OS PLAN - Scale 1:1250

NOTES:

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY.
THIS DRAWING AND ITS CONTENTS HAS BEEN PRODUCED FOR THE CLIENT ONLY AND IS NOT INTENDED FOR ANY OTHER PERSON OR FOR ANY OTHER PURPOSE THAN THE DRAWING STATUS.
NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.
© RD ARCHITECTURE + DESIGN 2022.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND OTHER RELEVANT INFORMATION, AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.

CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR MAKING SHOP DRAWINGS.

ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH RELEVANT BRITISH STANDARDS.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND AND WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:

- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT);
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT),
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT),

YOU MUST ESTABLISH WHETHER THAT WORK FALLS WITHIN THE ACT. IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS IRRESPECTIVE OF SIZE ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE CLIENTS RESPONSIBILITY TO ENSURE A PRINCIPAL DESIGNER &/ OR PRINCIPAL CONTRACTOR IS APPOINTED TO ENSURE HEALTH & SAFETY ON SITE IS CONSIDERED. A CONSTRUCTION PHASE PLAN IS REQUIRED FOR EVERY CONSTRUCTION PROJECT. WORKS LASTING LONGER THAN 30 DAYS WITH MORE THAN 20 WORKERS WORKING AT THE SAME TIME, OR INVOLVING 500 PERSON DAYS MUST BE NOTIFIED TO THE HSE PRIOR TO COMMENCEMENT.
NO WORKS ARE TO START ON SITE PRIOR TO CONFIRMATION THAT THERE IS NO RISK OF ASBESTOS BEING PRESENT ON THE SITE AND WHERE IDENTIFIED THIS HAS BEEN SAFELY DEALT WITH.
NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

REV	DATE	DR	APP	NOTES

RD ARCHITECTURE + DESIGN

STATUS: PLANNING

SCALE	DRAWN	APPROVED	DATE
1:1250@A3	RPD	RPD	APR`24

JOB No.	DWG No.	REVISION
RD0349	0050	-

PROJECT
NEW_DWELLING
LAND_OFF_WHITLEY_ROAD
WHITLEY_LOWER

Client.
PAUL_WIPER

RD Architecture + Design
Studio Address:
Suite 3a, Milner House, Milner Way, Ossett, Wakefield. WF5 9JE

Email: robdawtrey@gmail.com
Website: www.rdarchitectureanddesign.com
Tel: 07834547300

TITLE
OS_PLAN