

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 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.

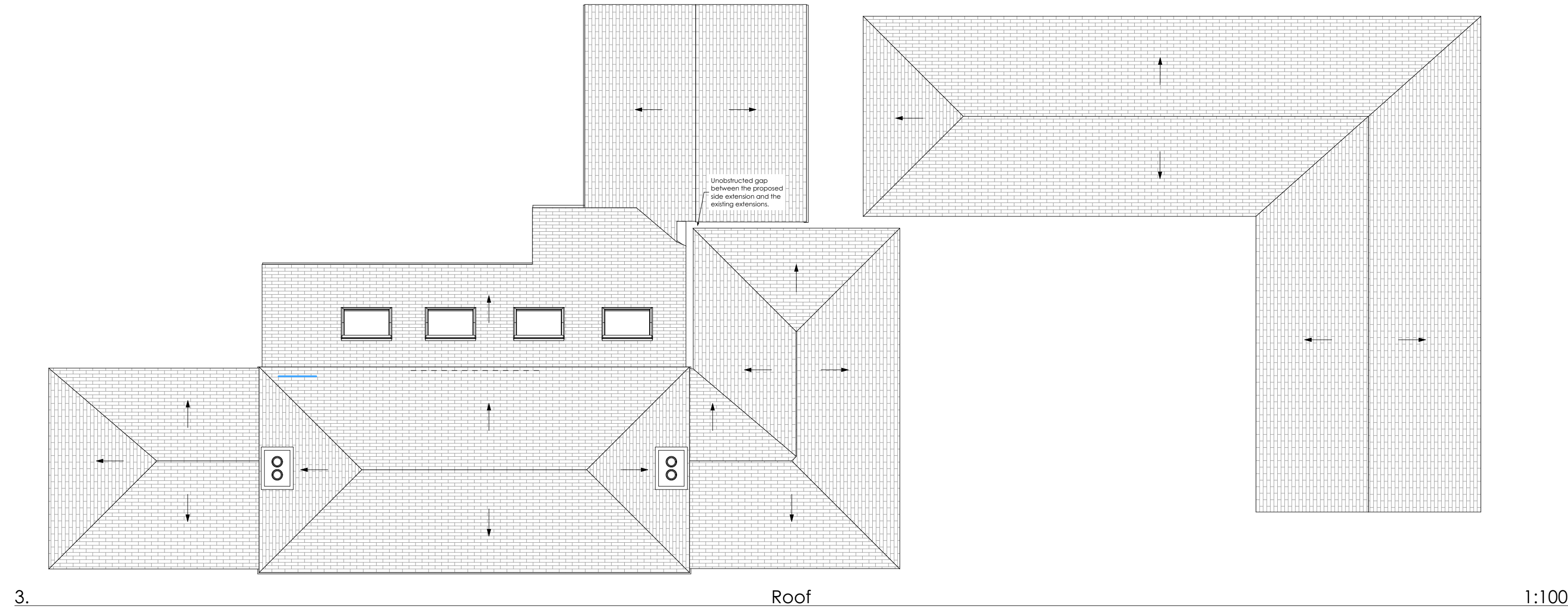
ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY 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.

