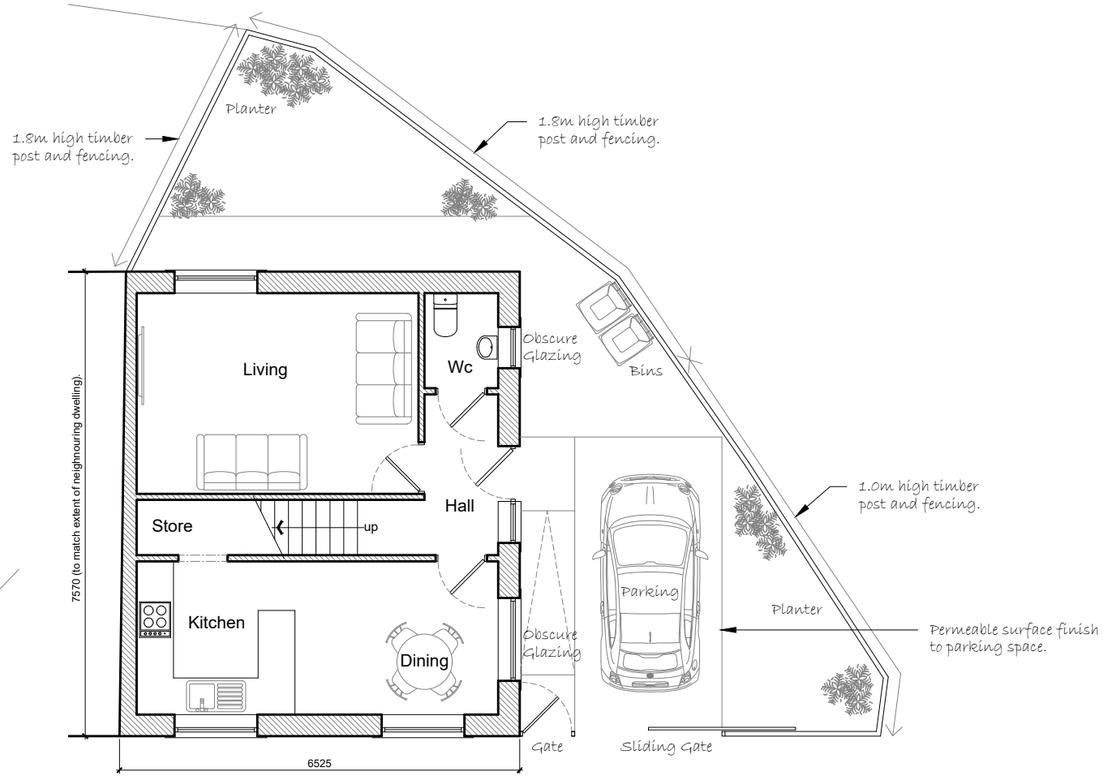


PROPOSED SITE PLAN
SCALE - 1:200



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

Materials (Proposed Dwelling) -

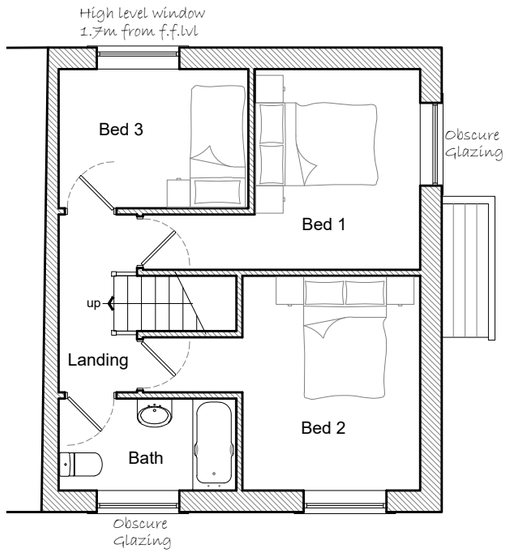
Walls - Stonework finish to outerleaf.

Doors - Upvc framed doorsets.

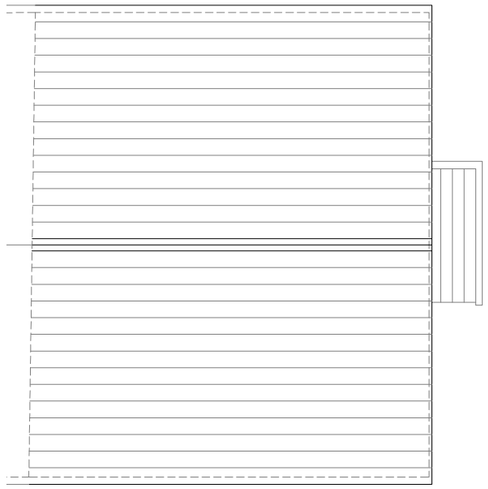
Windows - Upvc framed glazed units.

Roof - Concrete inter-locking roof tile finish to main roof.

Guttering - Black upvc guttering and downpipes to suit.



PROPOSED FIRST FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

CDM 2015

RISKS

1. Working adjacent to live road/restricted access.
2. Site welfare requirements.
3. Site clearance.
4. Temporary support/Concrete works.
5. Working at height.
6. Installation of temporary and re-routed services.
7. 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 -

Planning Application for -
Erection of 1No. Dwellinghouse (within a Conservation Area) to meet the applicant's requirements and as shown on the application drawings.

Existing Use -

Vacant land (brownfield/previously developed land)

Proposed Use -

C3 - Dwellinghouse.

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 ISSUE

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: 07791 717 404
e: asif@tractusad.co.uk

Client
Mr. M. Mustafa

Project
Land Adjacent 2, Back Beacon Street, Birkby

Drawing title
Proposed Block Plan and Floor/Roof Plan

Drawn by		Date	App'd
AM		09/23	-
Drawing no	**Project no**	**Scale @ A3**	**Rev**
PL-01	23-906	A.S.	-

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