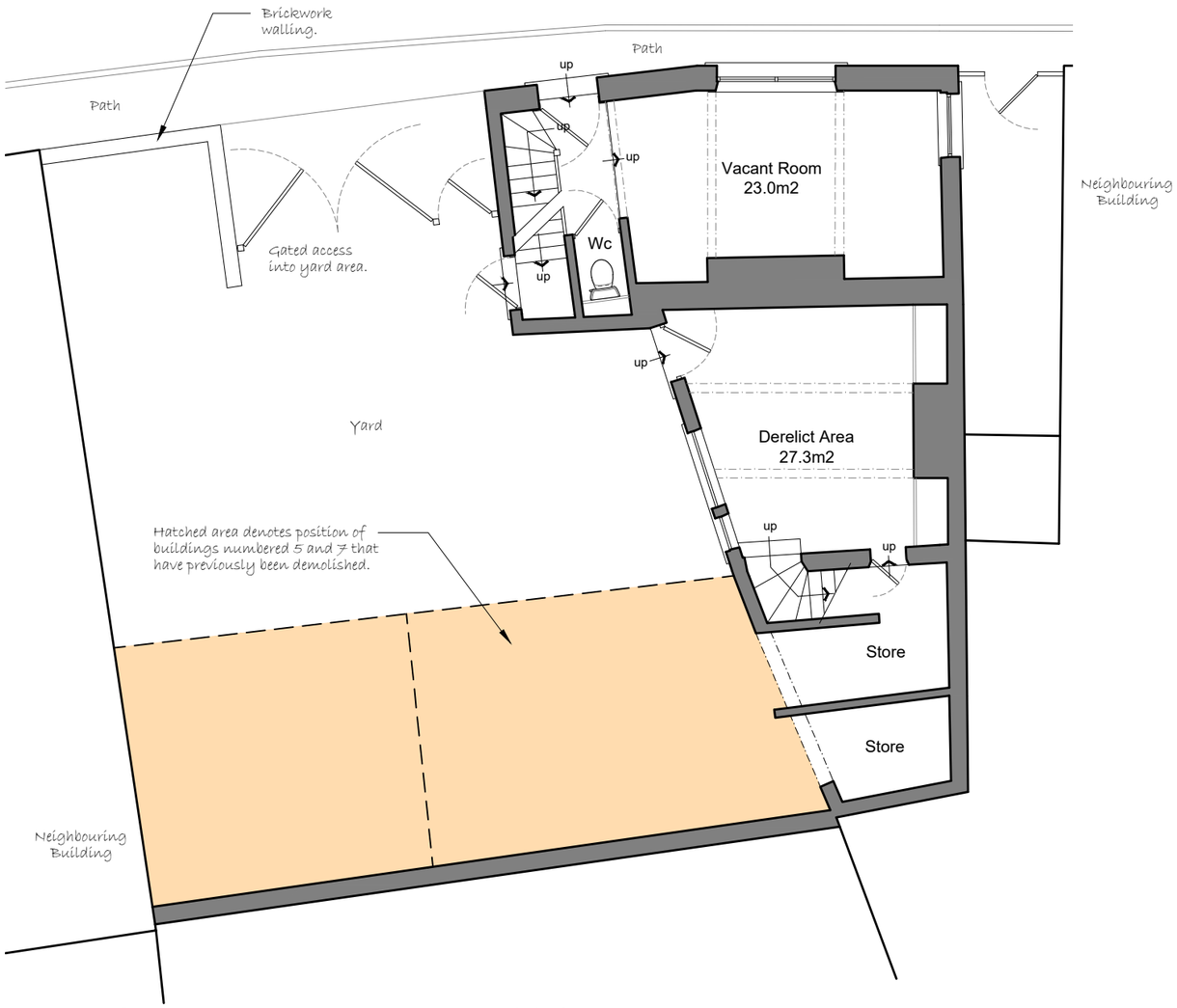
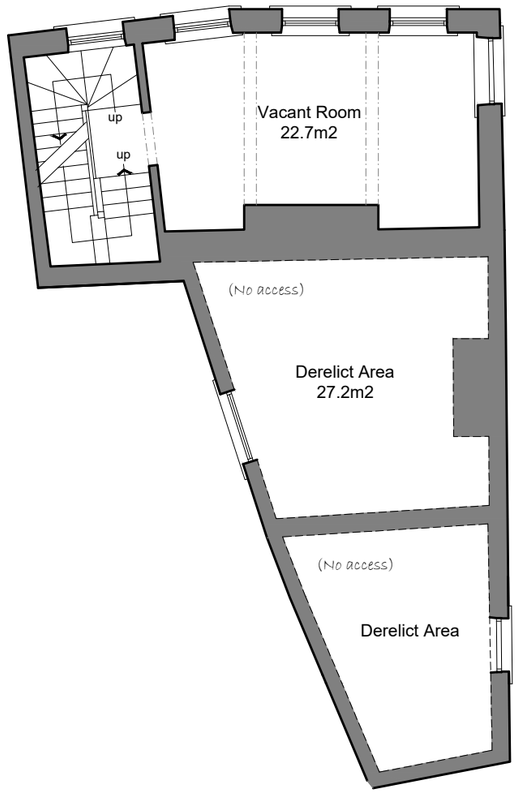


EXISTING GROUND FLOOR PLAN
SCALE - 1:100



EXISTING FIRST FLOOR PLAN
SCALE - 1:100

Materials As Existing -

Walls - Stonework and brickwork finish to outerleaf.

Doors - Timber framed doorsets.

Windows - Timber framed glazed units.

Roof - Slate finish to existing roof.

Fascia/Guttering - Fascia board with guttering & downpipes to suit.

CDM 2015

RISKS

1. Restricted access to derelict site.
2. Site welfare requirements.
3. Site clearance.
4. Temporary support.
5. Excavation/concrete works.
6. Working at height.
7. Installation of temporary and re-routed services.
8. Handling loads.

Do not scale from this drawing. tractus:dma must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of tractus:dma .

NOTES

All efforts have been made in measuring existing site.
However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Application for Planning Permission - Conversion of derelict buildings and rebuild former buildings that have been demolished into 5no. residential units to meet end-user requirements and as shown on the application plans.

1) GENERAL BUILDING NOTES

a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
d) All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING

Rev	Description	Date	By	App'd

tractus:dma
architectural design
Headfield Business Centre, Headfield Mills
Savile Road, Dewsbury, West Yorkshire, WF12 9LQ
t: 01924 462 550 m: 07531 812 823
e: dean@designmanageachieve.com

Client
FC Property Ltd

Project
Edward Latham House
1, Oates Street, Dewsbury

Drawing title
Existing Ground and First Floor Plan

Drawn by		Date	
AM		01/23	
Drawing no	Project no	Scale @ A3	Rev
EX-02	21-777	1:100	-

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