



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 -

Planning Application for - Change of use/Conversion of vacant (former Public House) into 3Nr. Dwellings and 1Nr. New Build Bungalow to meet the applicant's requirements and as shown on the application plans.

Previous Use -

former A4 - Pub or drinking establishment (new class Sui Generis).

Proposed Use -

C3(a) - Dwellinghouse.

1) GENERAL BUILDING NOTES

- a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- b) 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.
- c) 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.
- d) 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.
- e) 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

- a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING ISSUE

B	Additional parking added to plan.	18/07/24	AM	-
A	Proposed Block Plan amended.	09/04/24	AM	-
Rev	Description	Date	By	App'd

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Client
Mr. M. Rodgers

Project
The White Hart
New Mill, Holmfirth
Drawing title
Proposed Block Plan

Drawn by	Date	App'd
AM	03/24	-
Drawing no	Project no	Scale @ A3
PL-01	24-927	1:200
		Rev
		B

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FORMER PUBLIC HOUSE TO BE CONVERTED INTO RESIDENTIAL USE SUBJECT TO PLANNING.

PROPOSED BLOCK PLAN
SCALE - 1:200

SITE AREA =
1265.0 m² / 0.13 ha

- Materials As Proposed -
- Walls - Coursed stonework as existing.
 - Doors - Painted timber framed doorset(s).
 - Windows - Upvc framed double-glazed units.
 - Roof - Stone slate to pitched roof, with stone slate/grey concrete tile to lean-to roof.
 - Guttering - Black upvc guttering and downpipes.

- CDM 2015
RISKS
1. Working adjacent to live road/restricted access.
 2. Site welfare requirements.
 3. Site clearance.
 4. Temporary support/Concrete works.
 5. Working at height.
 6. Installation of temporary and re-routed services.
 7. Handling loads.