

## 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 -  
Demolition of Existing Dwelling and  
Erection of New Build Dwelling to meet  
the applicant's requirements and as  
shown on the application drawings.

### Existing Use -

C3 - Dwellinghouse.

### Proposed Use -

C3 - Dwellinghouse.

- 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 |
|-----|-------------|------|----|-------|
|-----|-------------|------|----|-------|

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architectural design

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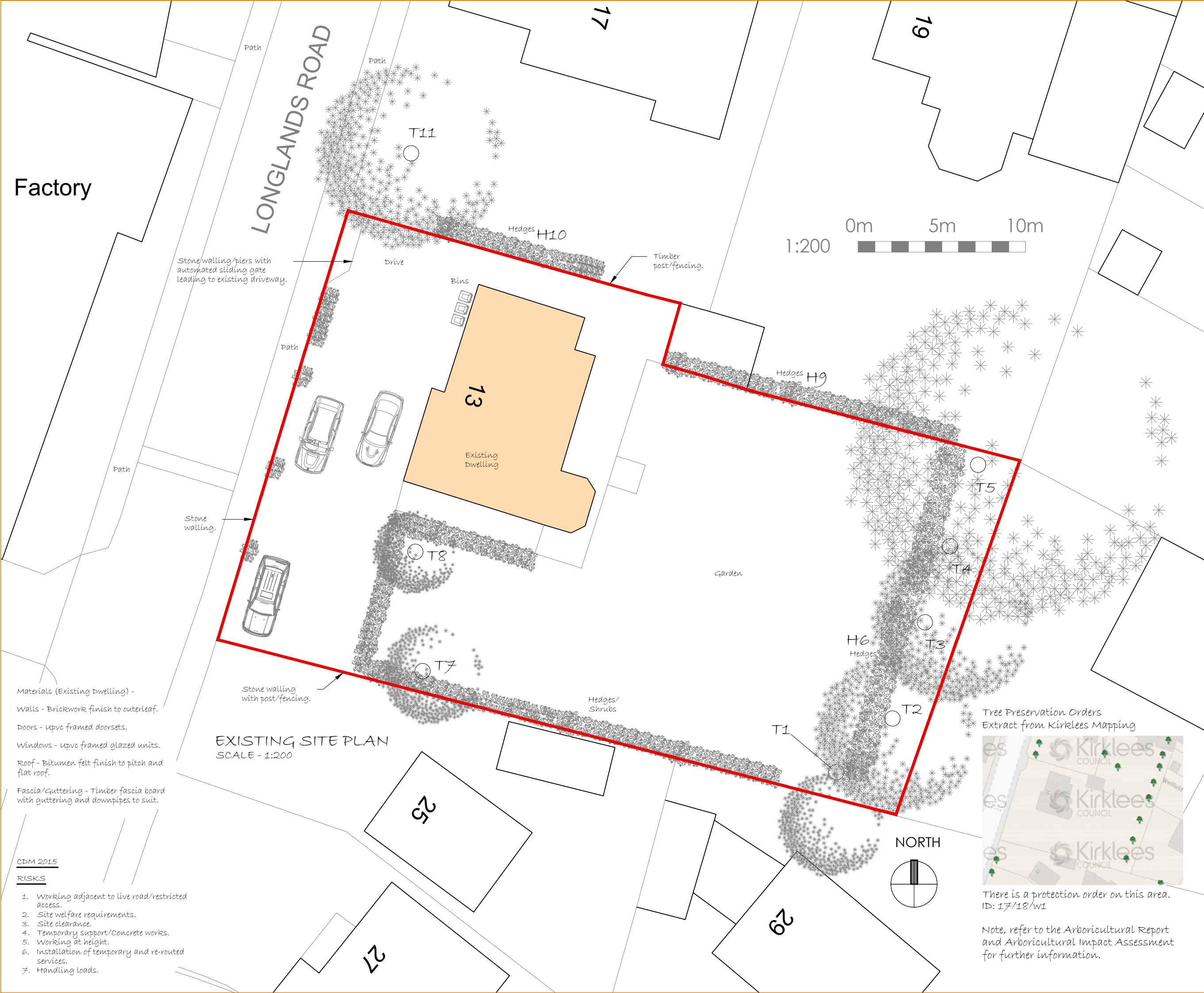
Client  
Mr. Mohammed Osman

Project  
Garden House 13 Longlands Road, WF13 4AB

Drawing title  
Existing Site Plan

|                     |                      |                     |
|---------------------|----------------------|---------------------|
| Drawn by<br>AM      | Date<br>01/24        | App'd<br>-          |
| Drawing no<br>EX-02 | Project no<br>23-907 | Scale @ A3<br>1:200 |
|                     |                      | Rev<br>-            |

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Factory

LONGLANDS ROAD

Stone/walling/piers with  
automated sliding gate  
leading to existing driveway.

Drive

Hedges H10

Timber  
post/fencing.

1:200 0m 5m 10m

Bins

13

Existing  
Dwelling

Hedges H9

Tree Preservation Orders  
Extract from Kirklees Mapping



There is a protection order on this area.  
ID: 17/18/W1

NORTH

Materials (Existing Dwelling) -  
Walls - Brickwork finish to outerleaf.  
Doors - Upvc framed doorsets.  
Windows - Upvc framed glazed units.  
Roof - Bitumen felt finish to pitch and  
flat roof.  
Fascia/Guttering - Timber fascia board  
with guttering and downpipes to suit.

### CDM 2015

### RISKS

- Working adjacent to live road/restricted access.
- Site welfare requirements.
- Site clearance.
- Temporary support/Concrete works.
- Working at height.
- Installation of temporary and re-routed services.
- Handling loads.