

## 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 - New Shop front(s) to existing vacant buildings to create 2 No. Shops to ground floor with 2 No. Flats Above and 3.0m single-storey Rear Extension(s) to meet the applicant's requirements and as shown on the application plans.

### Existing Use -

Vacant building(s) previously traded as A1 Shop/Office.

### Proposed Use -

A1 Shops (new class E) with C3 Dwellinghouse (flats) to first floor.

### 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
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architectural design

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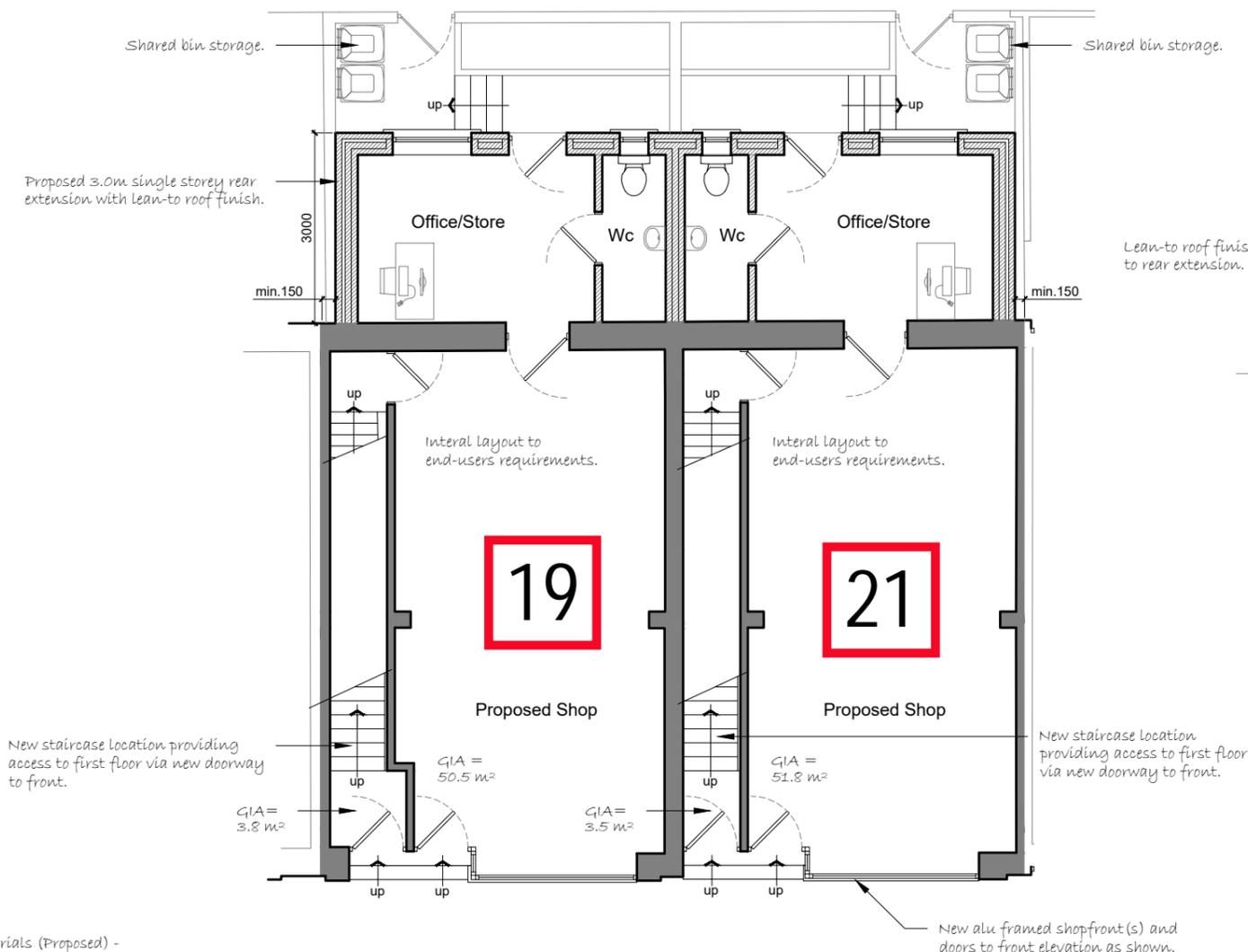
Client  
Mr. Khalid Mahmood

Project  
19-21, Stony Lane  
Bradford, BD2 2HN

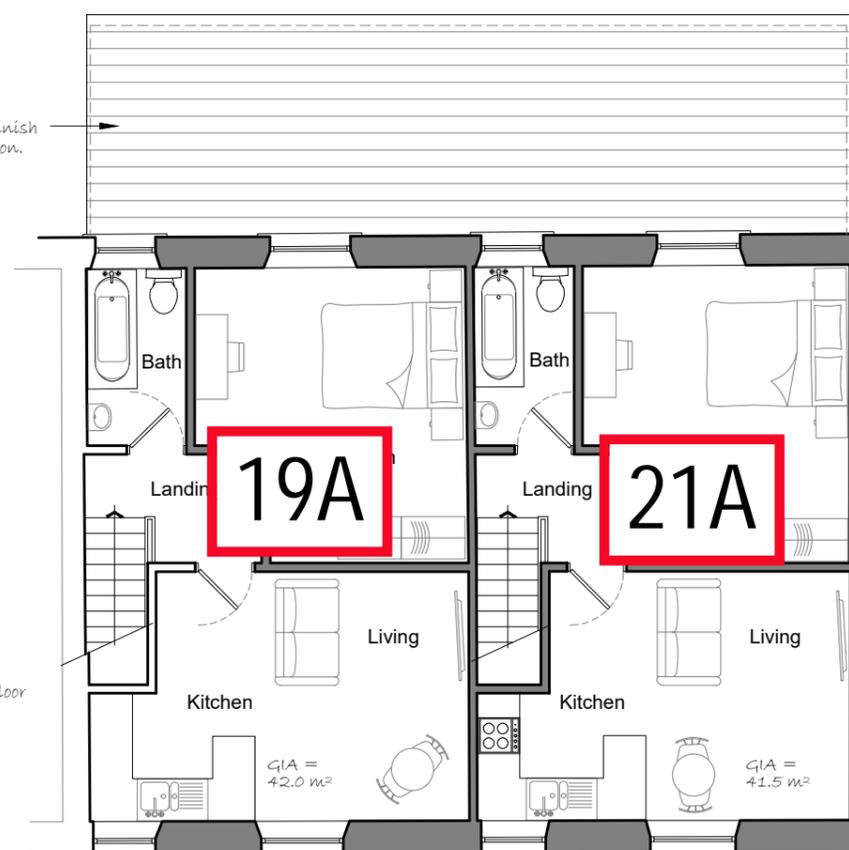
Drawing title  
Proposed Floor Plans

Drawn by AM	Date 07/23	App'd -
Drawing no PL-02	Project no 23-891	Scale @ A3 1:100
		Rev -

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PROPOSED GROUND FLOOR PLAN  
SCALE - 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE - 1:100

### Materials (Proposed) -

Walls - Stonework finish to outerleaf.

Doors - upvc framed doorsets.

Windows - upvc framed glazed units.

Roof - Concrete tile finish to main roof.

Fascia/Guttering - Fascia board with guttering and downpipes to suit.

Other (New shopfronts) - Anthracite grey powder coated aluminium framed glazed units.

### 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.