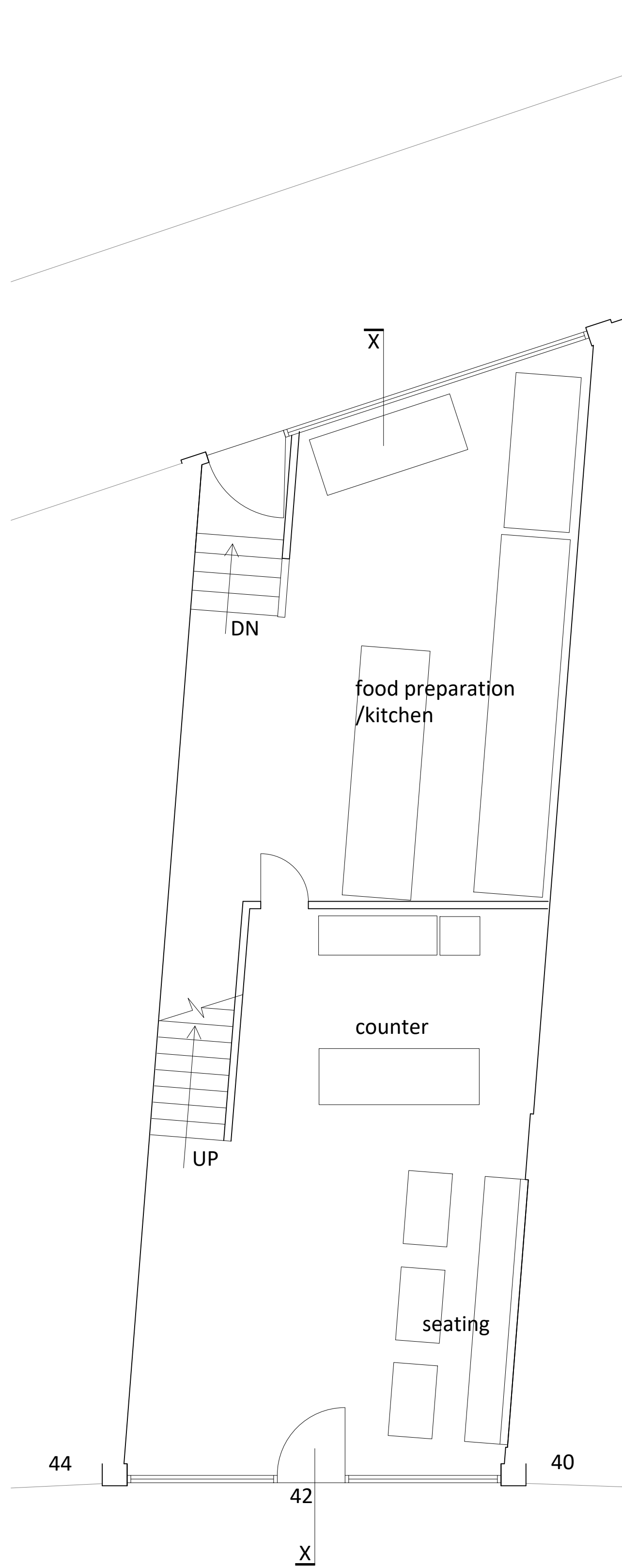
