

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.

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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 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 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 HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

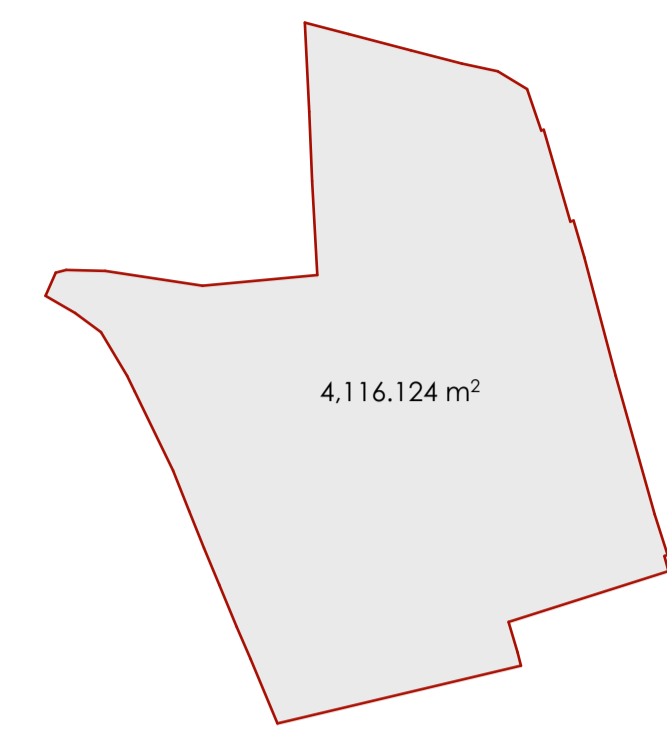
BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT 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.

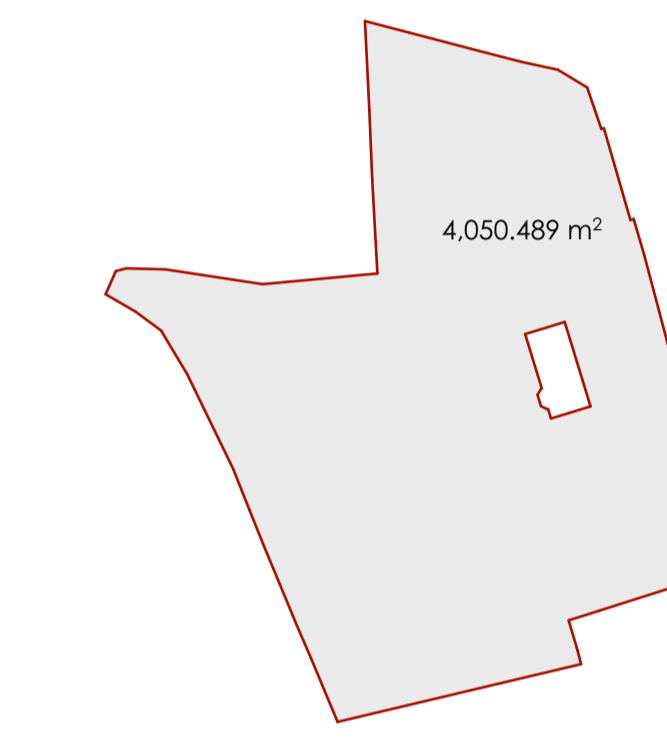
THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

