

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

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- 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.
- 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.
- 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.
- 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

- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING ISSUE

A	Proposal description amended and elevations updated.	06/07/26	AM	-
Rev	Description	Date	By	App'd

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architectural design

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Client
MRS. N.JAVEED

Project
49, CROSS BANK ROAD
BATLEY, WF17 8PN

Drawing title
PROPOSED ELEVATIONS

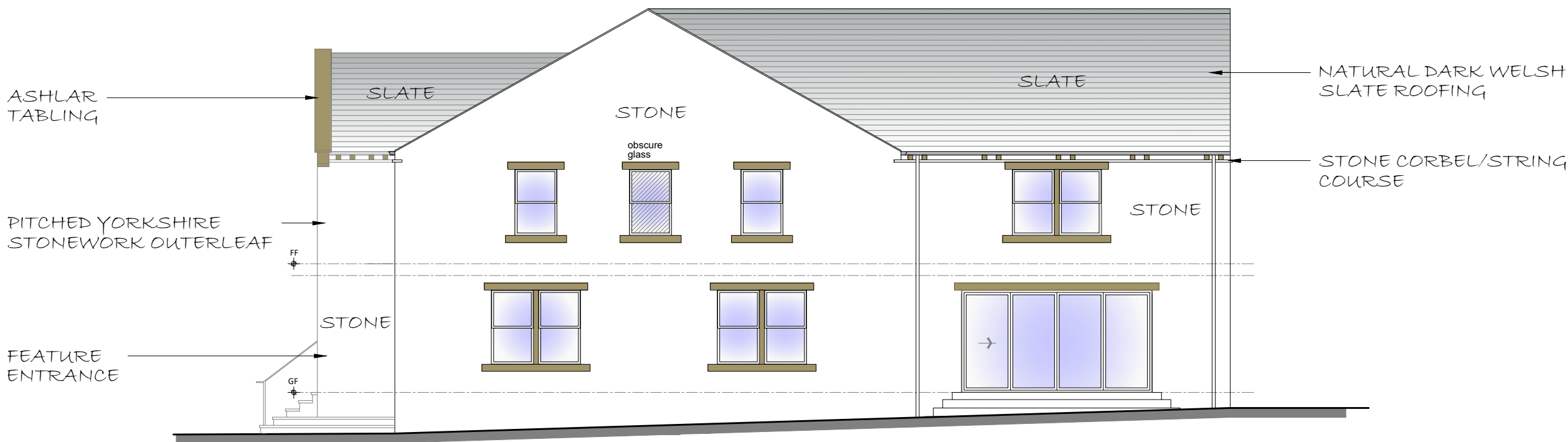
Drawn by AM	Date 11/25	App'd -
Drawing no PL-04	Project no 25-986	Scale @ A1 1:100
		Rev A

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PROPOSED NORTH-EAST ELEVATION
SCALE - 1:100

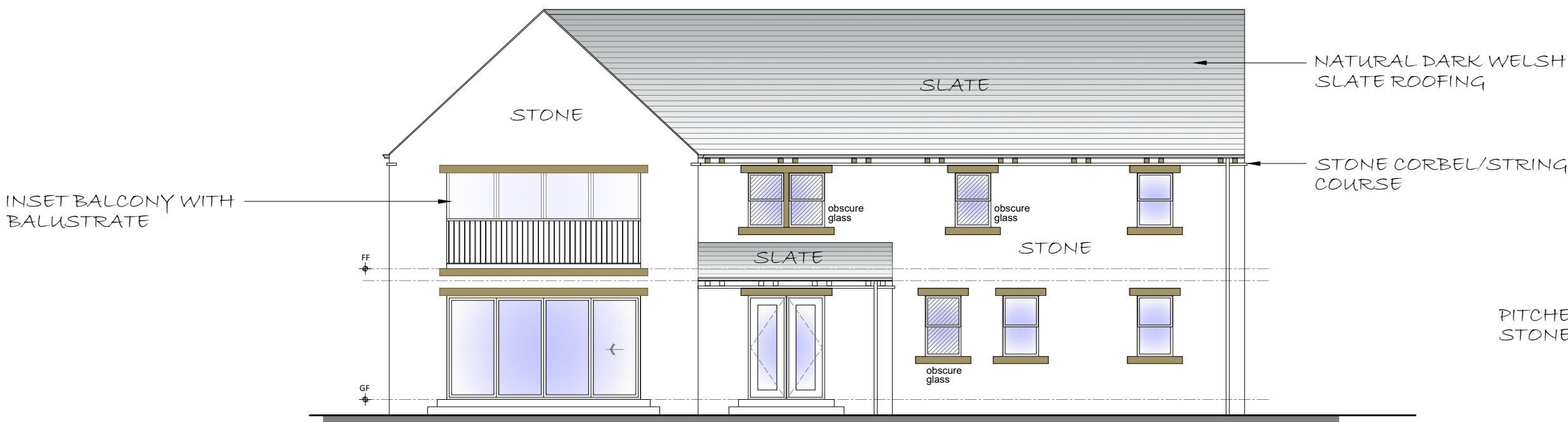
CAST STONE HEADS & CILLS TO ALL OPENINGS INCLUDING MULLIONS AS SHOWN.



