



PROPOSED SITE/LANDSCAPING PLAN
SCALE - 1:200

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. The drawing or any portion of it may not be reproduced without the consent of **tractus:dma**

NOTES

All efforts have been made in preparing existing site information. **tractus:dma** is responsible for providing & confirming all given dimensions on site prior to pricing & works.
 Boundaries of boundaries ownership confirmed by applicant.

Proposal -
 Planning application for:
 Demolition of existing Out-Buildings and Construction of 1 No. Detached Dwelling to meet the applicant's requirements and as shown on the application plans.

Materials As Proposed (Dwelling) -
 Walls - Stonework finish to exterior.
 Doors - uPVC framed doors(s).
 Windows - uPVC framed double glazed units.
 Roof - Slate finish.
 Fascia/Guttering - Black uPVC fascia board with black guttering & down pipes to suit.

- 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 approved 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.

PLANNING ISSUE				
Rev	Description	Date	By	Appr
D	Tree protection annotated added	11/07/24	AM	-
C	Turning area and note added to dig	28/06/24	AM	-
B	Proposed site plan revised to suit new layout	20/02/23	AM	-
A	Proposed site plan updated	30/11/23	AM	-

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Project
LAND AT COCKKIN LANE
BRADFORD, WEST YORKSHIRE

Drawing title
PROPOSED SITE/LANDSCAPING PLAN

Drawn by	Date	Appr	
AM	10/23	-	
Drawing no	Project no	Scale @ A1	Rev
PL-01	22-209	1:200	D

- CDM 2015**
- RISKS**
- RESTRICTED ACCESS TO SITE.
 - SITE WELFARE REQUIREMENTS.
 - SITE CLEARANCE.
 - EXCAVATIONS/CONCRETE WORKS.
 - TEMPORARY SUPPORT.
 - WORKING AT HEIGHT.
 - INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
 - HANDLING LOADS.