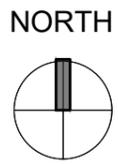


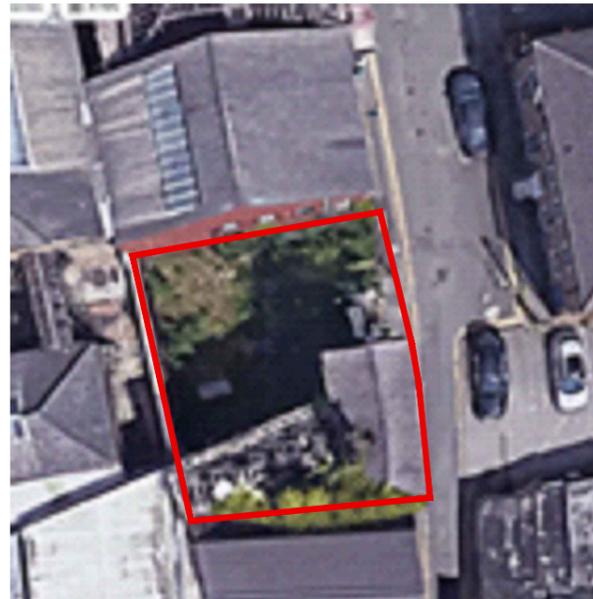
**SITE LOCATION PLAN**  
SCALE - 1:1250



**SITE**

Edward Latham House  
1,3,5,7 Oates Street  
Dewsbury  
West Yorkshire  
WF13 1BB

Landownership outlined in red.



AERIAL VIEW



HISTORIC STREET VIEW

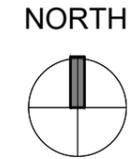
Position of buildings numbered 5 and 7.  
(note these have been demolished - refer to below images).



CURRENT STREET VIEW



**EXISTING BLOCK PLAN**  
SCALE - 1:200



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 -

Resubmission of Application for Planning Permission (2023/90487) - for the Erection of Extensions and Re-Building of derelict buildings to form Flats (within a Conservation Area) to meet end-user requirements and as shown on the application plans.

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**

Rev	Description	Date	By	App'd
A	Drawing updated for resubmission.	08/01/24	BH	AM

**tractus:dma**  
architectural design

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Client  
FC Property Ltd

Project  
Edward Latham House  
Oates Street, Dewsbury  
Drawing title  
Site Location Plan &  
Existing Block Plan

Drawn by	Date		
AM	12/23		
Drawing no	Project no	Scale @ A3	Rev
EX-01	21-777	A.S.	A

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Current/Previous Use -

vacant derelict buildings (part demolished).  
Former office use with dwellinghouse(s).

Proposed use -

Residential units C3 use class dwellinghouse(s).

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.