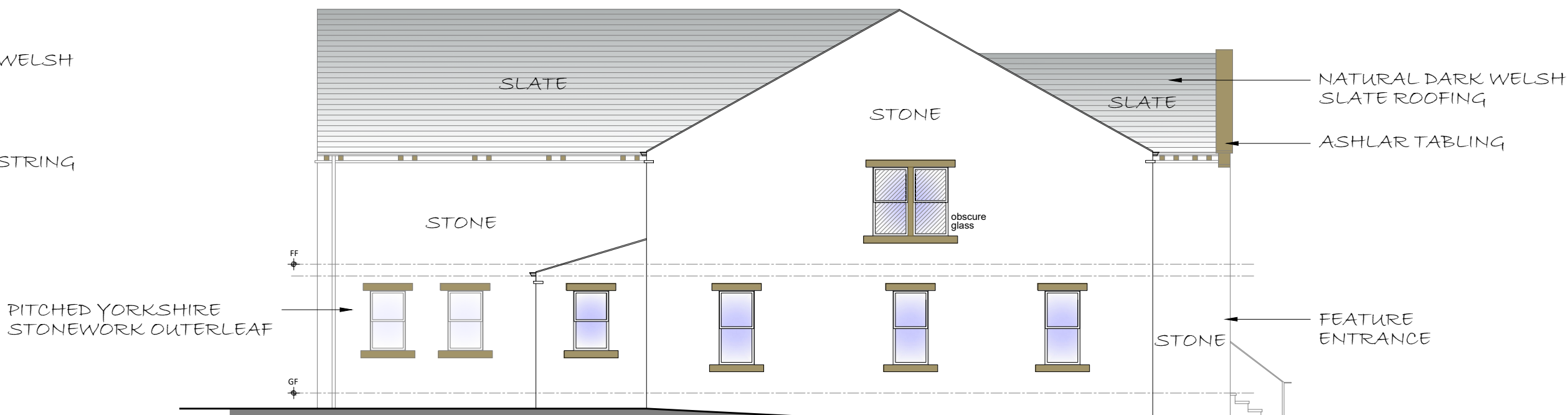
PROPOSED NORTH-WEST ELEVATION
SCALE - 1:100

BAT BOXES

TWO BAT BOXES TO BE PROVIDED FOR ADDITIONAL ROOSTING HABITAT FOR BATS POSITIONED 3-5m ABOVE GROUND LEVEL FACING SOUTH OR SOUTH-WESTERLY DIRECTION. BAT BOXES TYPE TO BE SUITABLE FOR CREVICE DWELLING SPECIES.



PROPOSED SOUTH-WEST ELEVATION
SCALE - 1:100



PROPOSED SOUTH-EAST ELEVATION
SCALE - 1:100

CDM 2015

RISKS

- RESTRICTED ACCESS TO SITE.
- SITE WELFARE REQUIREMENTS.
- SITE CLEARANCE.
- EXCAVATIONS/CONCRETE WORKS.
- TEMPORARY SUPPORT.
- WORKING AT HEIGHT.
- INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
- HANDLING LOADS.

1:100
0 1 2 3 4 5m
Scale