

## 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 -**  
Application for Planning Permission - Conversion of Derelict Out-Building(s) including Construction of Extension into Guest Accommodation and to be used in-conjunction with the existing Public House to meet the applicant's requirements and as illustrated on the application drawings.

**Existing Use Class -**  
Sui Generis - Derelict Out-Buildings part of an Existing Public House/ Drinking Establishment.

**Proposed Use Class -**  
C1 - Guest House/Accommodation to be used in-conjunction with the existing Public House/Drinking Establishment.

### 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

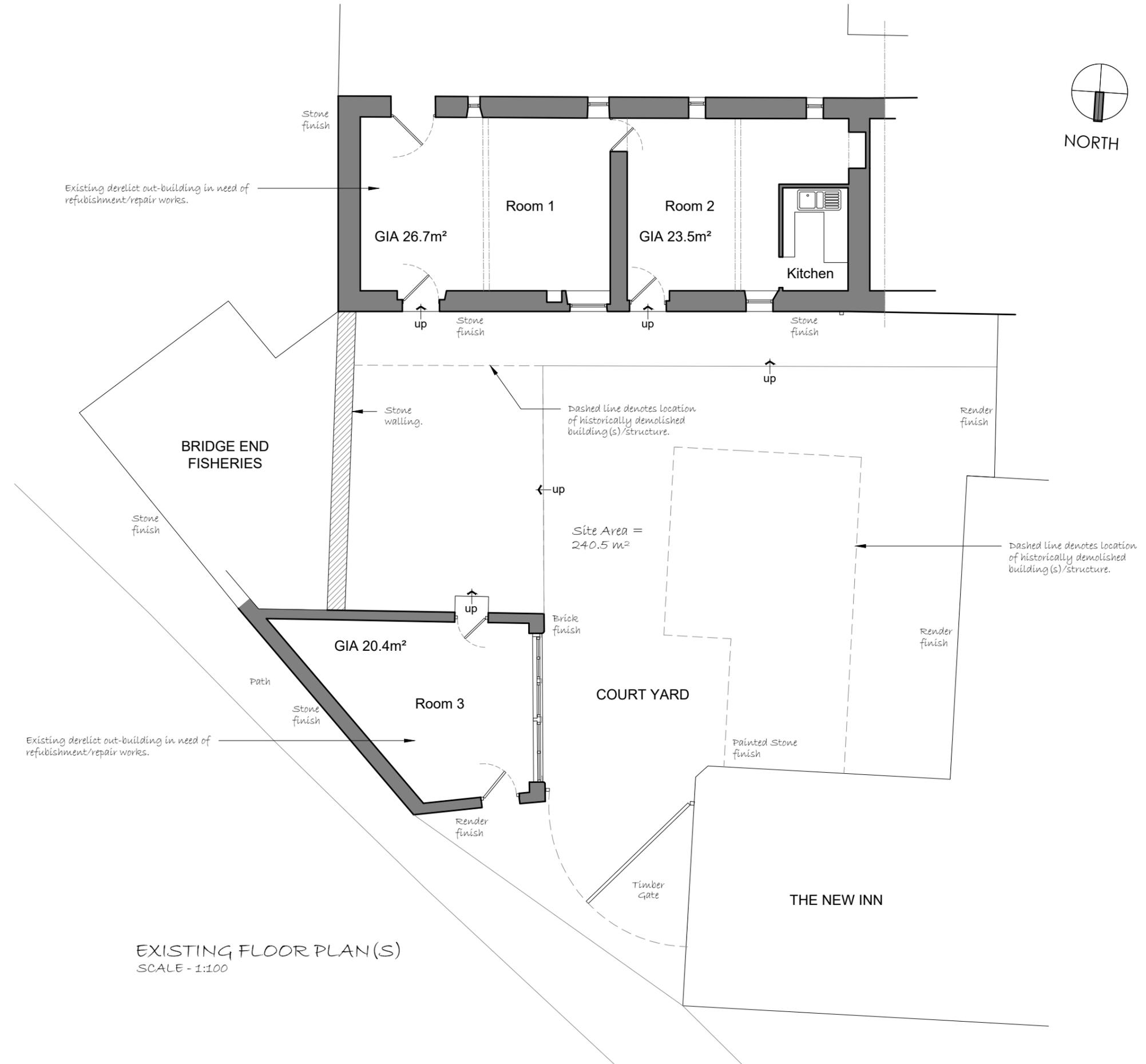
- a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

- Materials As Existing -
- Walls - Combination of Stone, Brick & Painted Render finish to outerleaf.
  - Doors - upvc/timber framed doorsets.
  - Windows - upvc/timber framed glazed units
  - Roof - Blue Slate/Stone Roof Slate roofing finish.
  - Fascia/Guttering - upvc/timber guttering fixed on brackets and downpipes to suit.

### CDM 2015

#### RISKS

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



EXISTING FLOOR PLAN(S)  
SCALE - 1:100

### PLANNING ISSUE

Rev	Description	Date	By	App'd



Office B, Strass House, Scout Hill Mills, Broad St.  
Dewsbury, West Yorkshire, WF13 3SA  
t: 01924 462 550 m: 07791 717 404  
e: asif@tractusad.co.uk

Client  
The New Inn

Project  
Bridge Street  
Penistone, S36 7AH  
Drawing title  
Existing Floor Plan(s)

Drawn by AM	Date 03/25	App'd -
Drawing no EX-02	Project no 25-962	Scale @ A3 1:100
		Rev -