

## 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 - Proposed New Build Dwelling at land adjoining 29, Ballfield Lane, Darton, Barnsley, S75 5EQ to meet the applicant's requirements and as shown on the application plans.

### Existing use -

C3 - Dwellinghouse.

### Proposed use -

C3 - Dwellinghouse.

### 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.

### Materials (Proposed Dwelling) -

Walls - Brickwork/render finish to outerleaf.

Doors - Upvc framed doorsets.

Windows - White upvc framed glazed units.

Roof - Slate finish to main roof.

Fascia/Guttering - White upvc fascia board with black guttering and downpipes to suit.

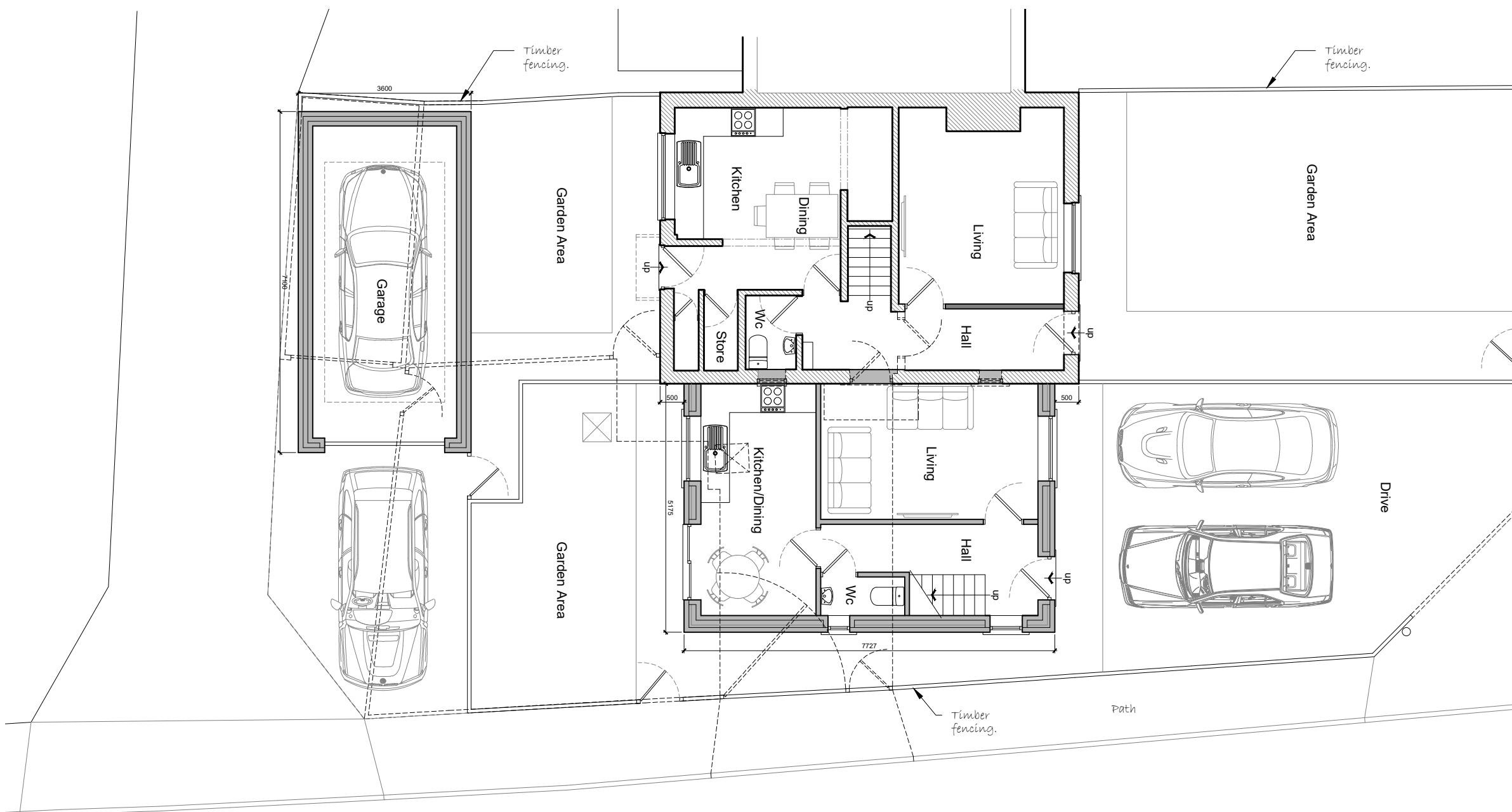
## PROPOSED GROUND FLOOR & SITE PLAN

SCALE - 1:100

### CDM 2015

### RISKS

- Working adjacent to live road/restricted access.
- Site welfare requirements.
- Site clearance.
- Temporary support/Concrete works.
- Working at height.
- Installation of temporary and re-routed services.
- Handling loads.



## PLANNING ISSUE

Rev	Description	Date	By	App'd
-----	-------------	------	----	-------

**tractus:dma**  
architectural design

Headfield Business Centre, Headfield Mills  
Savile Road, Dewsbury, West Yorkshire, WF12 9LQ  
t: 01924 462 550 m: 07791 717 404  
e: asif@tractusad.co.uk

Client  
Mr. Mohammed Bashir

Project  
29, Ballfield Lane, Darton  
Barnsley, S75 5EQ

Drawing title  
Proposed Ground Floor  
and Site Plan

Drawn by	Date	App'd
AM	08/23	-

Drawing no	Project no	Scale @ A3	Rev
PL-02	23-902	1:100	-