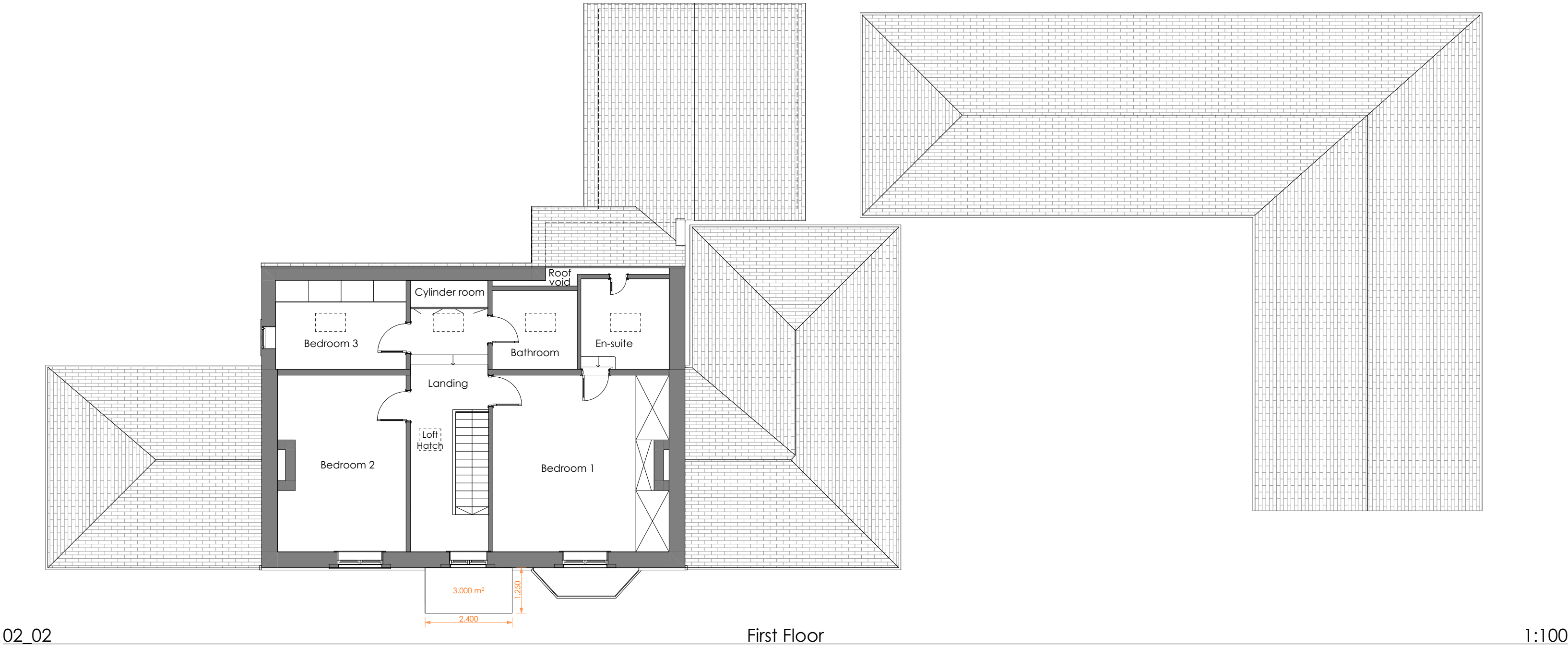
NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

