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.

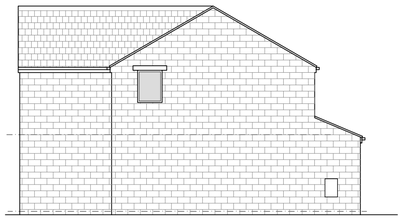
CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA. ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

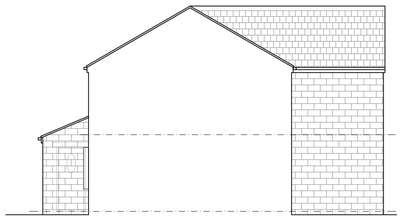
CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT. OR:(B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO HTTP://WWW.HSE.GOV.UK/PUBNS/INDG411.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.

front elevation

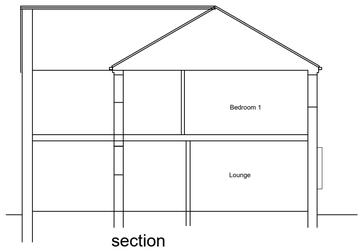


side elevation

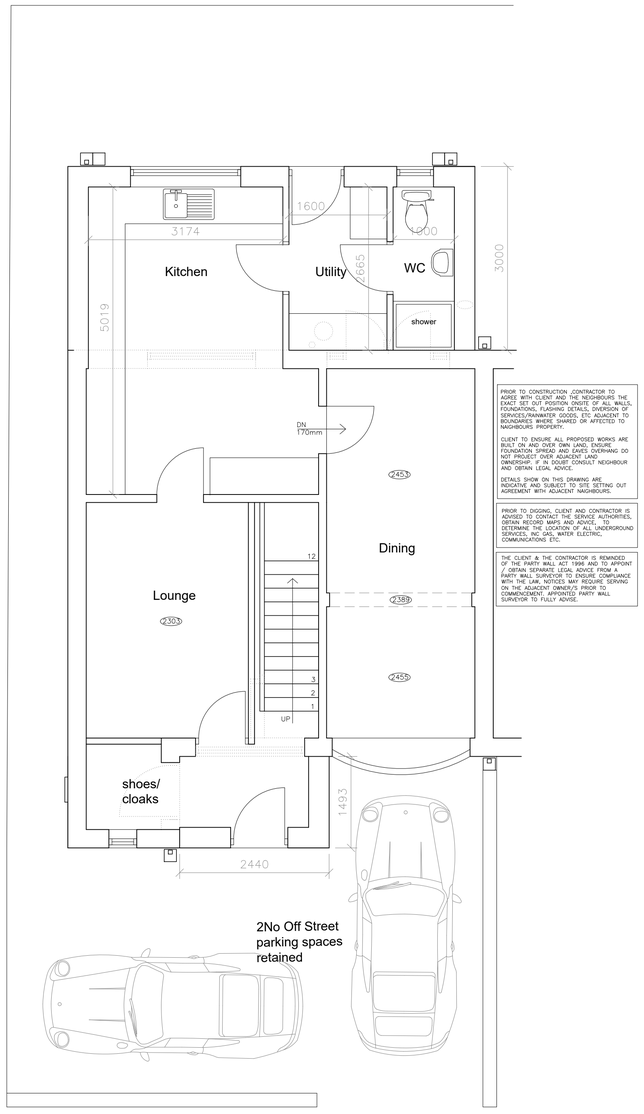


side elevation

rear elevation



section



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.

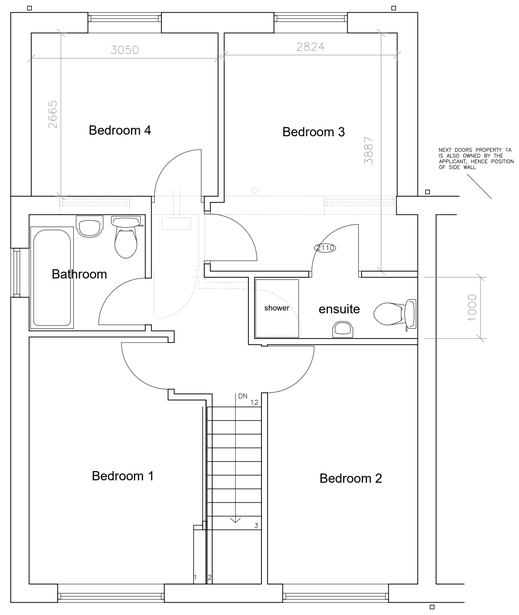
PRIOR TO CONSTRUCTION ,CONTRACTOR TO ADVISE TO CONFIRM WITH DKA ARCHITECTS THE EXACT SET OUT POSITION ONSITE OF ALL WALLS, FOUNDATIONS, FLASHING DETAILS, DIVERSION OF SERVICES/RAINWATER GOODS, ETC ADJACENT TO BOUNDARIES WHERE SHARED OR AFFECTED TO NAGHBOURS PROPERTY.

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.

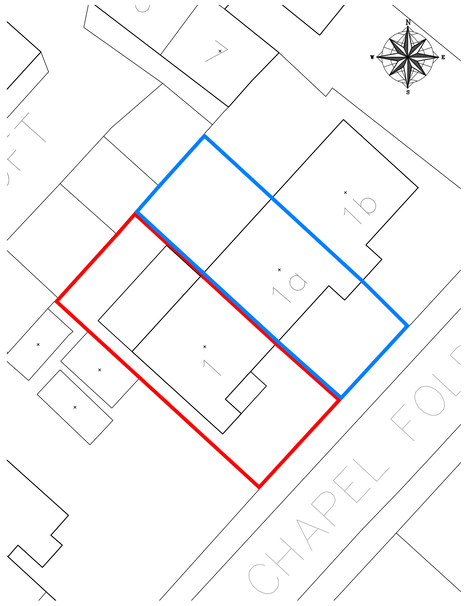
DETAILS SHOW ON THIS DRAWING ARE INDICATIVE AND SUBJECT TO SITE SETTING OUT AGREEMENT WITH ADJACENT NAGHBOURS.

PRIOR TO DIGGING, CLIENT AND CONTRACTOR IS ADVISED TO CONTACT THE SERVICE AUTHORITIES, AND/OR REQUIRE THEM TO VISIT SITE TO DETERMINE THE LOCATION OF ALL UNDERGROUND SERVICES, INC GAS, WATER ELECTRIC, COMMUNICATIONS ETC.

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. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.



First floor plan



Block Plan 1:200

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.

PRELIMINARY

RIBA
Royal Institute of British Architects
Chartered Architects

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PROJECT:
EXTENSION AND ALTERATIONS TO DWELLING

ADDRESS:
1 CHAPEL FOLD, STAINCLIFEE, BATLEY, WF17 7AY

DRG:
PROPOSED FLOOR PLANS & ELEVATIONS

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 20.12.23 DRAWN: AHD
SCALE: 1:50,100, 1250 CHECKED: ANK
SIZE: A1 DRG NO: 23.2745.02A

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