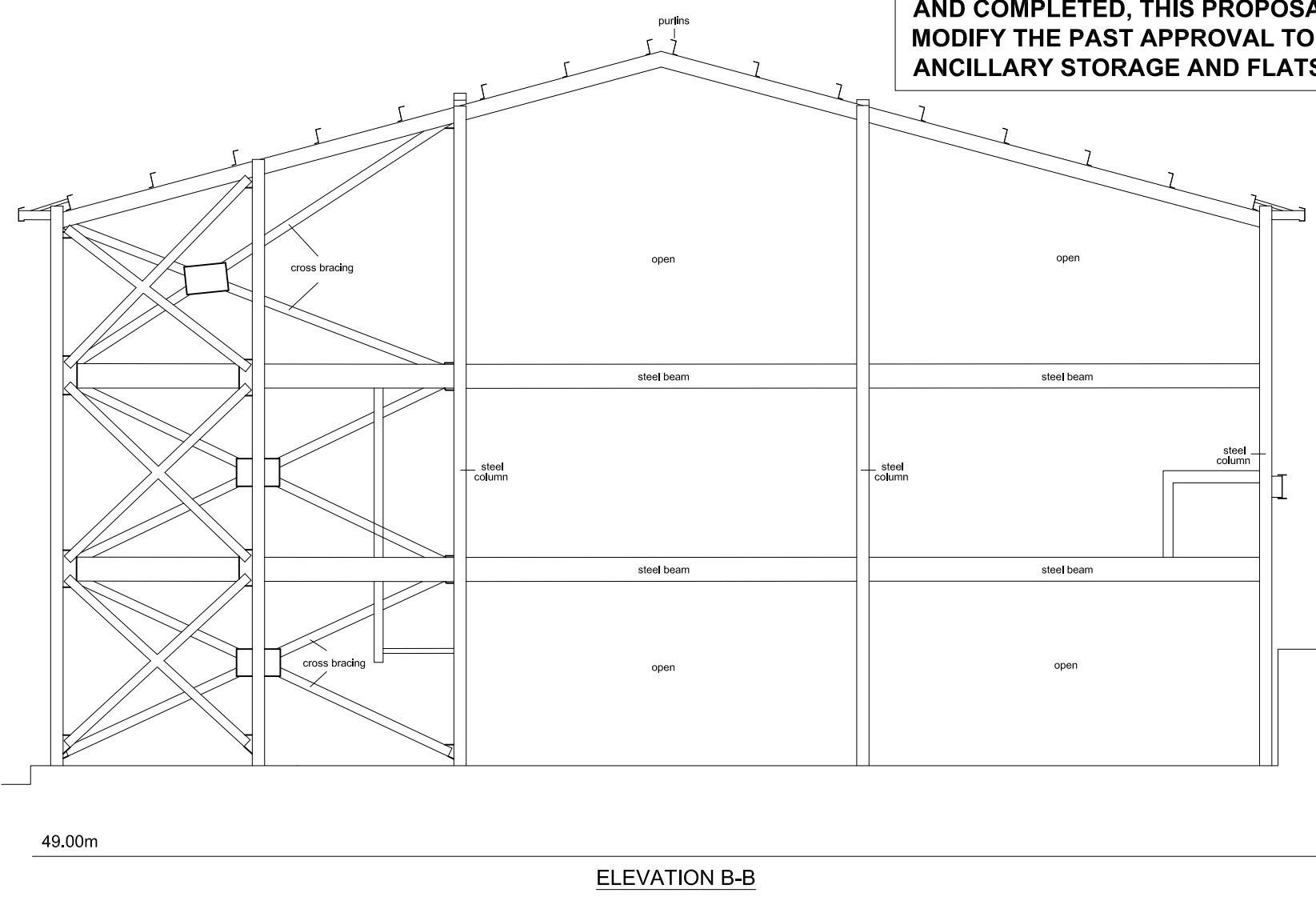
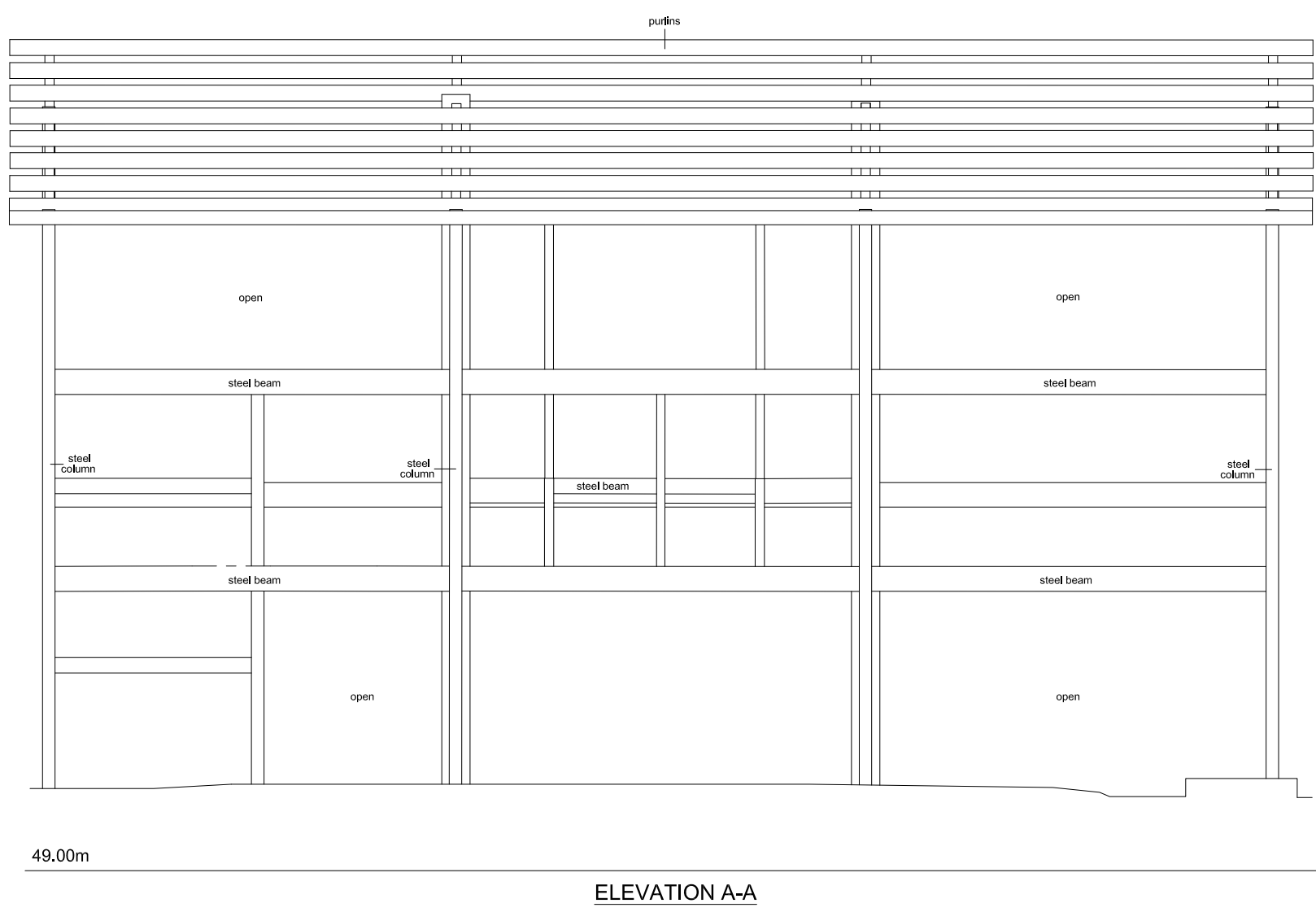
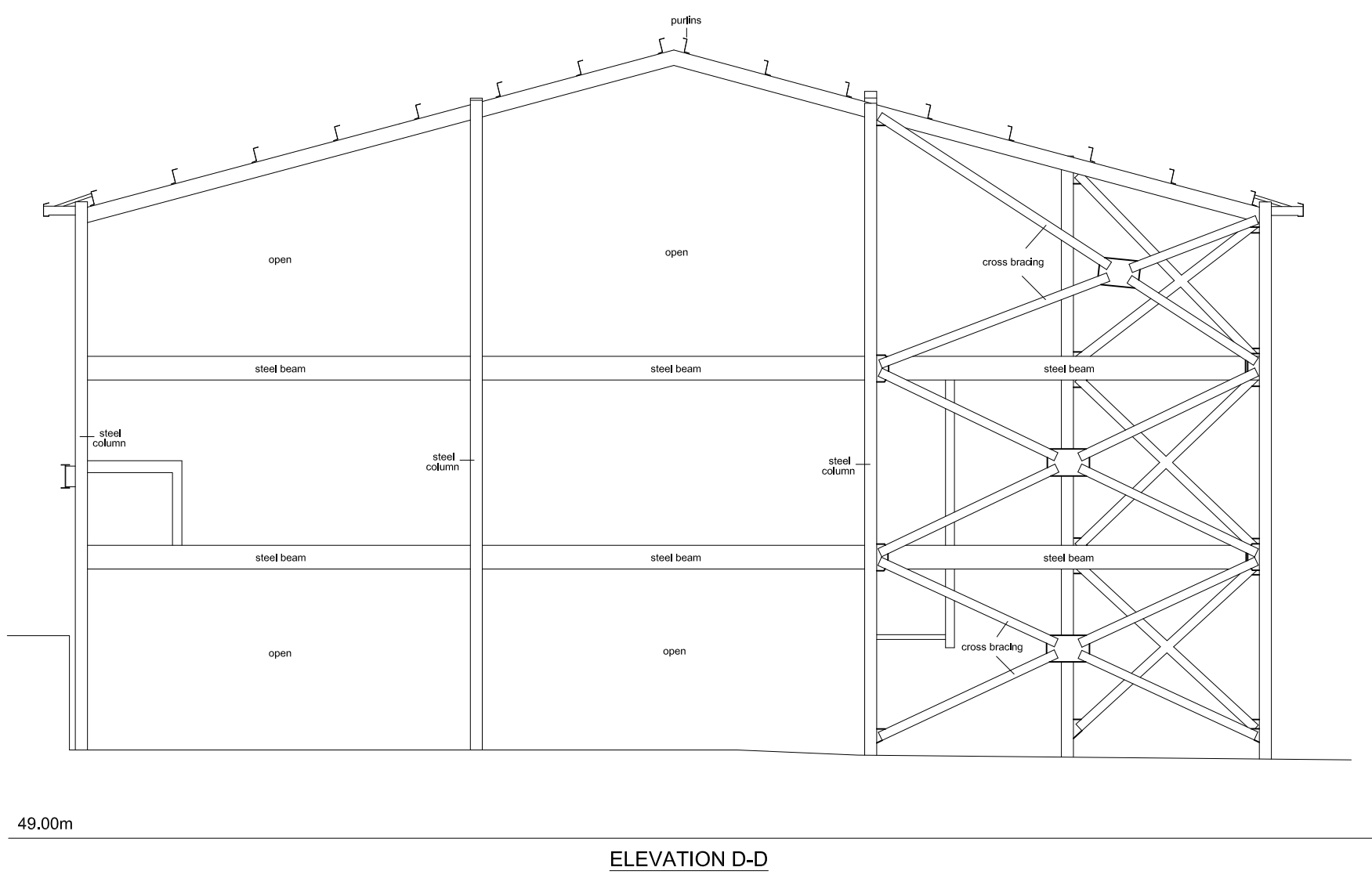
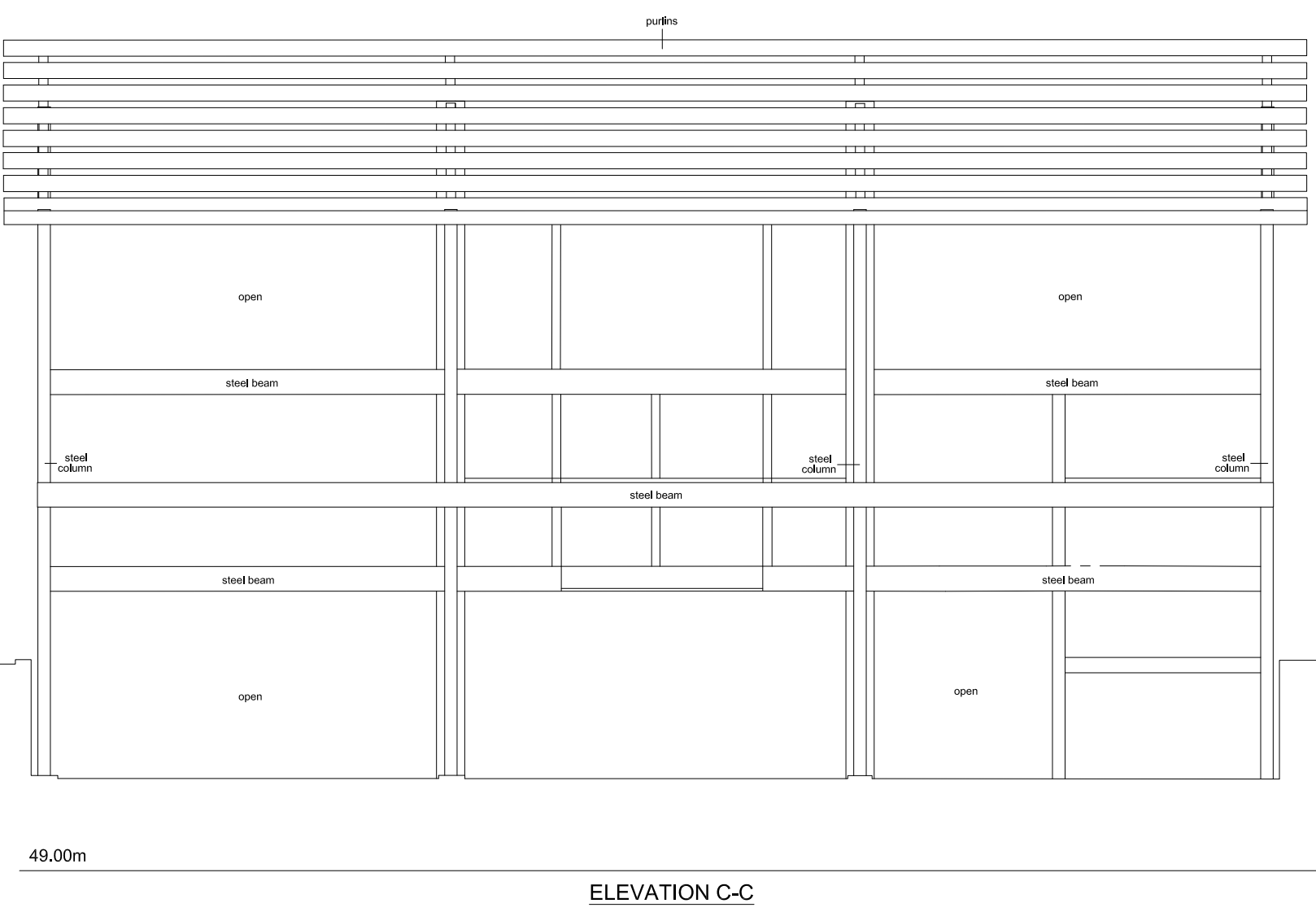




ERECTION OF RETAIL UNIT WAS APPROVED 2009/62/93382/E1 4TH APRIL 2011 AND FOUNDATIONS AND FRAME COMMENCED AND COMPLETED. THIS PROPOSAL IS TO MODIFY THE