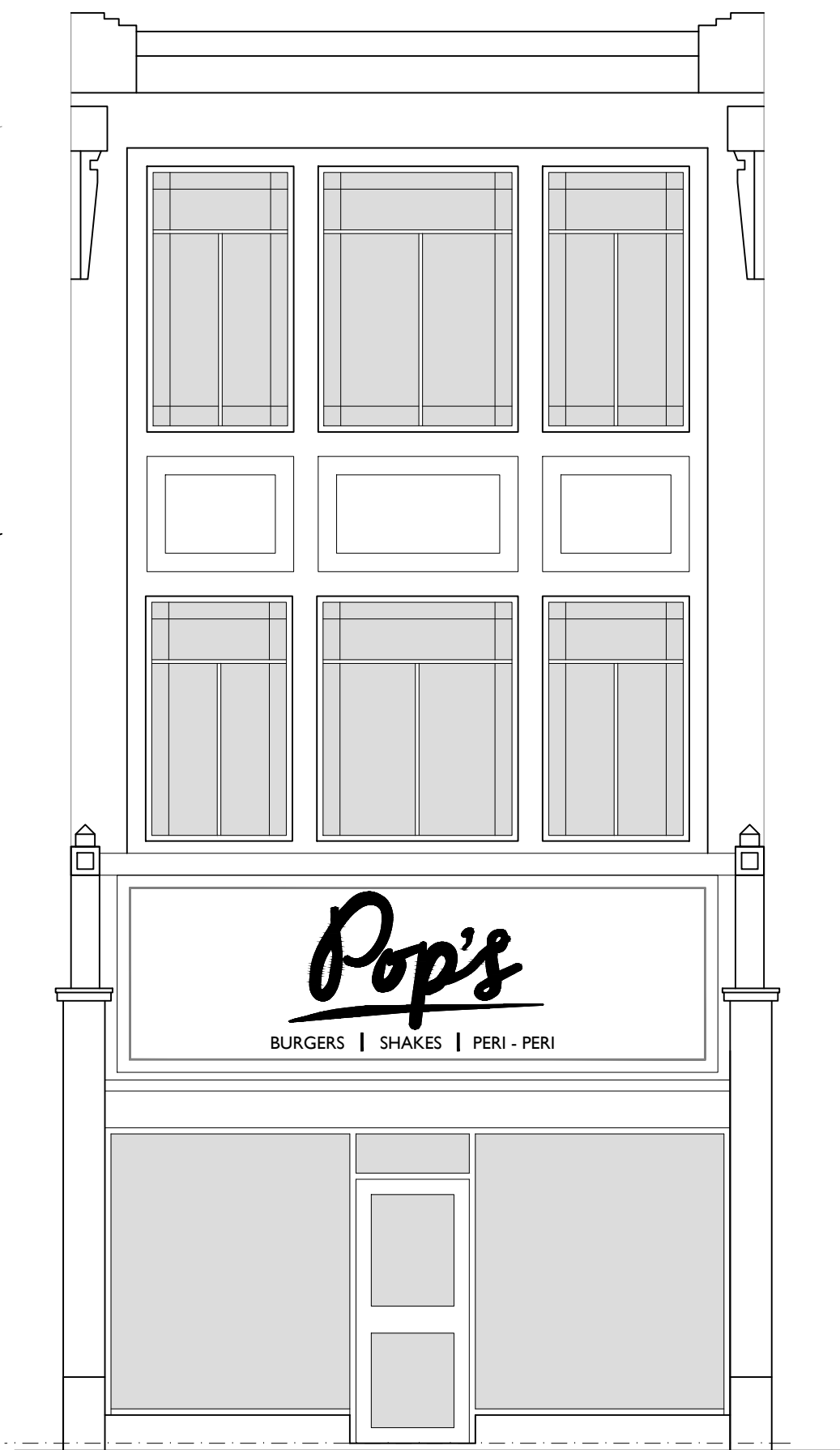


