CDM 2015

RISKS

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

NORTH

CROSS BANK ROAD

NO ALTERATIONS TO EXISTING VEHICULAR / PEDESTRIAN SITE ENTRANCE POINT.
- TO BE RETAINED FROM CROSS BANK ROAD.

DRIVE

PROPOSED SITE ENTRANCE
SCALE - 1:200

1:200 Scale — 0 5 10 15 20 25m

NORTH

DASHED-LINE(S) DENOTE EXISTING WALLING TO BE DEMOLISHED & LAND LEVELLED TO CREATE A NATURAL SLOPE TO SUIT EXISTING GROUND LEVEL(S) - REFER TO TOPOGRAPHICAL SURVEY FOR EXISTING INFORMATION.

HEDGES/SHRUBS

ACCESS TRACK

ONSITE VEHICLE TURNING FACILITY TO ENSURE EXITING THE DRIVEWAY IS VIA FORWARD GEAR.

DRIVE

EXISTING RAMP APPROACH MADE GOOD.

PROPOSED STEPS.

DASHED-LINE(S) DENOTE EXISTING GARAGE TO BE DEMOLISHED.

RETAINING WALL TO STRUCT. ENG'S DETAILS

PERMEABLE SURFACE FINISH HEAVY-DUTY INTERLOCKING GROUND REINFORCEMENT GRID-FILLED WITH EITHER GRAVEL OR GRASS MIX.

GRASSLAND

T1

EXISTING TREE (REF. T1) TO BE REMOVED.

PATIO

PROPOSED DWELLING

DRIVE

planter

BIN'S

PATIO

PARKING

planter

RETAINING WALL TO STRUCT. ENG'S DETAILS

SITE AREA	
6676.5	Square metre (m²)
0.66765	hectare (ha)
1.6497	acre (ac)

GRASSLAND -

LAND TO BE GRADED,LEVELLED TO CREATE A NATURAL SLOPE TO SUIT EXISTING GROUND LEVEL(S)

ACCESS TRACK

HEDGES/SHRUBS

30m X 20m RIDING ARENA WITH 3.6m WIDE TRADITIONAL FIVE RAIL SOFTWOOD TREATED GATE FIXED TO 175mm X 175mm GATE POSTS WITH PYRAMID WEATHERED TOPS.

FENCING TO BE STANDARD 2.1m POSTS (WITH MIN. 0.6m BELOW GROUND LEVEL).
POST SECTION(S) - 150mm X 75mm
RETAINING/KICK BOARDS 300mm DEEP, 150mm X 38mm THICK WITH 3No. 100mm X 50mm TIMBER RAILS.

PROPOSED DETACHED STABLE

DASHED-LINE(S) DENOTE EXISTING OUT-BUILDING(S)/STRUCTURE(S) TO BE DEMOLISHED.

GATE

HEDGES/SHRUBS

PRIVATE USE RIDING ARENA

PROPOSED SITE PLAN
SCALE - 1:200

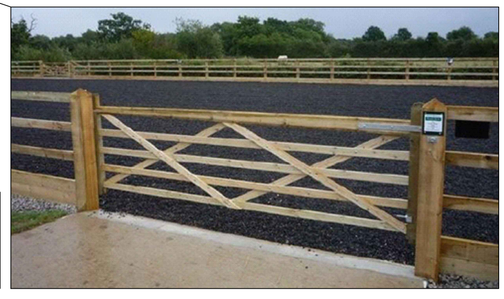
Materials As Proposed (Stable Block):

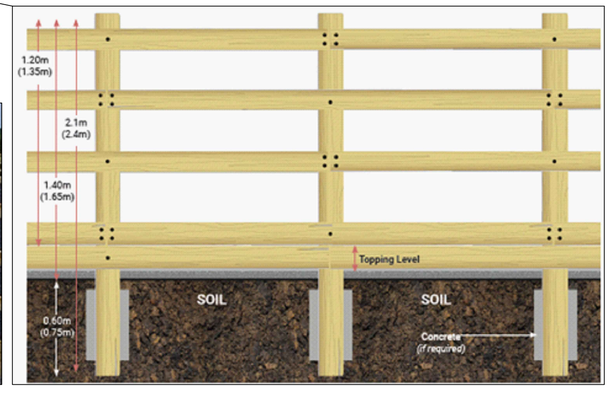
Walls - Shiplap cladding to outerleaf.

Doors/Window Openings - Timber framed doorsets/timber hatch to opening(s) to manufacturer's specification.

Roof - Black tile effect steeel roofing with anti-condesation lining.

Guttering - Black upvc guttering and downpipes.





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 -

Demolition of Existing Garage & Out-Buildings. Proposed Extension including First Floor to Existing Dwelling including Detached Stable and External Works to meet the applicants requirements and as shown on the planning drawings.

Materials As Proposed:

Walls - Stonework finish to outerleaf.

Doors - Upvc framed composite doorset(s) with vision panels.

Windows - Upvc framed double-glazed units.

Roof - Marley Hawkins Clay Plain Roof Tiles Blue Smooth or similar.

Fascia/Guttering - Upvc fascia with guttering and downpipes.

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

tractus:dma
architectural design

Stross House, Scout Hill Mills, Broad Street, Dewsbury
West Yorkshire, WF13 3SA

t: 01924 462 550 m: 07791 717 404
e: asif@tractusad.co.uk

Client
MRS. N. JAVEED

Project
49, CROSS BANK ROAD
BATLEY, WF17 8PN

Drawing title
PROPOSED SITE PLAN

Drawn by		Date	App'd
AM		11/25	-
Drawing no	Project no	Scale @ A1	Rev
PL-01	25-986	1:200	-

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