PAST APPROVAL TO ANCILLARY STORAGE AND FLATS



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

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS OBTAIN AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON-SITE SHOULD FOLLOW THE PLANNING APPROVAL, DIMENSIONS AND CONSTRUCTION DETAILING AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

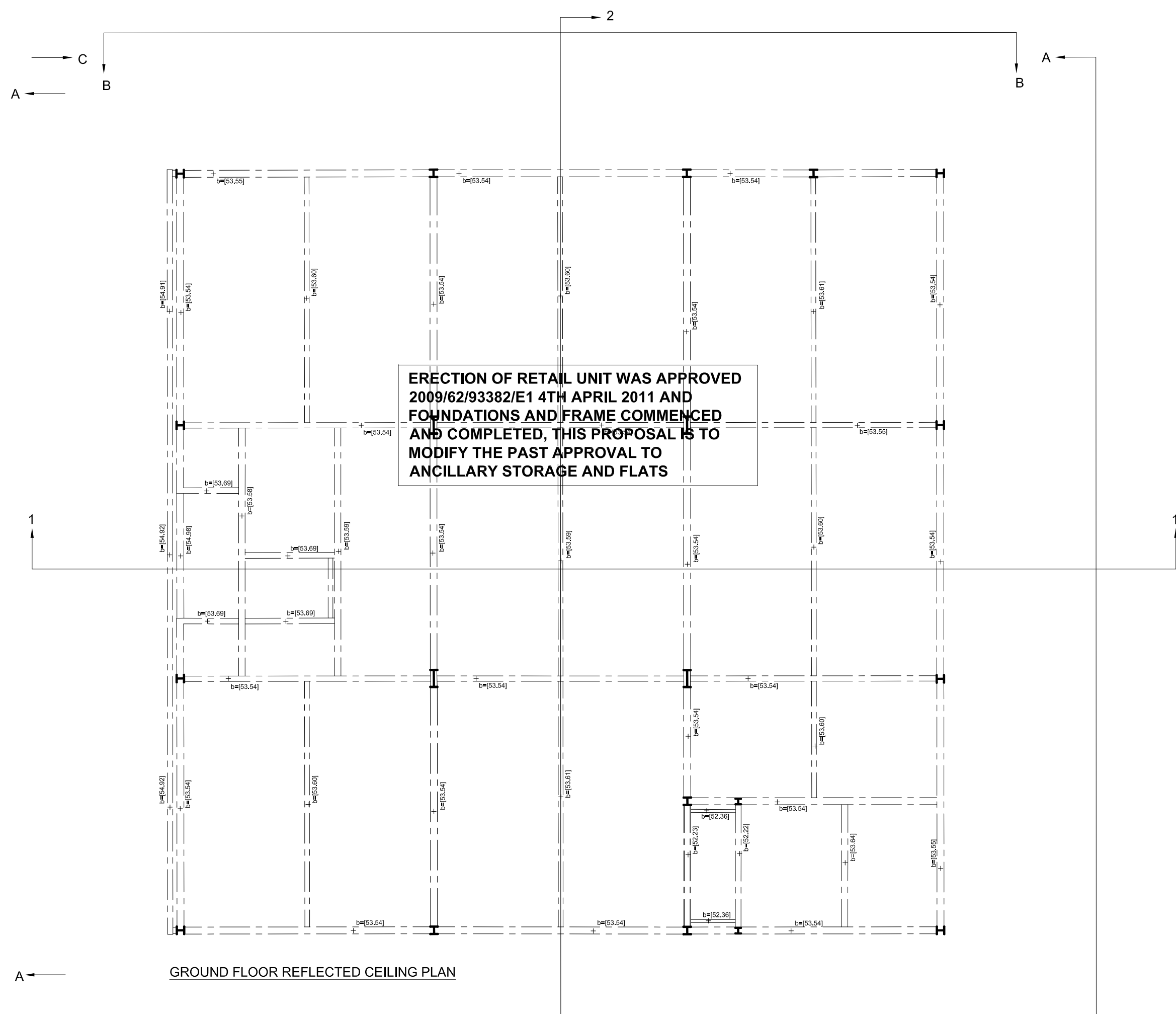
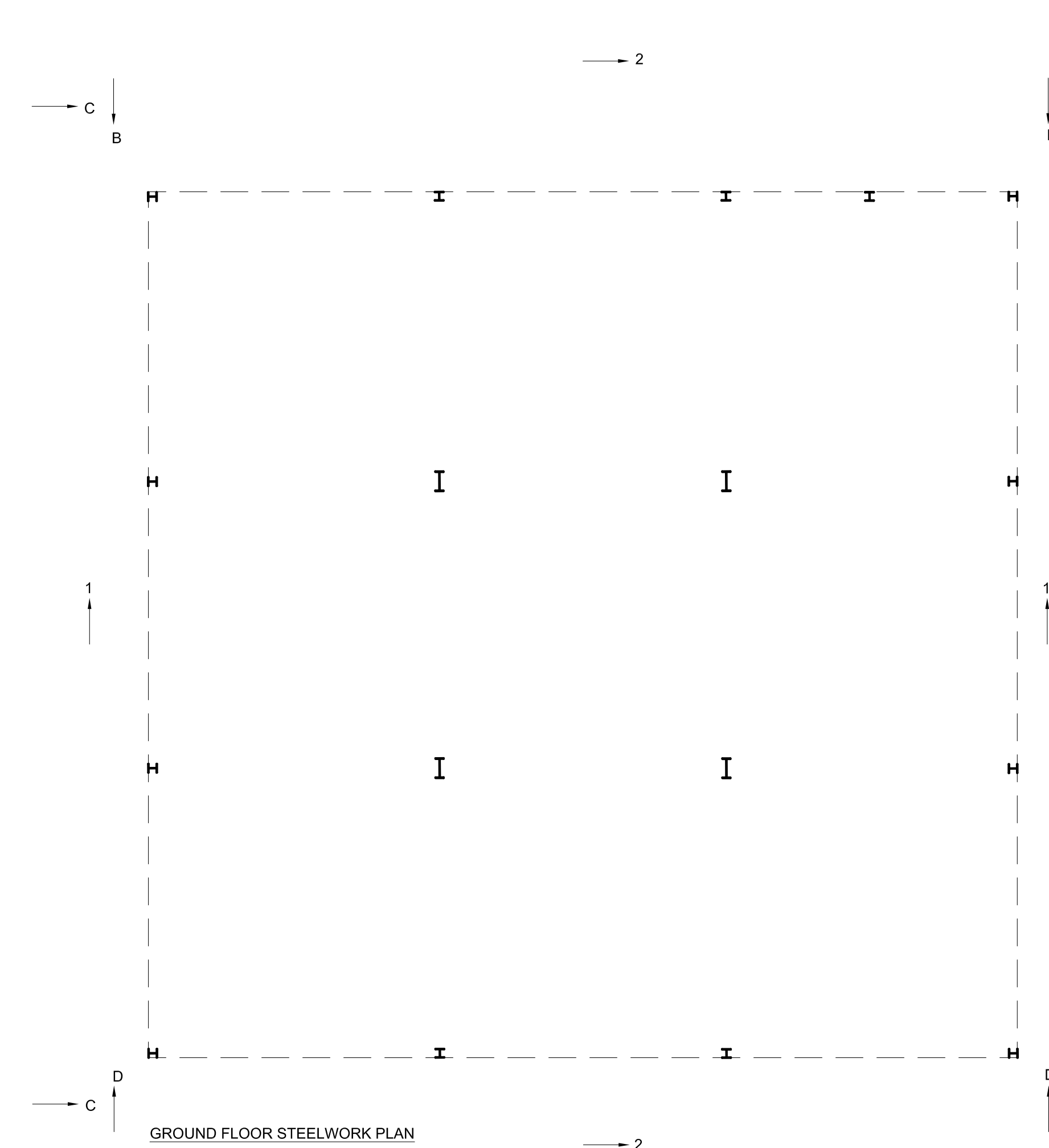
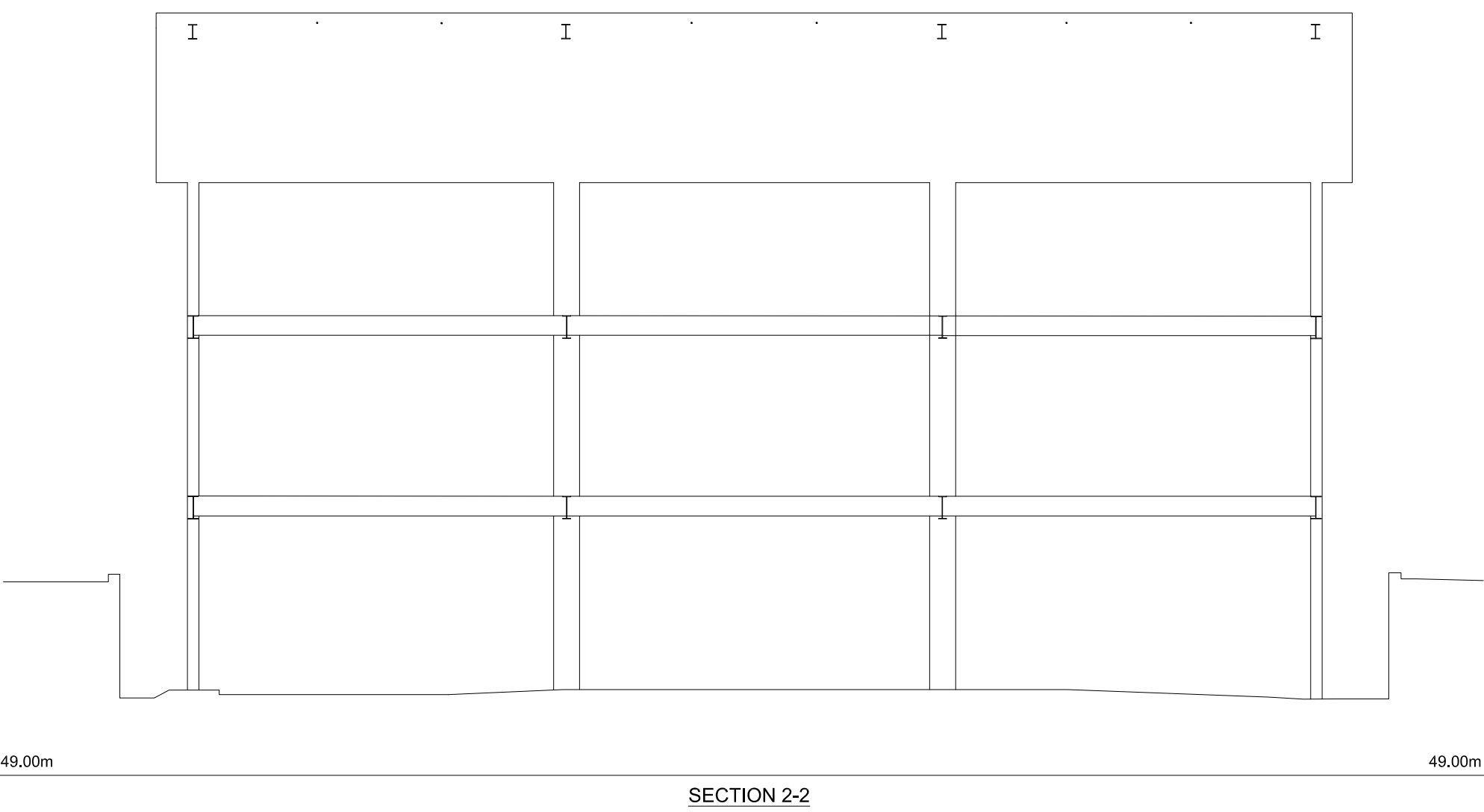
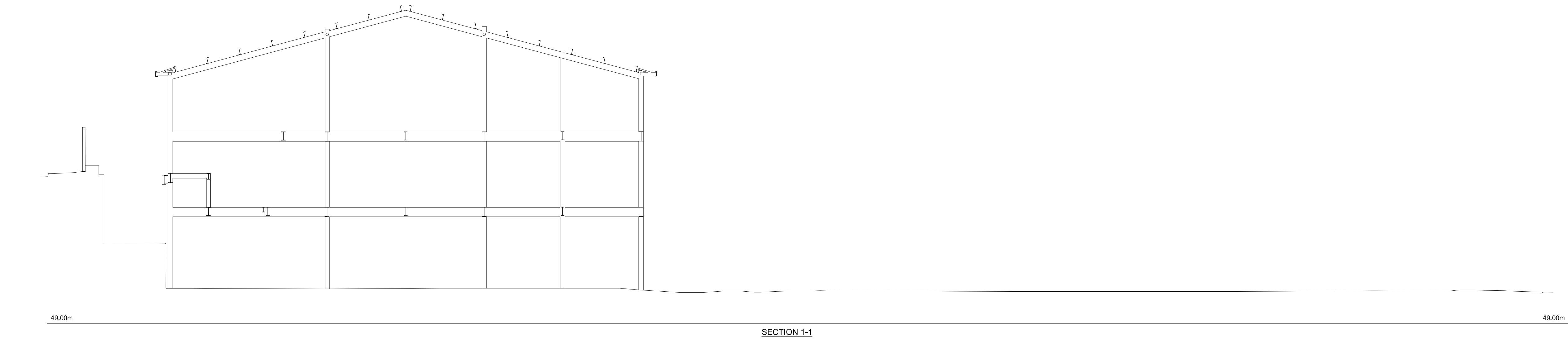
CLIENT TO ENSURE ALL INFORMATION/ EXISTING PERMITS/ APPROVAL, DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE WORKING WITHIN INSPECTOR APPROVAL/DATE NOT FOR ALL WORKS CARRIED OUT TO OR BEAM PUBLIC DRAINS OR DRAINS IN RESPECT TO VAK DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON ALL OWN OWN LEVEL. ENSURE FOUNDATION DEEPEN AND EASES OVERHANG DO NOT PROJECT LAND ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

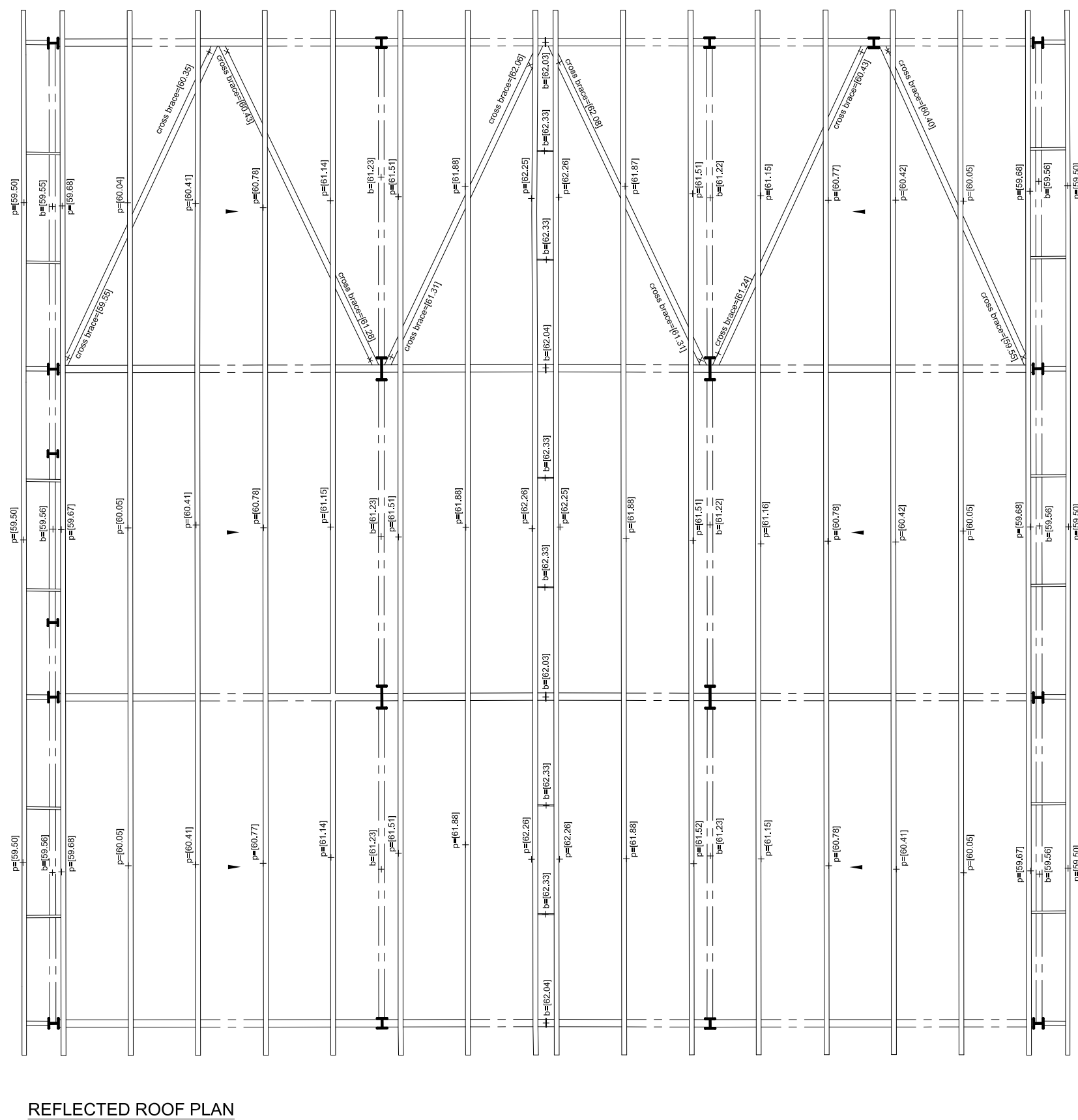
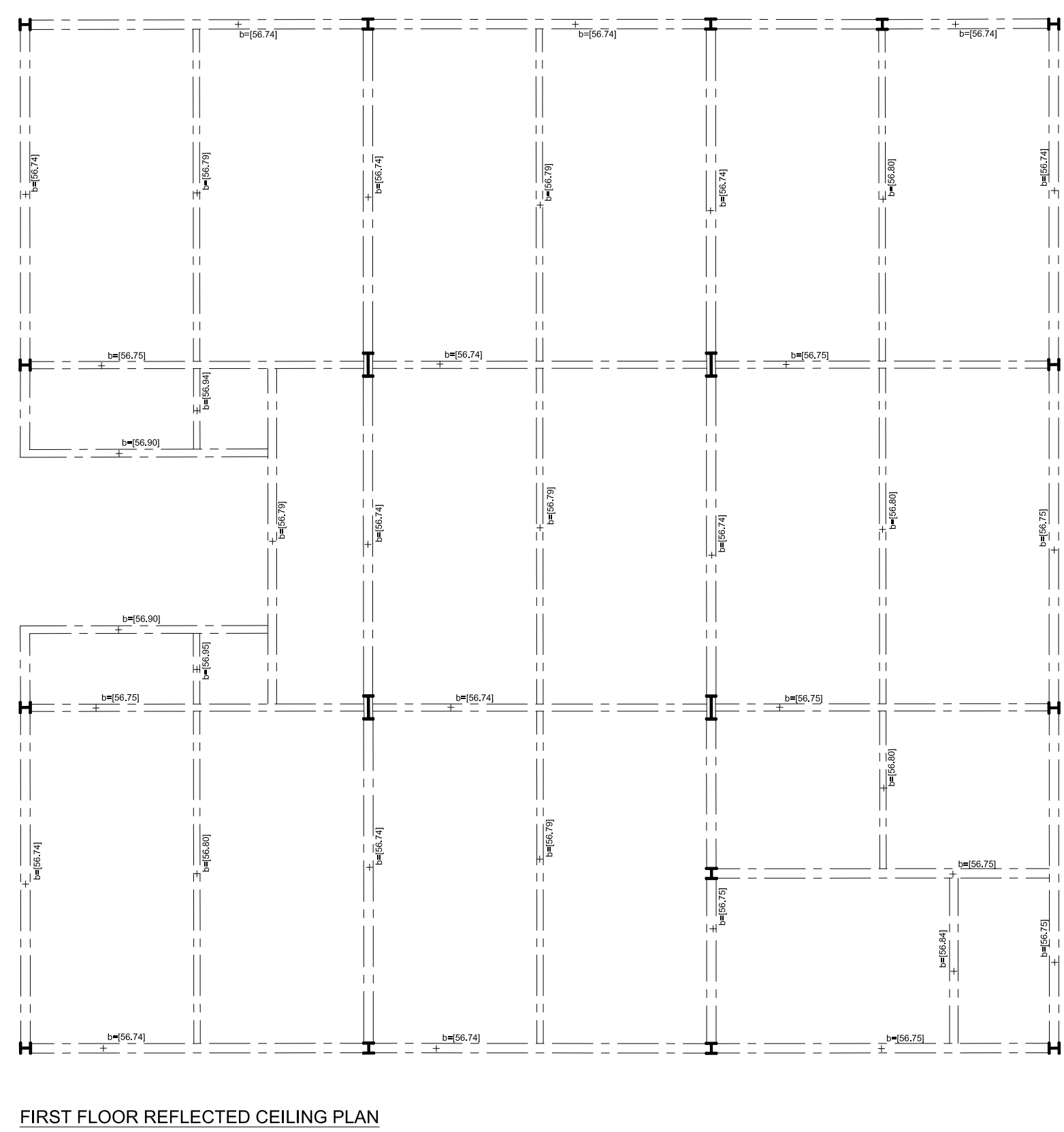
ALL DETAILS SHOWN ON THE DRAWINGS ARE NEGATIVE DUE TO NATURE WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL DIMS AND DIMENSION TO DIMS ALL INTERFERENCE, UNUSUAL, OR OFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

COM REGULATIONS - THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH DO LASTS LONGER THAN 30 WORKING ANY POINT IN THE PROJECT OR EXCEEDS 500 PERSON DAYS. PLEASE REFER TO THE DKA/ARCHITECTS/STRUCTURAL ENGINEER FOR GUIDANCE AND COMPLIANCE. FOR THE COM REGULATIONS THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SETTING ON THE ADJACENT OWNER PRIOR TO COMMENCEMENT. ENSURE RESPONSIBILITY TO OBTAIN WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE, WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.



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RIBA
Chartered Architects

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PROJECT:
DEVELOPMENT

ADDRESS:
CROSS RINK STREET, BATLEY, WF17 6BH

DRG:
EXISTING FRAME & SECTIONS

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 21.10.25
SCALE: 1:50,100, 1:250
SIZE: A0

DRAWN: AHD
CHECKED: ANK
DRG NO: 24.2782.02

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