



NO CONSTRUCTION WORK SHALL COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER HA CONSULTATION AND A DRAINAGE SURVEY HAS BEEN COMPLETED.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ONSITE AND ARE PROVIDED FOR DESIGN CONSULTATION ONLY.

THE PLANNING APPROVAL, DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVALS, PLANS, STRUCTURAL CALCULATIONS AND DRAINAGE CALCULATIONS AND DRAINAGE PERMITS ARE THE ONLY DOCUMENTS TO BE USED ON SITE.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS/ APPROVAL DOCUMENTS ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS.

CLIENT TO ENSURE ALL NEIGHBOURS ARE ADVISED OF THE PROPOSED WORKS BY INSPECTOR, ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/ SITE VISIT FOR ALL WORKS TO BE COMPLETED NEAR PUBLIC DRAINS OR DRAINS IN RESIDENTIAL AREAS DESIGNATED INTERESTED PARTIES.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT INTO ADJACENT LAND OR OWNERSHIP, IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF THE WORKS AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. SETTING OUT, CONFIRM ALL SIZES AND DIMENSION TO DKA, ALL DIFFERENCE, VARIATIONS 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/pubns/indg6411.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.



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 OR
USE OF OR ISSUED WITHOUT PRIOR WRITTEN CONSENT OF DK ARCHITECTS



PROJECT:
EXTENSION AND ALTERATIONS TO
DWELLING

ADDRESS:
20 ST MARYS AVENUE BATLEY
WF17 7AP

DRG:
PROPOSED FLOOR PLANS & ELEVATIONS

STATUS: PLANNING APPLICATION subject to approval
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DATE: 27.11.23	DRAWN: AHD
SCALE: 1:50,100, 1250	CHECKED: ANK
SIZE: A1	DRG NO: 23.2740.02A

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REFER TO DIMENSIONS AND DO NOT SCALE