

## 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:

Proposed First Floor Extension with Hip Roof finish, New Entrance Lobby to Rear Elevation and Part Extension to Side Elevation creating New Internal Emergency Exit Staircase Enclosure to meet the applicant's requirements and as detailed on the application plans.

### Existing & Proposed Use -

Use Class F1 (Former D1 Place of worship).

### Materials -

Walls - Fair-face coloured blockwork finish to outerleaf.

Doors - Powder-coated aluminium framed doorset(s).

Windows - Combination of aluminium framed glazed units and brown upvc framed double-glazed units.

Roof - Plain concrete inter-locking roof tile finish to main roof.

Fascia/Guttering - White upvc fascia board with black guttering and downpipes to suit.

### 1) General Building Notes

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- 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.
- 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.
- 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.
- 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

- 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
B	Floor Plans updated.	30/01/25	AM	-

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Client

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Project

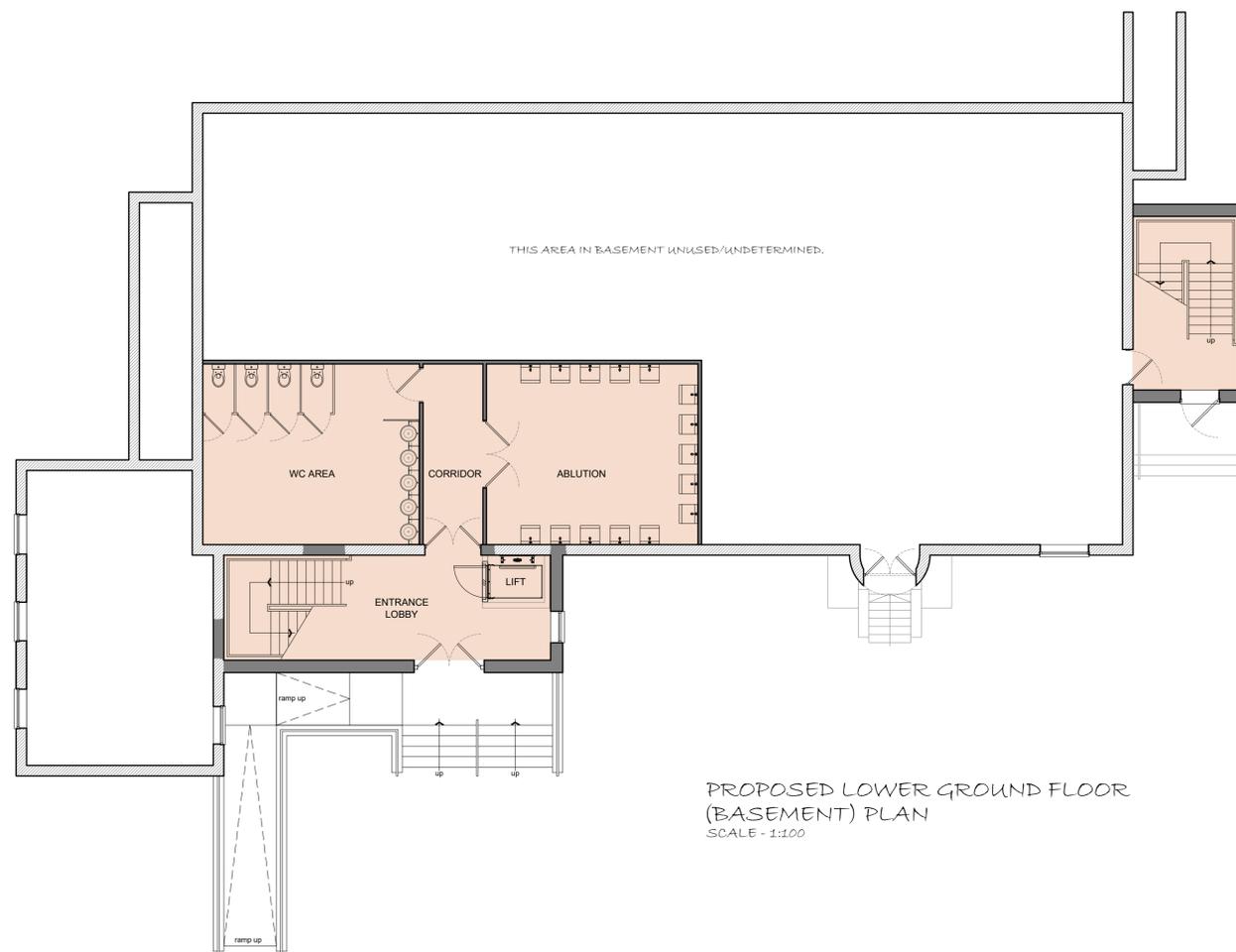
3, HIGH STREET, WESTTOWN  
DEWSBURY, WF13 2RE

