

RISKS

1. RESTRICTED ACCESS TO SITE.
2. SITE WELFARE REQUIREMENTS.
3. SITE CLEARANCE.
4. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
5. TEMPORARY SUPPORT.
6. HANDLING LOADS.
7. WORKING AT HEIGHT.

Materials As Proposed -

Walls - Coursed stonework finish to outerleaf (existing).

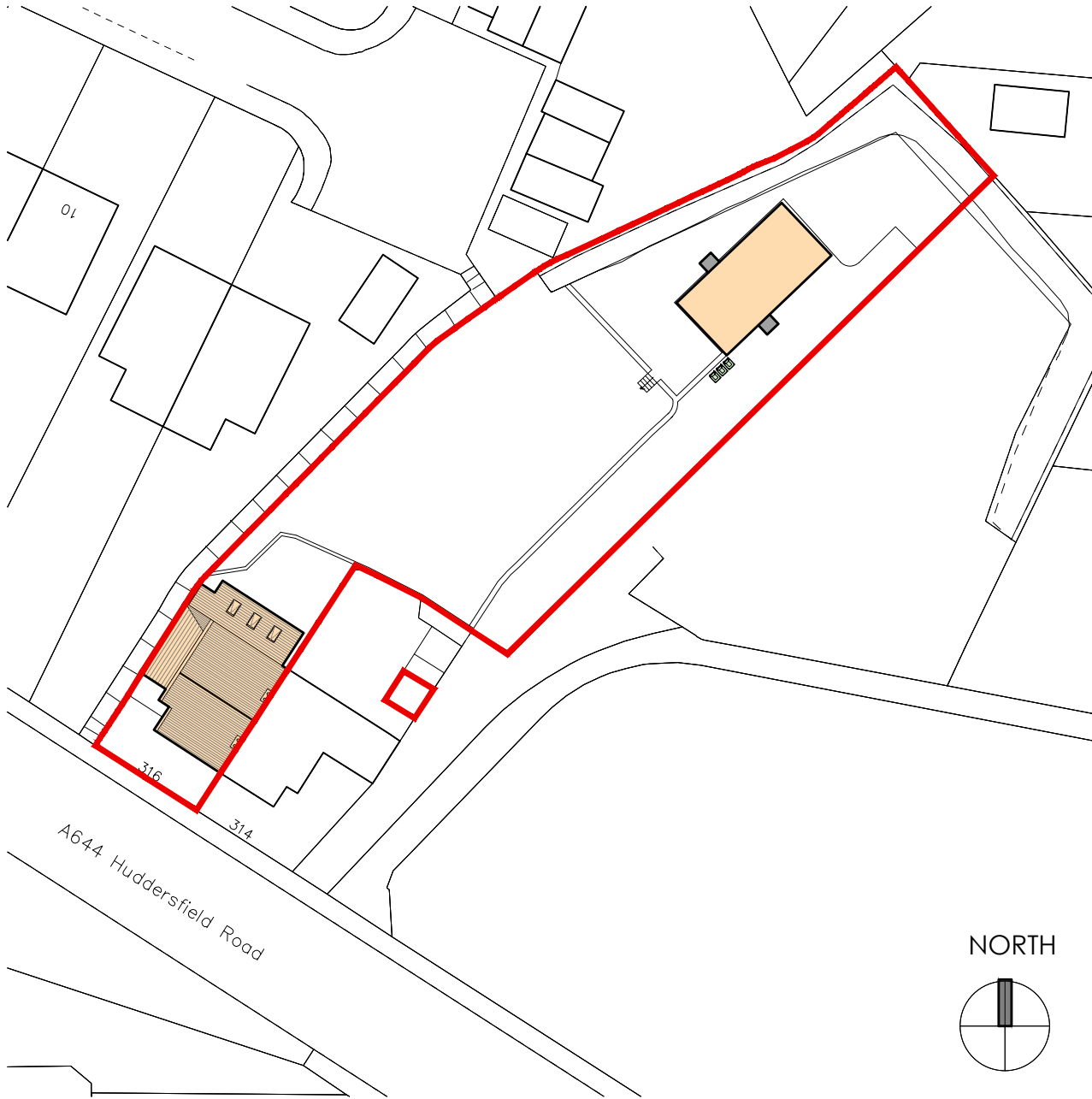
Doors - Brown upvc framed doorsets.

Windows - Upvc framed double glazed units.

