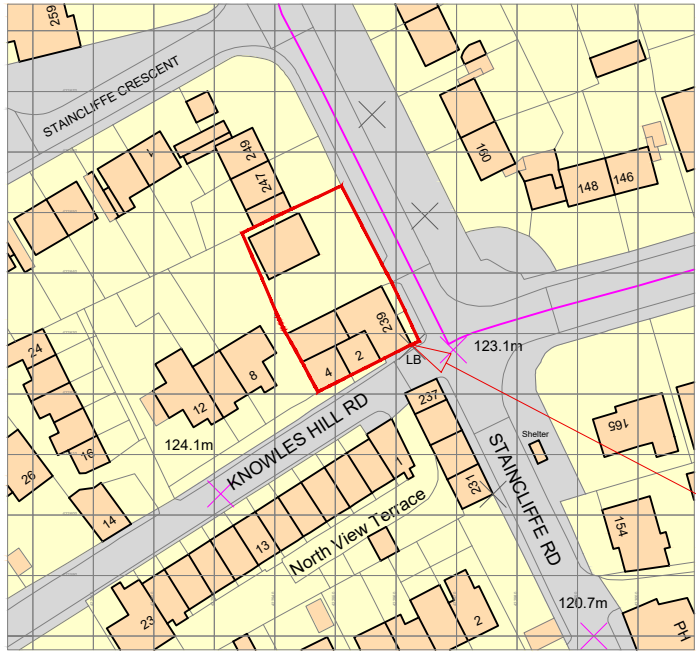




Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

1:1250
0 10 20 30 40 50m
Scale

SITE LOCATION PLAN
SCALE - 1:1250



Image #1 - Staincliffe Road View

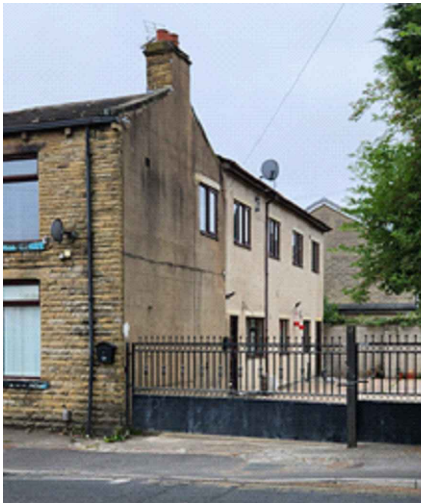


Image #2 - Northern Elevation View



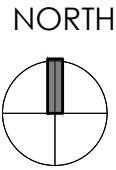
Image #3 - Knowles Hill Road View

EXISTING
ELEVATIONAL VIEWS

CDM 2015

RISKS

1. RESTRICTED ACCESS TO SITE
2. SITE WELFARE REQUIREMENTS
3. SITE CLEARANCE
4. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
5. WORKING AT HEIGHT



SITE

4 KNOWLES HILL ROAD
MOOREND
DEWSBURY
WEST YORKSHIRE
WF13 4NP

AND

239 STAINCLIFFE ROAD
DEWSBURY MOOR
DEWSBURY
WEST YORKSHIRE
WF13 4RQ

Existing single-storey
Out-Building used for storage
purposes by landowner.

Existing vacant unoccupied
two-storey property previously
used as housing.

Blockwork walling.

Unused Land/
Overgrown Vegetation

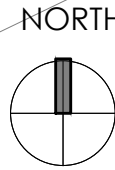
Yard Area
(Concrete finish)

Occupied shop unit to part
of ground floor area. To
remain as existing.

EXISTING SITE/BLOCK PLAN
SCALE - 1:200

1:200

Scale



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 -

Conversion of Existing Property into 4 No. C3 Use Class Dwellings to meet end-user requirements and as shown on the application drawings.

Existing use

C3(a) Dwellings.

Proposed use -

C3(a) Dwellings.

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
MR. MOHAMMED FIAZ
SAGHIR

Project
4 KNOWLES HILL RD &
239 STAINCLIFFE RD

Drawing title
SITE LOCATION AND
EXTG. SITE/BLOCK PLAN

Drawn by AM	Date 07/26	App'd -
Drawing no EX-01	Project no 26-015	Scale @ A3 A.S.
		Rev -

©2026 **tractus:dma** architectural design