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

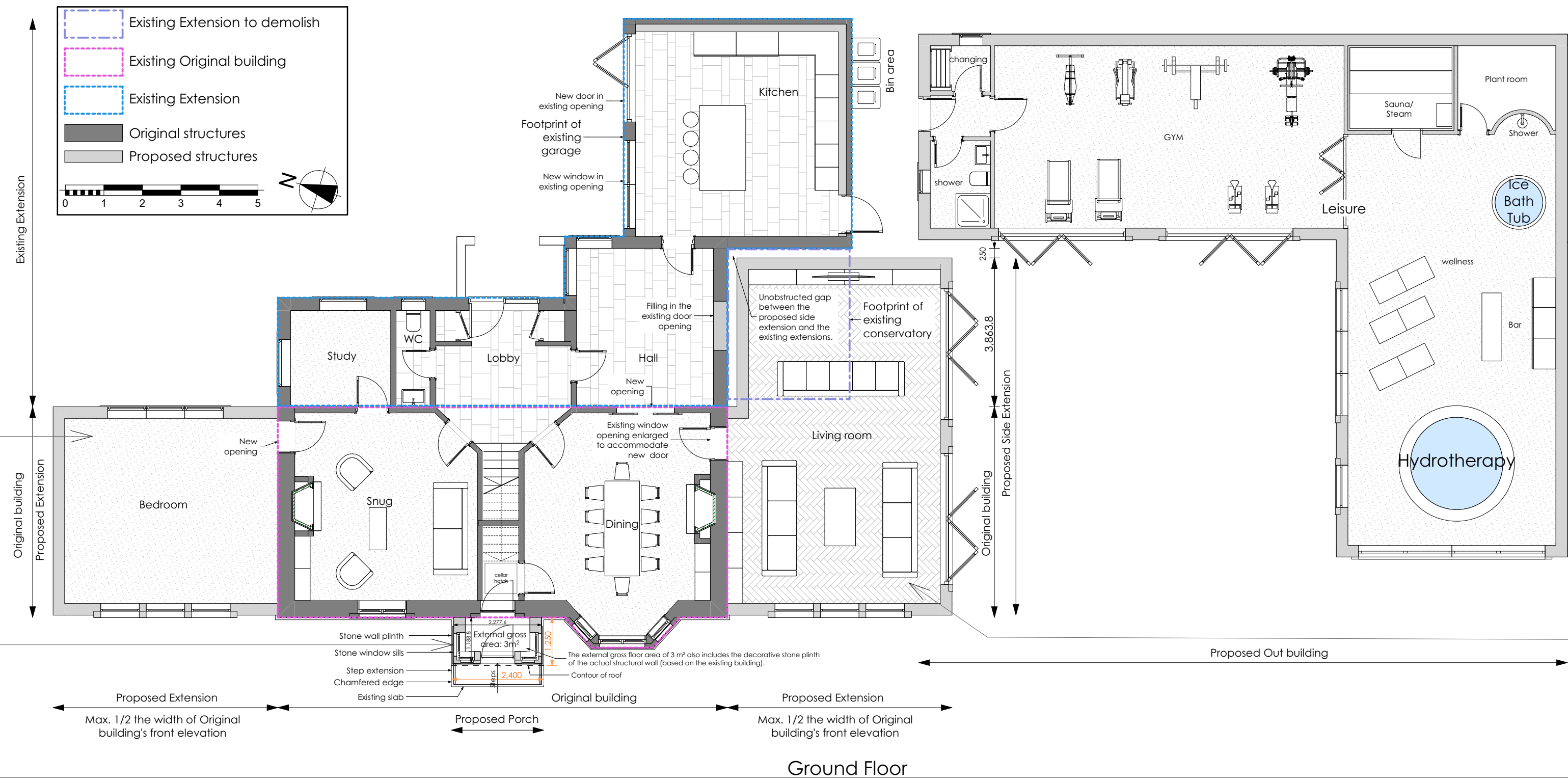
Key Plan



3. Roof 1:100



02_02 First Floor 1:100



02_01 Ground Floor 1:100

Class A : Single storey side extensions:

- No more than 50% of ground around house covered.
- Max 4.0 m projection from rear of original house.
- Have a width less than 50% of original house.
- Single storey only.
- Max ridge height of 4.0m with pitched roof.
- No veranda's, balconies or raised platforms.
- Not on article 2(3) land.

Class D : Porch

- No more than 50% of ground around house covered.
- The footprint of the porch does not exceed 3m² gross.
- Any parts of the structure are no more than 3m height above ground level.

Class E : Outbuilding

- No more than 50% of ground around house covered.
- Not forward of front elevation of original house.
- Single storey only.
- Max. 2.5m height eaves
- Max 2.5m height of the building if within 2.0m of the boundary
- Max. 4m height of the building with dual pitch.
- Max. 3m height of the building elsewhere.
- No veranda's

Class A : Single storey side extensions:

- No more than 50% of ground around house covered.
- Max 4.0 m projection from rear of original house.
- Have a width less than 50% of original house.
- Single storey only.
- Max ridge height of 4.0m with pitched roof.
- No veranda's, balconies or raised platforms.
- Not on article 2(3) land.

Revisions

Both wings of the outbuilding R03 have been shortened by 10%.	FN	30/09/2023
Corrected porch dimensions.		
modification of the side		
R02 extension roof shapes.	FN	25/09/2023
Removed patio and Leisure		
R01 building interior design added.	FN	05/02/2023

Rev Description Drw Chk Date

Drawing Status:

PLANNING

Client:

Huda Jawad .

Project:

85 Harthead Ln, Harthead, .
Liversedge,
WF15 8AL

Drawn:

PROPOSED PLANS.

Project No:

1790

Scale: (BA1)

1:100

Drawing No:

02_00 R03

Date:

Jul '24.

FN

Checked by: