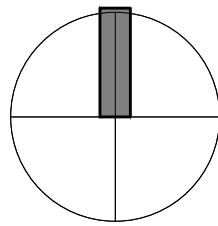


RISKS

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



PROPOSED SITE ENTRANCE
SCALE - 1:200

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

WASTE MANAGEMENT & BIN STORAGE NOTE

PERMANENT STORAGE: BIN STORAGE AREA IS PROVIDED WITHIN THE SITE CURTILAGE.

COLLECTION & PRESENTATION: ON DESIGNATED COLLECTION DAYS, RESIDENTS WILL MOVE THEIR BINS TO THE BIN PRESENTATION POINT LOCATED AT THE SITE BOUNDARY, ADJACENT TO THE PUBLIC HIGHWAY.

ACCESS: ALL PATHS BETWEEN THE BIN STORE, PRESENTATION POINT AND HIGHWAY ARE HARD-SURFACED & STEP-FREE. THE DRAG DISTANCE FOR COLLECTION OPERATIVES COMPLIES FULLY WITH LOCAL AUTHORITY GUIDELINES (UNDER 15m). BINS WILL BE RETURNED TO THE PERMANENT STORE IMMEDIATELY AFTER COLLECTION.

SITE AREA	
66766.5	Square metre (m²)
0.66765	hectare (ha)
1.6497	acre (ac)

HEDGES/SHRUBS

ACCESS TRACK

NEW PLANTING

NEW PLANTING:-

ADDITIONAL PLANTING/LANDSCAPING TO IMPROVE SCREENING AND CONTRIBUTE TOWARDS VISUAL AMENITY & GREEN INFRASTRUCTURE AS WELL AS ECOLOGICAL BENEFITS.

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

NEW PLANTING

NEW PLANTING

NEW PLANTING

NEW PLANTING

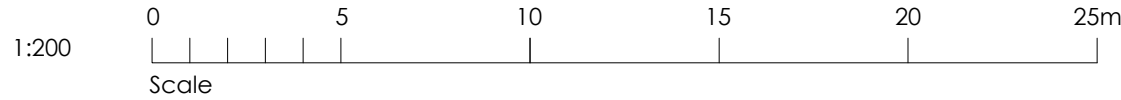
NEW PLANTING

GRASSLAND -

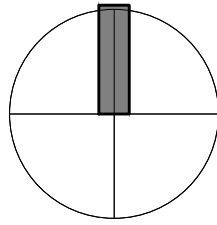
LAND TO BE GRADED, LEVELLED TO CREATE A NATURAL SLOPE TO SUIT EXISTING GROUND LEVEL(S)

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

HEDGES/ SHRUBS



NORTH



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 & Dwelling.
Erection of 1No. New Build Dwelling, Detached Stable, formation of Riding Arena and External Works (within a Conservation Area) to meet the applicants requirements and as shown on the planning drawings.

Materials As Proposed:

Walls - Pitched Natural Yorkshire Stonework finish to outerleaf.

Doors - Traditional Timber framed doorset(s) with vision panels.

Windows - Painted Timber Casement double-glazed units.

Roof - Natural Dark Welsh Slate roofing or similar.

Guttering - Traditional Cast Aluminium Ogee design gutters and downpipes to suit.

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

C	Proposed stable building relocated outside of the allocated green space.	24/09/26	AM	-
B	Bin storage/presentation point added and 4No. on site parking spaces.	07/09/26	AM	-
A	Proposal description & orientation of dwelling adjusted to avoid overlooking.	06/07/26	AM	-

Rev	Description	Date	By	App'd
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Client
MRS. N.JAVEED

Project
49, CROSS BANK ROAD
BATLEY, WF17 8PN

Drawing title
PROPOSED SITE PLAN

Drawn by
AM

Date
11/25

App'd
-

Drawing no
PL-01

Project no
25-986

Scale @ A1
1:200

Rev
C