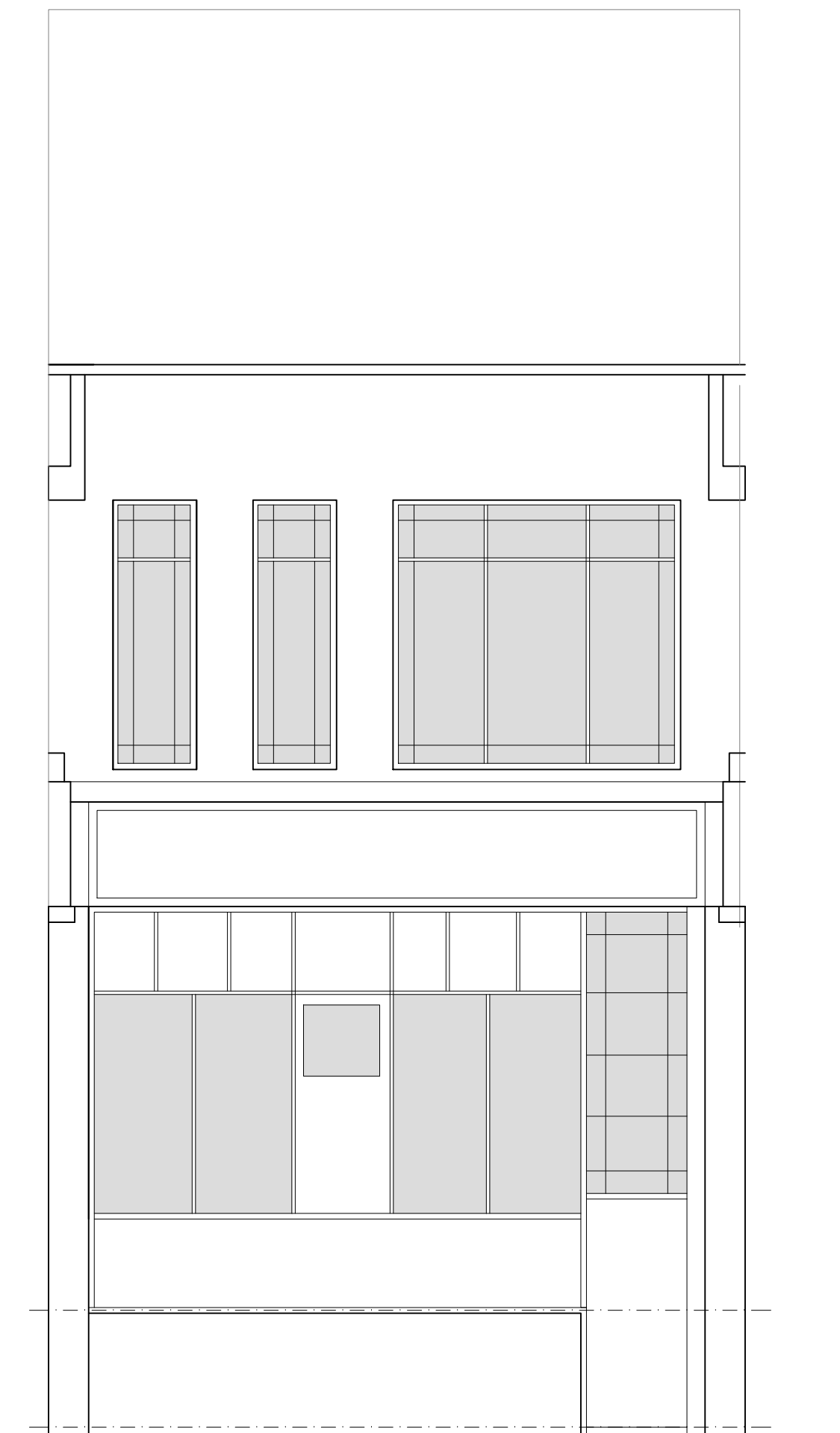


Ground floor plan

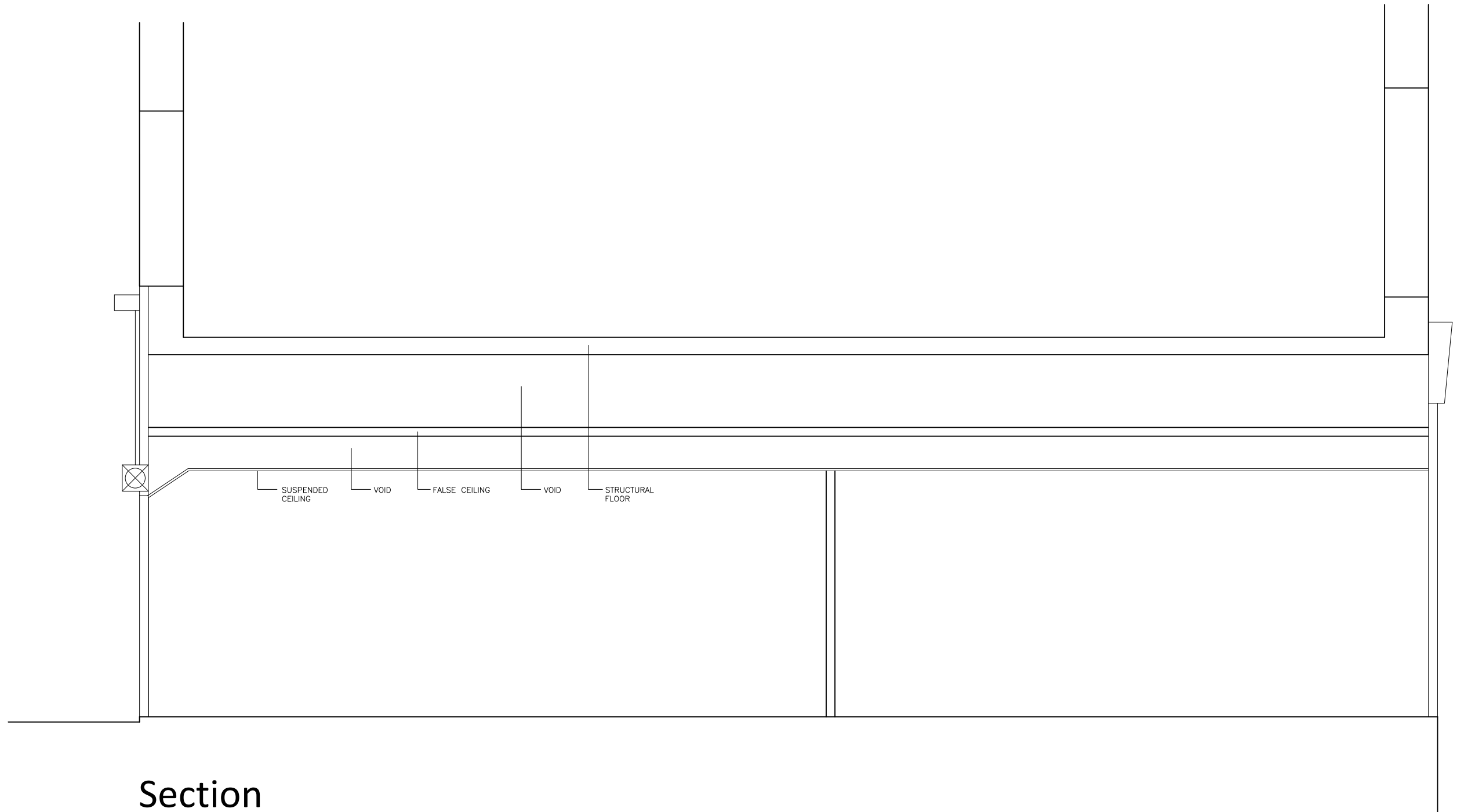
ALL DIMENSION STATED ARE TO BE CHECKED AND VERIFIED
ONSITE BY THE BUILDER. THESE MAY DIFFER AS WORKS ARE
RELATED TO EXISTING STRUCTURE AND SUBJECT TO ACCURATE
SITE SETTING OUT / OPENING UP OF THE WORKS.