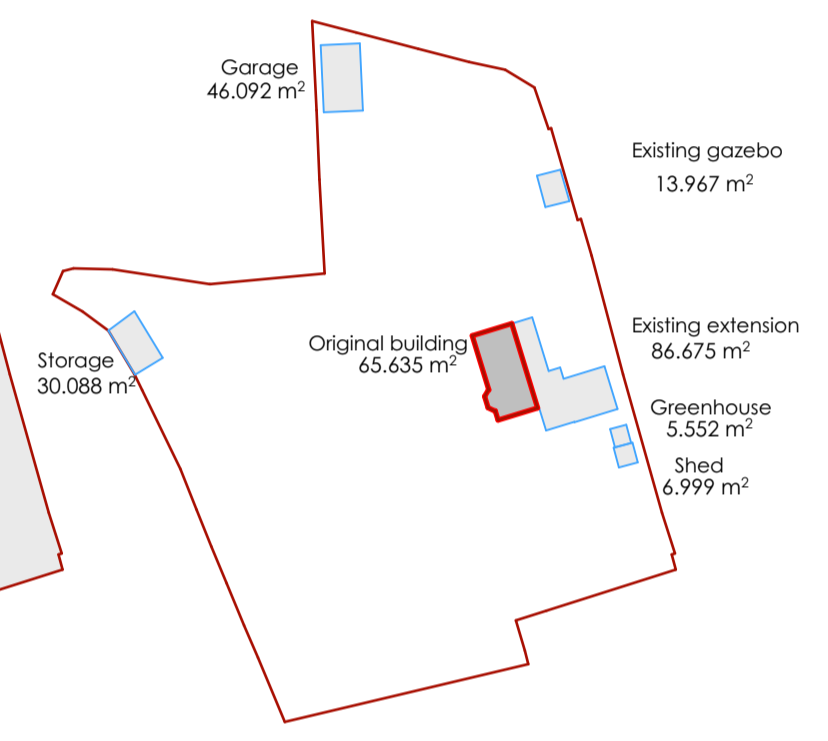
Total area of current curtilage



Total area of curtilage excluding footprint of the original building



Footprints of existing buildings on the curtilage



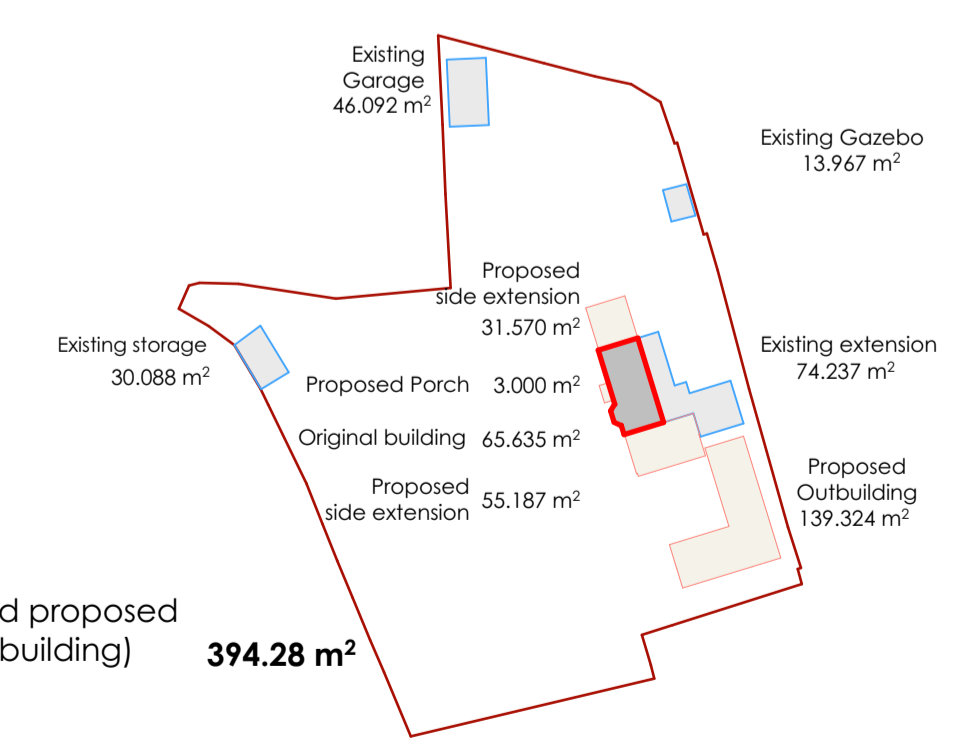
Existing state

Total area of site	4,116.12 m ²
Total area of site excluding footprint of the original building	4,050.48 m ²
Footprints of original building	65.63 m ²
Footprints of existing buildings (excluding original building) on the curtilage	189.37 m ²
50% of the curtilage (excluding footprints area of original building)	2025.24m ²

Total footprints area of existing extension and outbuildings are **9.3%** of the current curtilage (excluding footprints area of original building)

Proposed state

Footprints of existing and proposed buildings on the current curtilage



Total footprints of existing and proposed buildings (excluding original building) **394.28 m²**

Total footprints area of existing outbuilding, existing extension, proposed extension and proposed outbuildings are **9.73%** of the current curtilage (excluding footprints area of original building)



Revisions

Rev	Description	Drw	Chk	Date
R03	Both wings of the outbuilding have been shortened by 100. Corrected porch dimensions. modification of the site	FN		30/09/2025
R02	extension roof shapes.	FN		25/09/2025
R01	Removed patio	FN		05/02/2025

Rev Description Drw Chk Date

Drawing Status: **PLANNING**

Client: **Huda Jawad**

Project: **85 Hartshead Ln, Hartshead, Liversedge, WF15 5AL**

Drawing: **PROPOSED SITE PLAN.**

Project No:	1790	Drawing No:	01_00
Scale: (A1)	1:200	Date:	Jul '24
Checked by:	FN	Down by:	



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