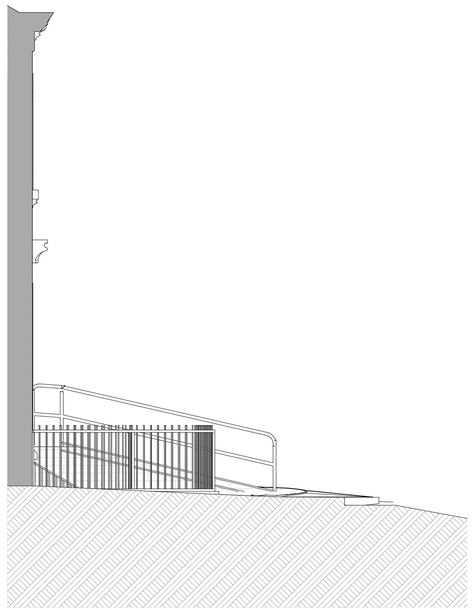
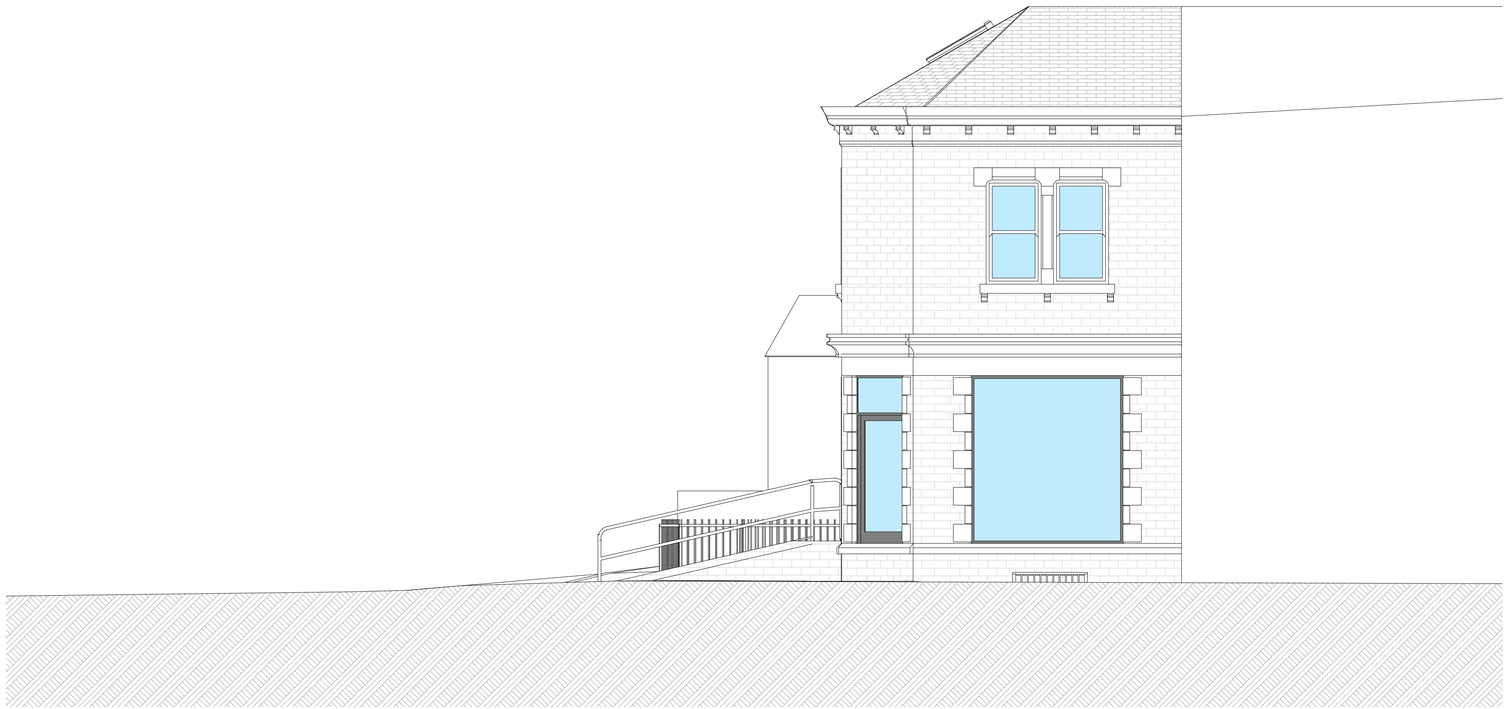
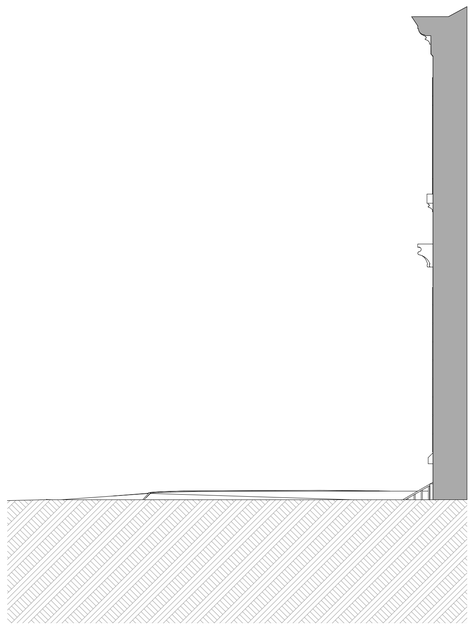
2 NORTH 1:50



3 WEST 1:50



1 EAST 1:50



4 SOUTH 1:50

0008 - Janice Phillips Existing.pln, 17:05, Wednesday 3 July 2024

General 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.

© BMT ARCHITECTURAL SERVICES LTD 2024.
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.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR
TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED
OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY
1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO
CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE
FOLLOWING CATEGORIES:
• WORK ON AN EXG 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 FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT
(YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON
THIS). 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, COMMERCIAL OR DOMESTIC,
ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE
RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE
THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A
'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM
RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING
MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE
SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES
MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY
THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO
WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS
IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A
PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE
PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE
WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK
THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF
ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO
REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR DO NOT
START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF
ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO
APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Revisions

Rev	Description	Drw	Chk	Date
A	Updated in line with planning	BM	BM	03/07/2024

Drawing Status:
PRELIMINARY

Client:
THE MESSAGE

Project:
4 CRESCENT ROAD
BIRKBY, HUDDERSFIELD
HD2 2TF

Drawing:
EXISTING EVATIONS.

Project No:		Drawing No:
0008		**00_02A**
Scale:	**Date:**	**Drawn by:**
1:50	**JUNE 2024**	**BM**

BMT Extensions
BMT Architectural Services Ltd