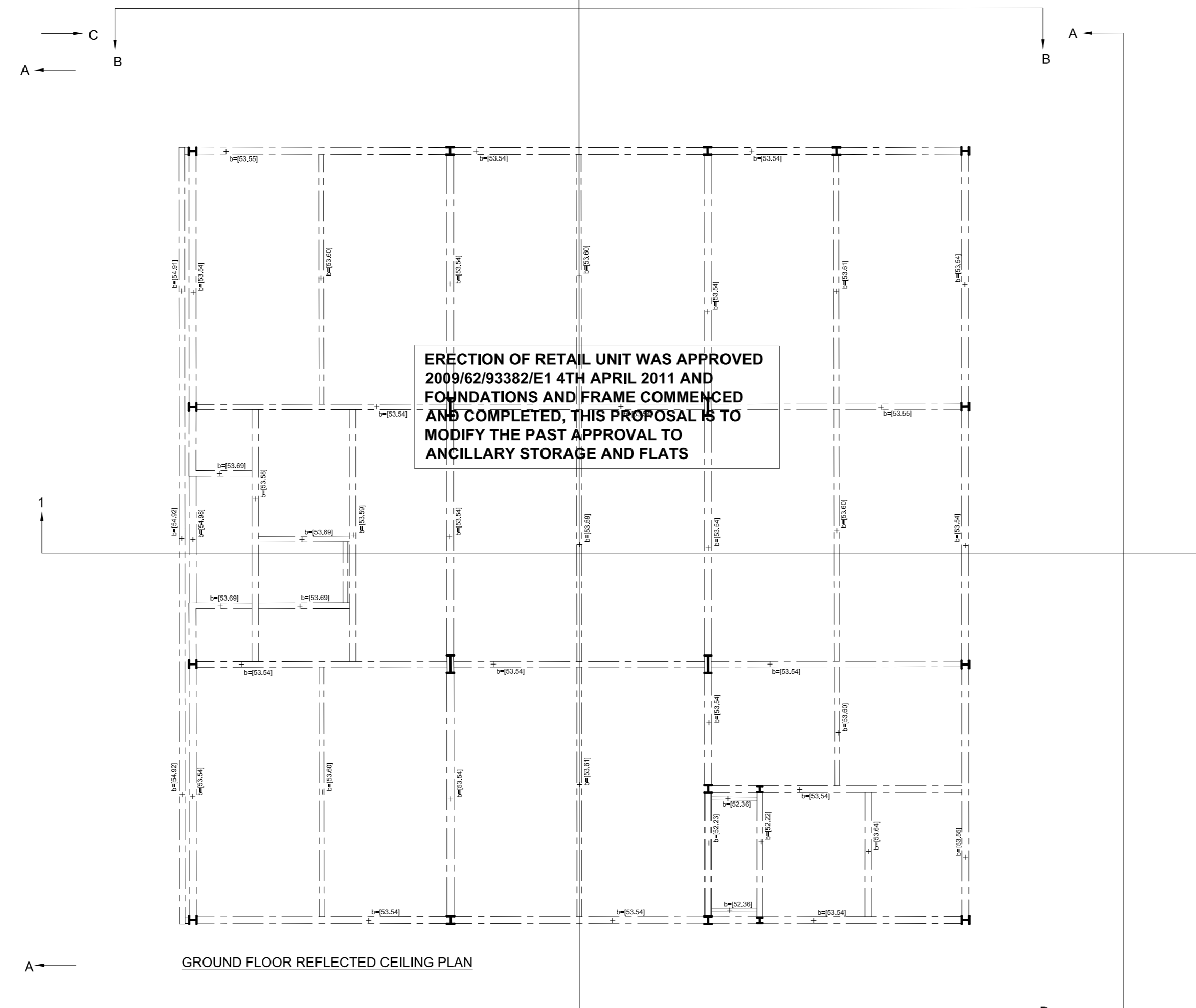
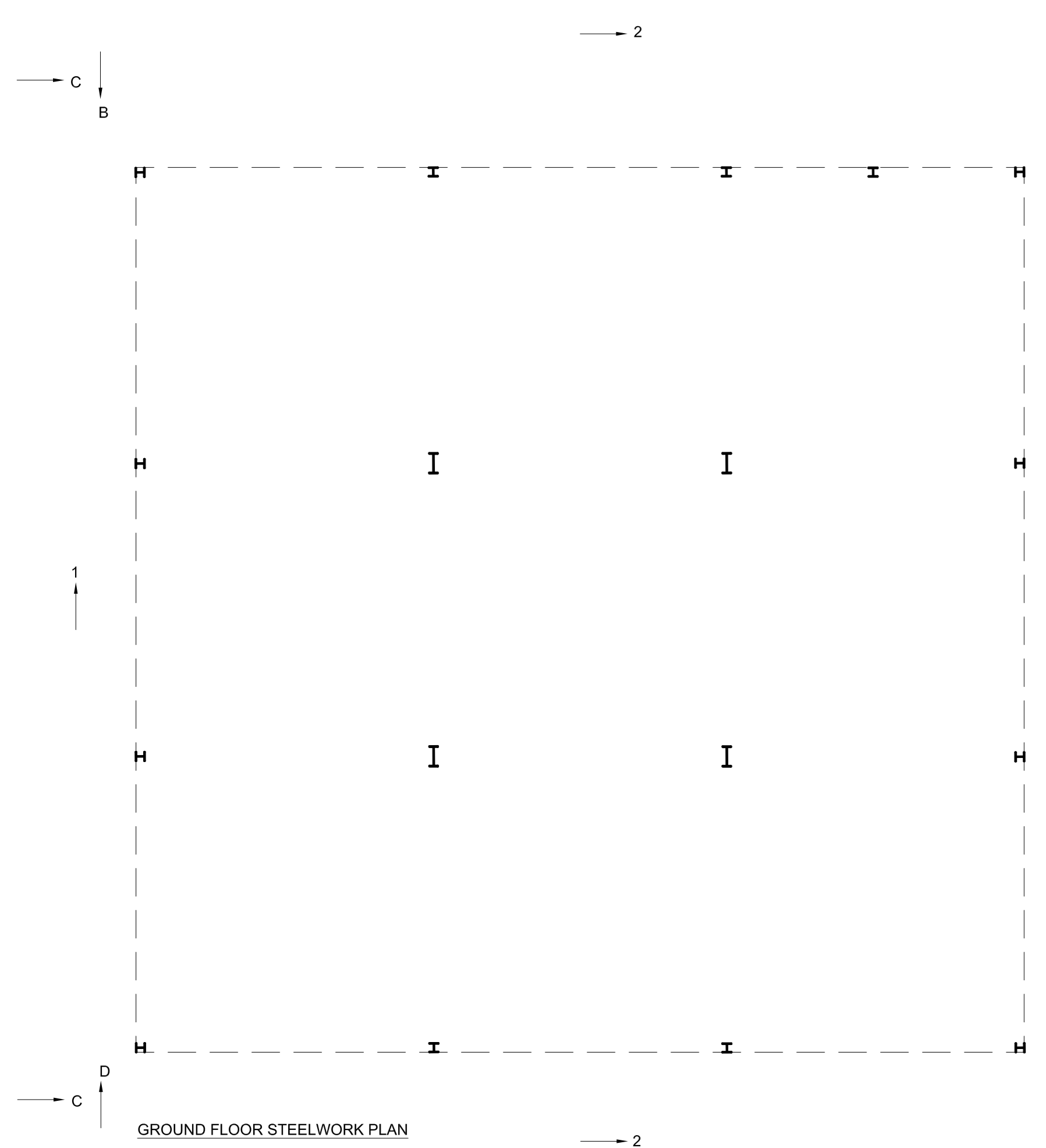
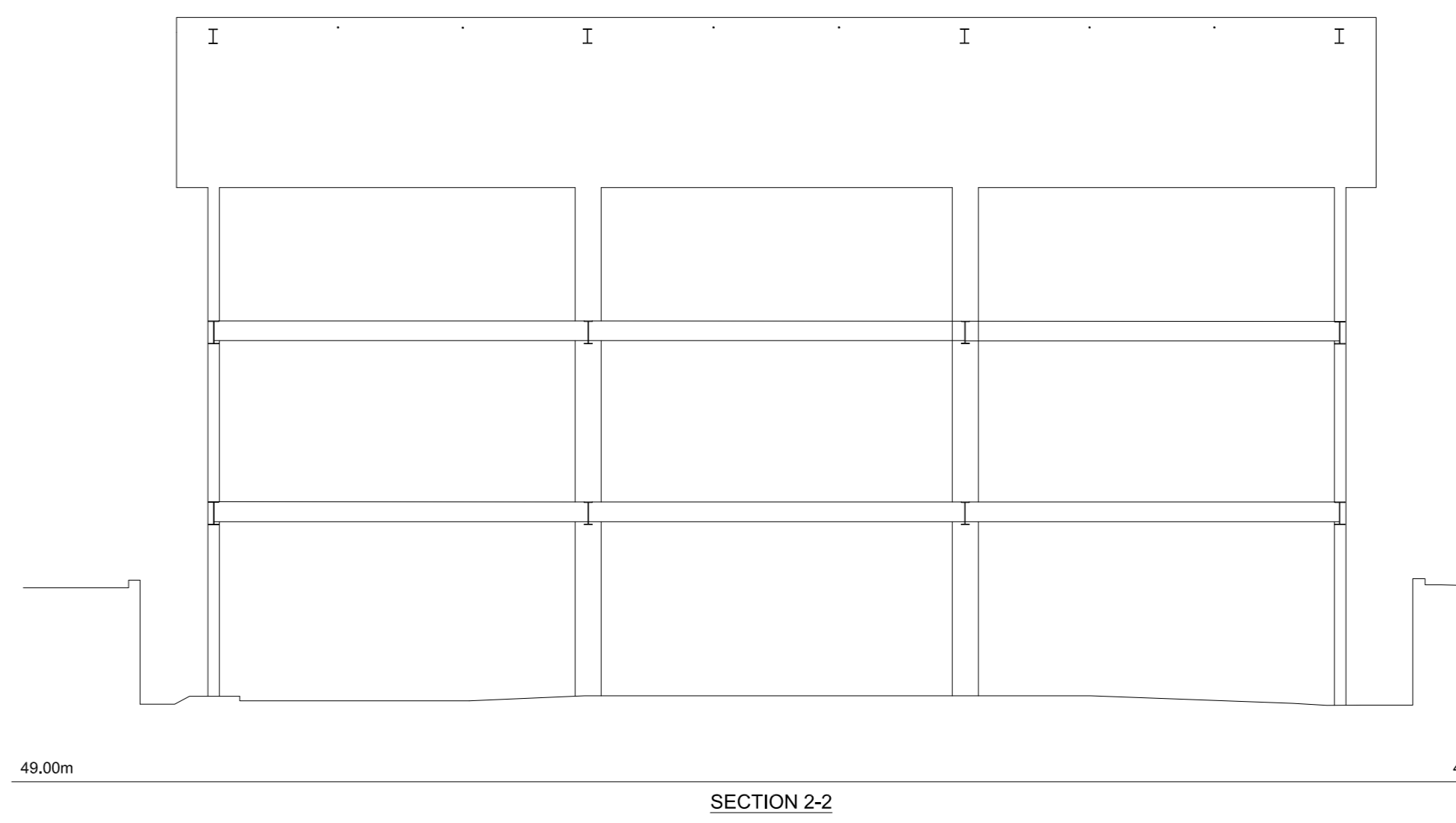
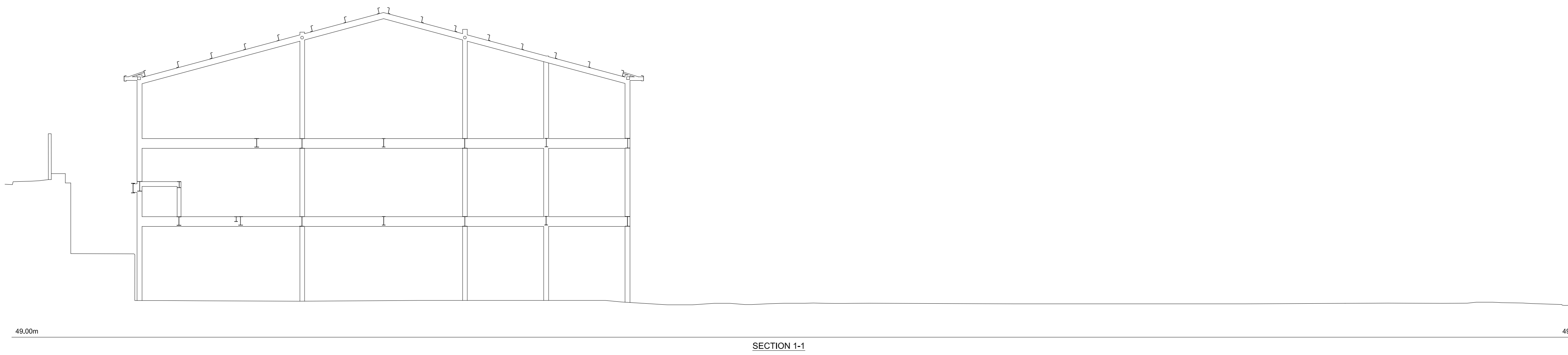
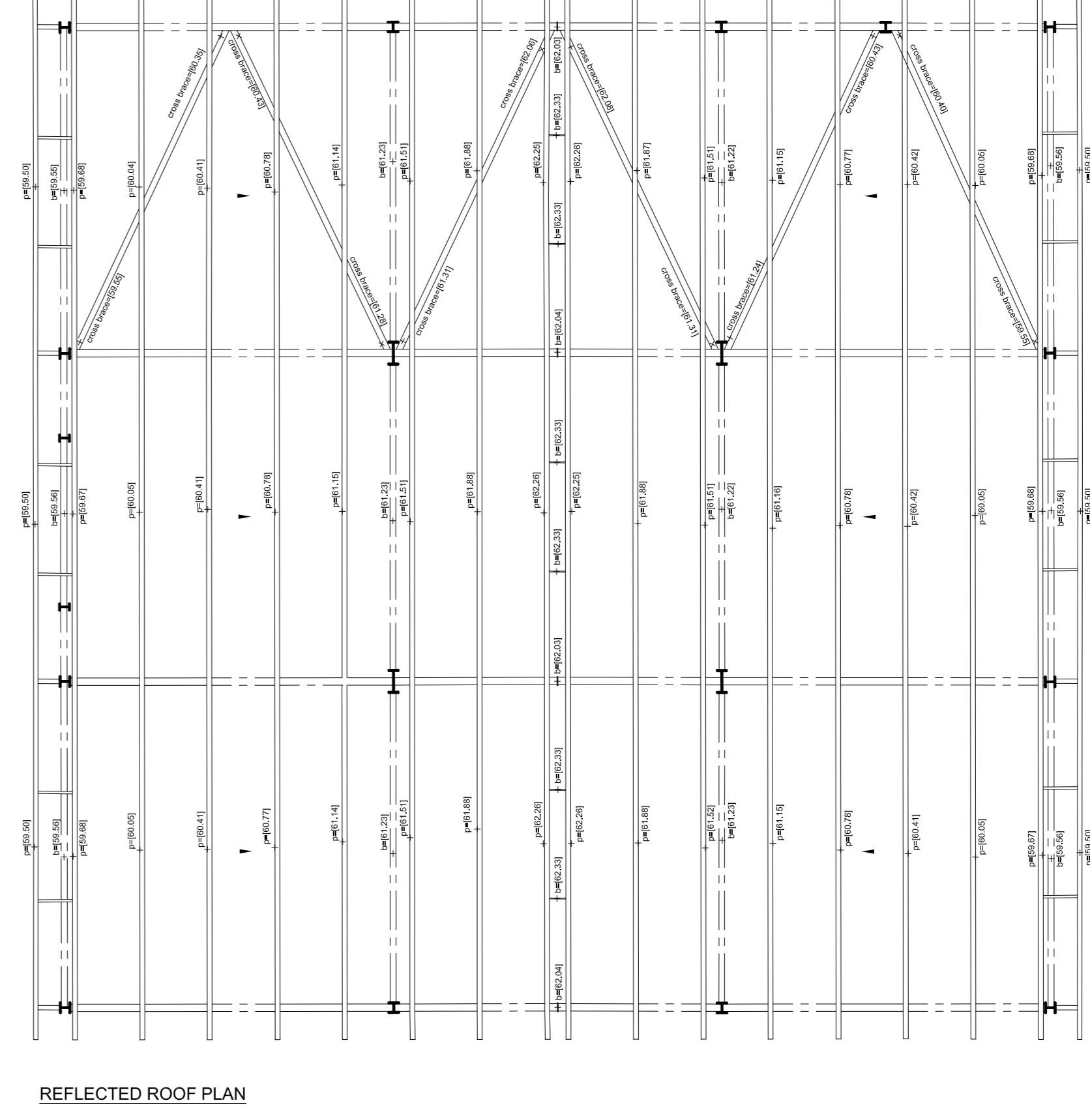
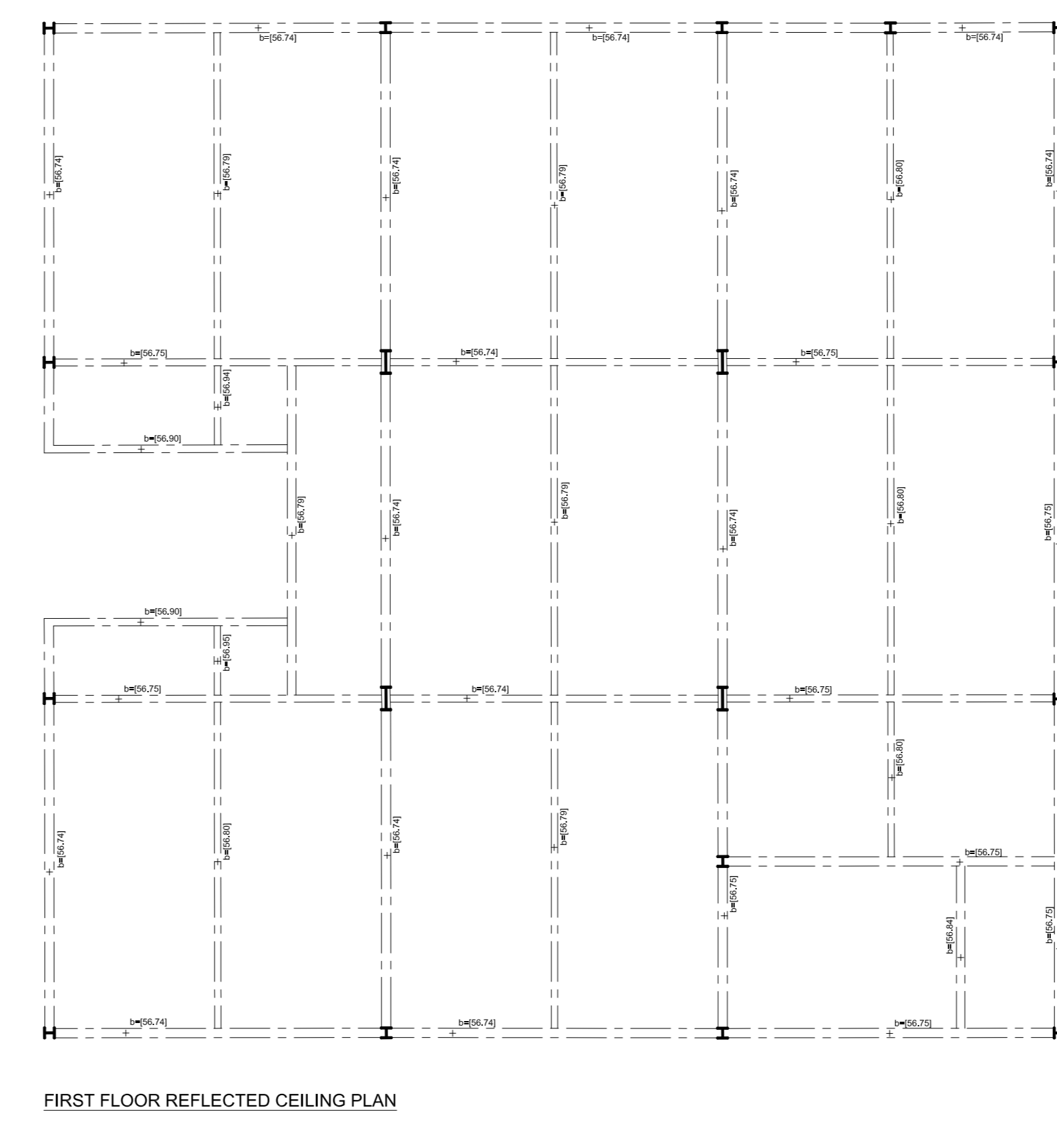


ERECTION OF RETAIL UNIT WAS APPROVED 2009/02/03382/E1 4TH APRIL 2011 AND FOUNDATIONS AND FRAME COMMENCED AND COMPLETED. THIS PROPOSAL IS TO MODIFY THE PAST APPROVAL TO ANCILLARY STORAGE AND FLATS



