

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER HA CONSULTATION (WATER MAINS) AND ADEQUATE DRAINAGE SURVEY HAS BEEN COMPLETED.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTIONS TO PROCEED WITH WORKS ONSITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ONSITE SHOULD FOLLOW THE BUILDING REGULATION APPROVED DRAWINGS AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL. ANY VARIATIONS TO THE APPROVED PLANS AND BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL MUST BE APPROVED BY THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS/ APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSTALLED MUST BE IN ACCORDANCE WITH THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL. THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL TO ENSURE ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESIDUAL LAND DESIGNATION ARE IN ACCORDANCE WITH THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, EASES FOUNDATION SPREAD AND EASES OVERHANG DO NOT PROJECT OVER ANY 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 CONSTRUCTION CONFIRMATION. ANY VARIATIONS TO THE APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL MUST BE APPROVED BY THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL, ENGINEERS AND ELECTRICAL. UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO KDA FOR FURTHER

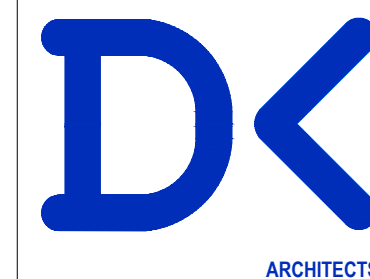
CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT. OR: (B) EXCEEDS 500 PERSON DAYS.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

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



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PROJECT:
EQUINE LIVERY & REHABILITATION

ADDRESS:
OLD HALL STABLES, TIMOTHY LANE
BATLEY

DRG:
PROPOSED

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 06.12.23
SCALE: 1:50,100, 125
SIZE: A1

DRAWN: AHD
CHECKED: ANK
DRG NO: 23.2741.02

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