Drawing title

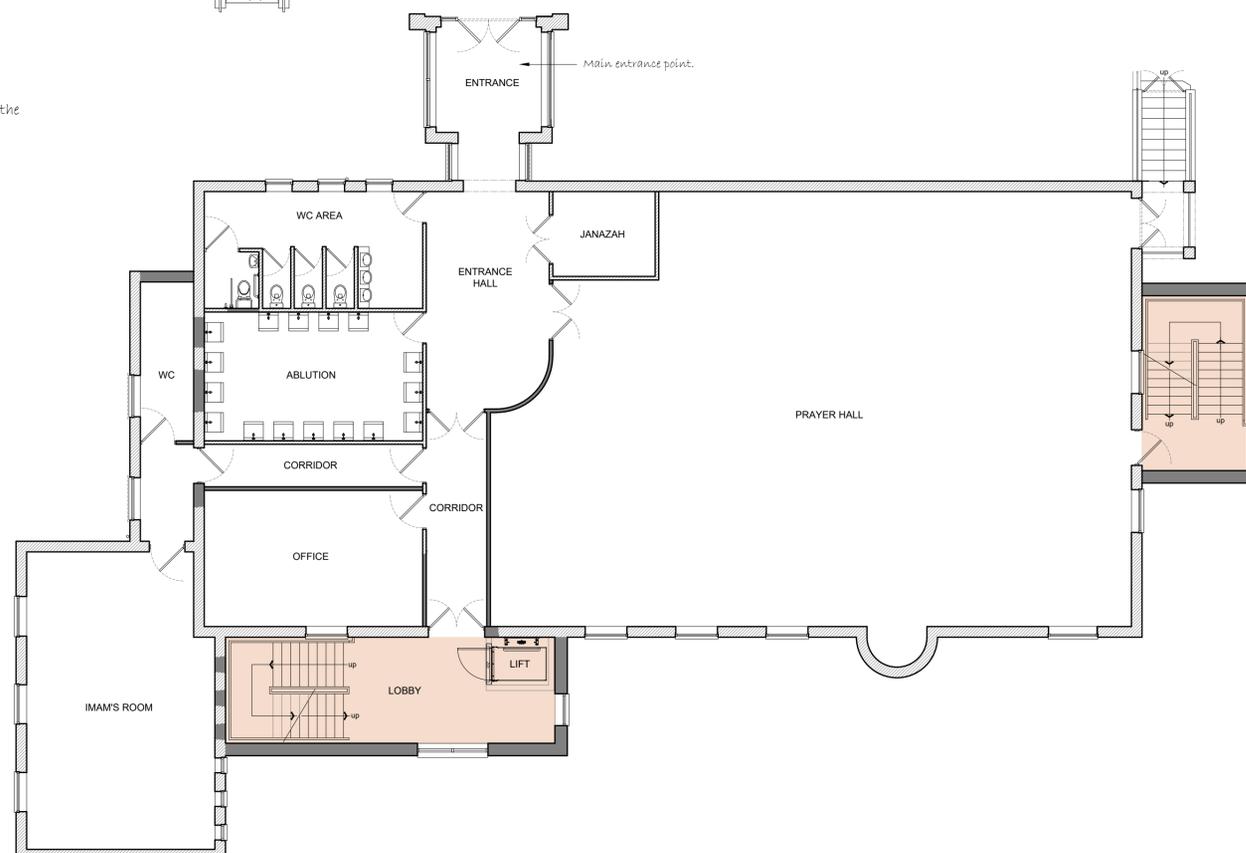
PROPOSED LOWER GROUND  
& GROUND FLOOR PLAN

Drawn by	Date	App'd
AM	09/23	-

Drawing no	Project no	Scale @ A1	Rev
PL-02	23-896	1:100	B



PROPOSED LOWER GROUND FLOOR  
(BASEMENT) PLAN  
SCALE - 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE - 1:100

### GIA (Gross Internal Floor Area)

Proposed Lower Ground Floor -	416.8 m <sup>2</sup> (including unused/undetermined area)
Proposed Ground Floor -	442.4 m <sup>2</sup>
Proposed First Floor -	371.5 m <sup>2</sup>
<b>Total =</b>	<b>1230.7 m<sup>2</sup></b>

(N.B. GIA's based on drawings/information provided by the client (applicant) & is to be checked by the contractor/developer prior to pricing of works and at the tender/pre-development stage.

### CDM 2015

#### RISKS

- RESTRICTED ACCESS TO SITE.
- SITE WELFARE REQUIREMENTS.
- SITE CLEARANCE.
- EXCAVATIONS/CONCRETE WORKS.
- TEMPORARY SUPPORT.
- WORKING AT HEIGHT.
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
- HANDLING LOADS.