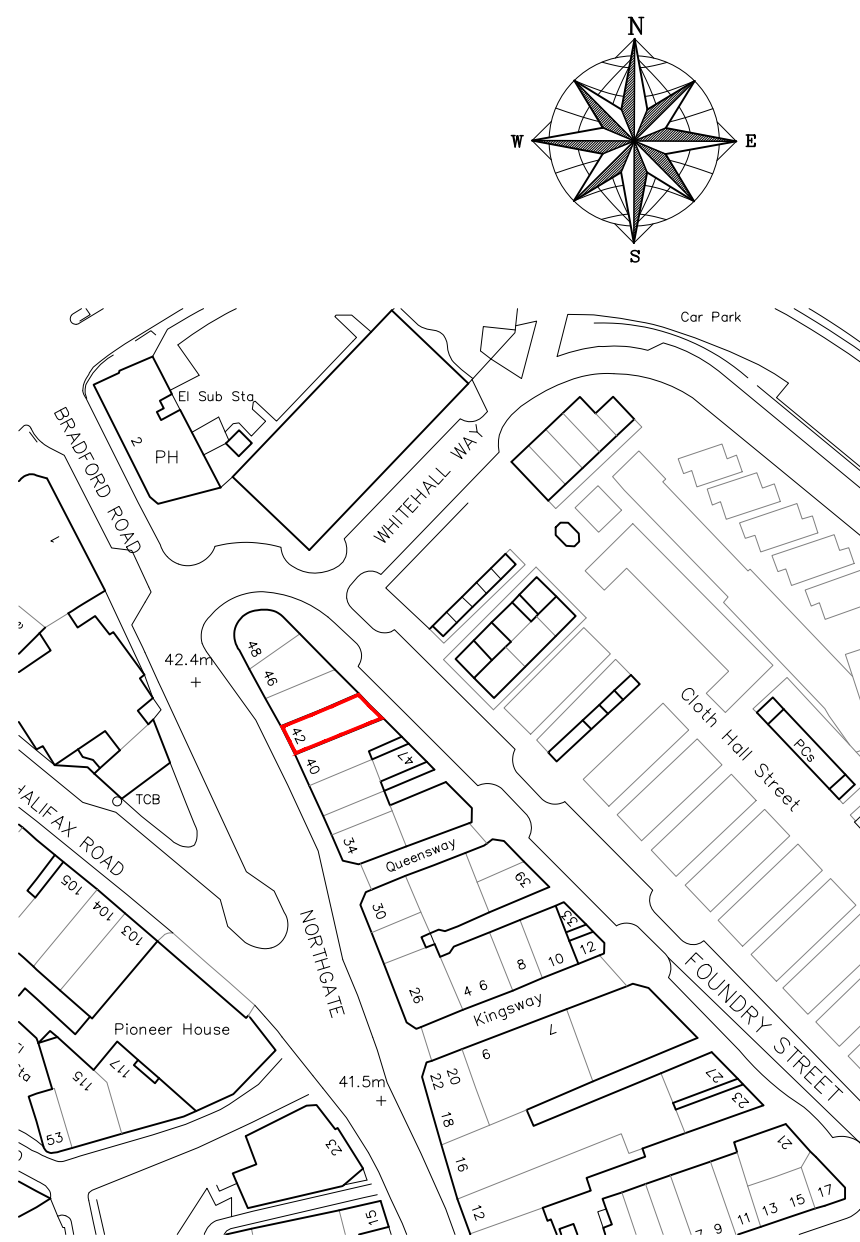
Front Elevation



Rear Elevation



Section



Location Plan
1:1250

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 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. CONFORM 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/CDM/CDM411.HTM](http://www.hse.gov.uk/CDM/CDM411.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.

PRELIMINARY

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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m 07718 990668
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w dkarchitects.net

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Business Park, Technology Drive,
Batley, WF17 6ER

PROJECT:
**PROPOSED REPAIR / REFURBISHMENT
OF RESTAURANT**

ADDRESS:
**42 NORTGATE ,
DEWSBURY TOWN CENTRE, WF13 1DX**

DRG:
EXISTING FLOOR PLANS / ELEVATIONS

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 08.09.22
SCALE: 1:50, 1:1250
SIZE: A1

DRAWN: AHD
CHECKED: ANK
DRG NO: 21.2695.10A

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REFER TO DIMENSIONS AND DO NOT SCALE.