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NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, WINDBORNE WATER IN CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ON SITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT MUST FOLLOW THE PLANNING APPROVALS, DIMENSIONS AND CONSTRUCTION DETAILS AND THE BUILDING REGULATION APPROVALS. STRUCTURAL NUMBERS, PROPORTIONS, CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION STATUTORY PERMISSIBLE APPROVAL, DOCUMENTS ARE PROVIDED TO THE CONTRACTOR INCLUDING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. CLIENTS/ENGINEERS/ARCHITECTS APPROVALS NOT FOR ALL WORKS CARRIED OUT TO BE SEEN PUBLIC DRAWS OR DRAWNS IN RESPECT TO VAK DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE DONE IN ACCORDANCE WITH THE EXISTING FOUNDATION SPREADS AND EXISTING FOUNDATIONS TO NOT PROJECT OVER ADJACENT LAND OR TRANSDRIP IN TO ADJACENT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND EXISTING USE CONFIRM ALL DETAILS AND DIMENSIONS TO BE AS SHOWN, UNLESS OTHERWISE NOTED. DETAILS TO BE REFERRED TO FOR FURTHER CLARIFICATION.

COM REGULATIONS - THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH GO INTO LOWER THAN 20 WORKERS AT ANY POINT IN THE PROJECT (OR 50) EXCEEDS 300 PERSON DAYS. PLEASE REFER TO THE REGULATIONS FOR FURTHER INFORMATION FOR COMPLIANCE AND COMPLIANCE FOR THE CONSTRUCTION THE CLIENT WILL BE IMPARTING THE CONTRACTOR AND THE RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDERS OF THE PARTY WALL ACT 1999 AND TO APPROVE / OBTAIN NEAREST NEIGHBOUR ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICE MAY BE REQUIRED SERVING ON THE ADJACENT OWNER'S PRIOR TO COMMENCEMENT. PLEASE REFER TO THE PARTY WALL ACT 1999 FOR FURTHER INFORMATION. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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Chartered Architects

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DK ARCHITECTS

1 01924 477212
e 02718 989666
i info@dkarchitects.net
w dkarchitects.net

DK Architects, Suite 4 & 5
Business Park, Technology Drive,
Bately, WF7 6ER

PROJECT: DEVELOPMENT
ADDRESS: CROSS RINK STREET, BATLEY, WF17 6BH
DRG: EXISTING FRAME & SECTIONS
STATUS: PLANNING APPLICATION subject to approval
DATE: 21.10.25 DRAWN: AHD SCALE: 1:50, 1:100, 1:250 CHECKED: ANK SIZE: A0 DRG NO: 24.2782.02
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