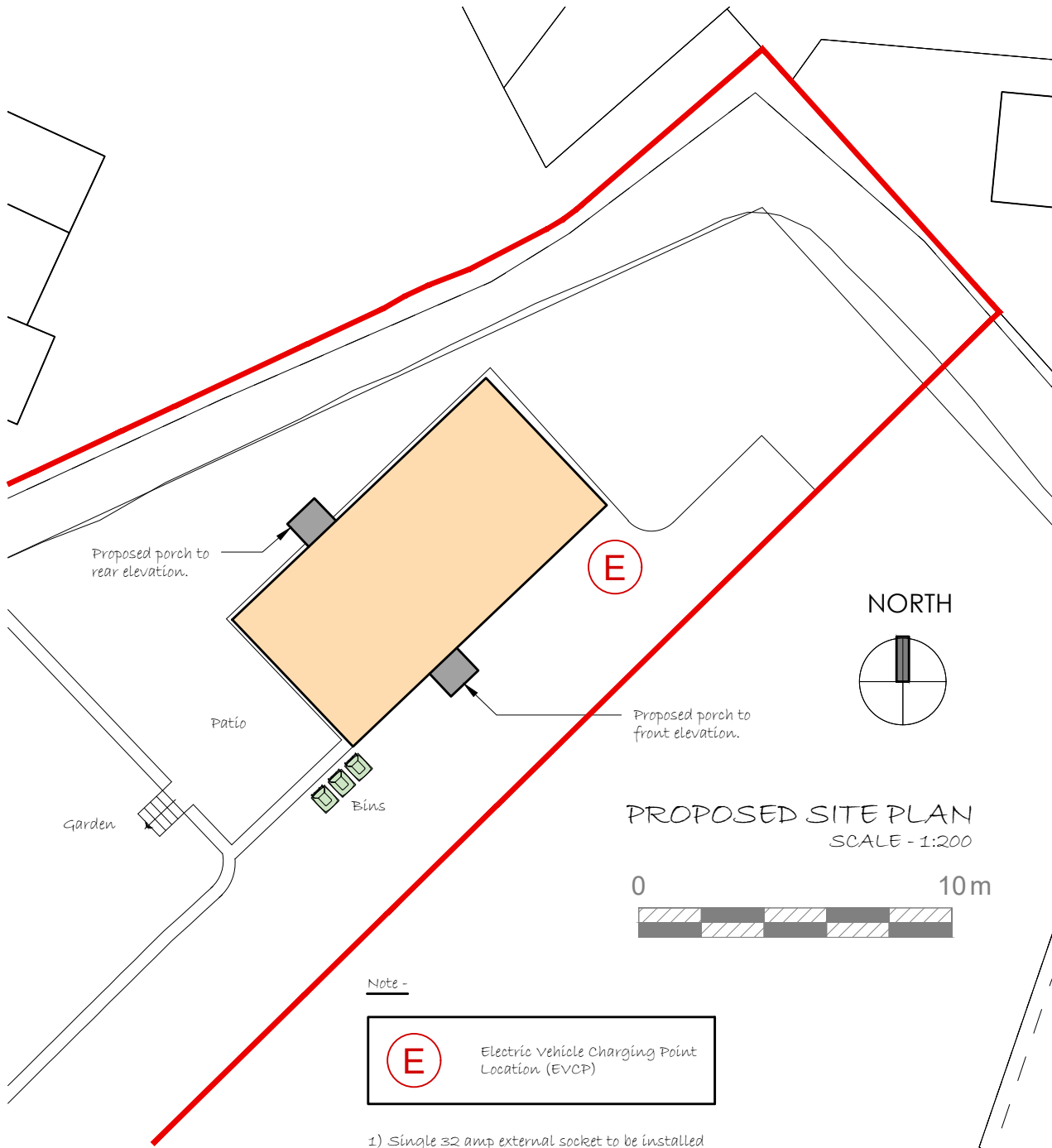
Roof - Slate roof tiles.

Fascia/Guttering - Fascia board with brown guttering & downpipes to suit.

Porch - Oak framed posts with full height glazing & slate finish to pitch roof above.



PROPOSED BLOCK PLAN
SCALE - 1:500



Note -

E Electric Vehicle Charging Point Location (EVCP)

- 1) Single 32 amp external socket to be installed adjacent to driveway area/parking spaces allowing occupant(s) to upgrade to a charging pod if needed.
- 2) Minimum IP66 rated socket when positioned externally.
- 3) Positioning of socket to be 1000mm from ground level.

Bins -

Bin storage area allocated on site (within the site boundaries).

Bins to be put out for collection at the kerb side/ site entrance point on the collection date and removed after being emptied by Kirklees Metropolitan Borough Council waste collection services.

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 -

Application for Planning Permission for the Change of Use of existing Dwellinghouse to meet end-user requirements and as shown on the application plans.

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

Rev	Description	Date	By	App'd
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Drawing title
Proposed Block Plan
and Site Plan

Drawn by AM	Date 01/25	App'd -
Drawing no PL-01	Project no 25-957	Scale @ A3 A.S.
		Rev -