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.

sight lines of 2.4m x length of the site frontage in both directions to be provided, take down stone wall and relocate existing wire fence back behind the sight line. trees and vegetation to be cut back / removed as necessary.

existing canopy building to be removed

portacabin office 3x5m 3m max height single storey

access parking

staff parking

weight bridge

EXISTING ACCESS

2400

LGV PARKING

1 skips in and weighed

cycles

canopy building

bins

internal site turning area

small skips storage

2 skips stored

small skips 4yard typically

Building 1

EXISTING FLOOR AREA 323M2

Building 2

water mist fire suppression system within walled area

pre-cast concrete interlocking block wall 3m high

3 skip waste moved to 40yard

4 40yard skip collected by third party company and sorted and disposed of offsite

large skips storage 40yards

bays 2, 3 & 4 removed

canopy building

bay 1

store

NETHERFIELD ROAD

CALDER ROAD

Netherfield Mill

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

PRELIMINARY

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Chartered Architects

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PROJECT:
CHANGE OF USE FROM CAR BREAKERS YARD TO SKIP STORAGE & WASTE TRANSFER

ADDRESS:
UNIT 1 NETHERFIELD MILLS, CALDER ROAD, DEWSBURY, WF13 3JS

DRG:
PROPSOSE SITE PLAN

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 28.01.2024
SCALE: 1:200
SIZE: A1
DRAWN: AHD
CHECKED: ANK
DRG NO: 23.2746.02B

INDICATIVE PLAN FOR DESIGN CONSIDERATION PURPOSES ONLY, SUBJECT TO APPROVALS, DETAILED DESIGN AND STRUCTURAL CALCULATIONS , DO NOT USE FOR CONSTRUCTION

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