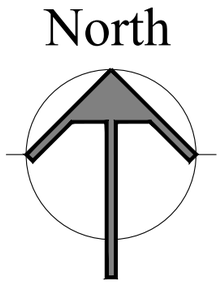


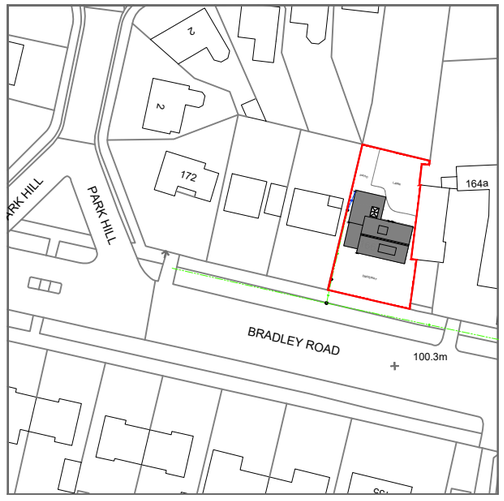
LEGEND:

- RED LINE BOUNDARY
- SURFACE WATER SEWER
- COMBINED SEWER

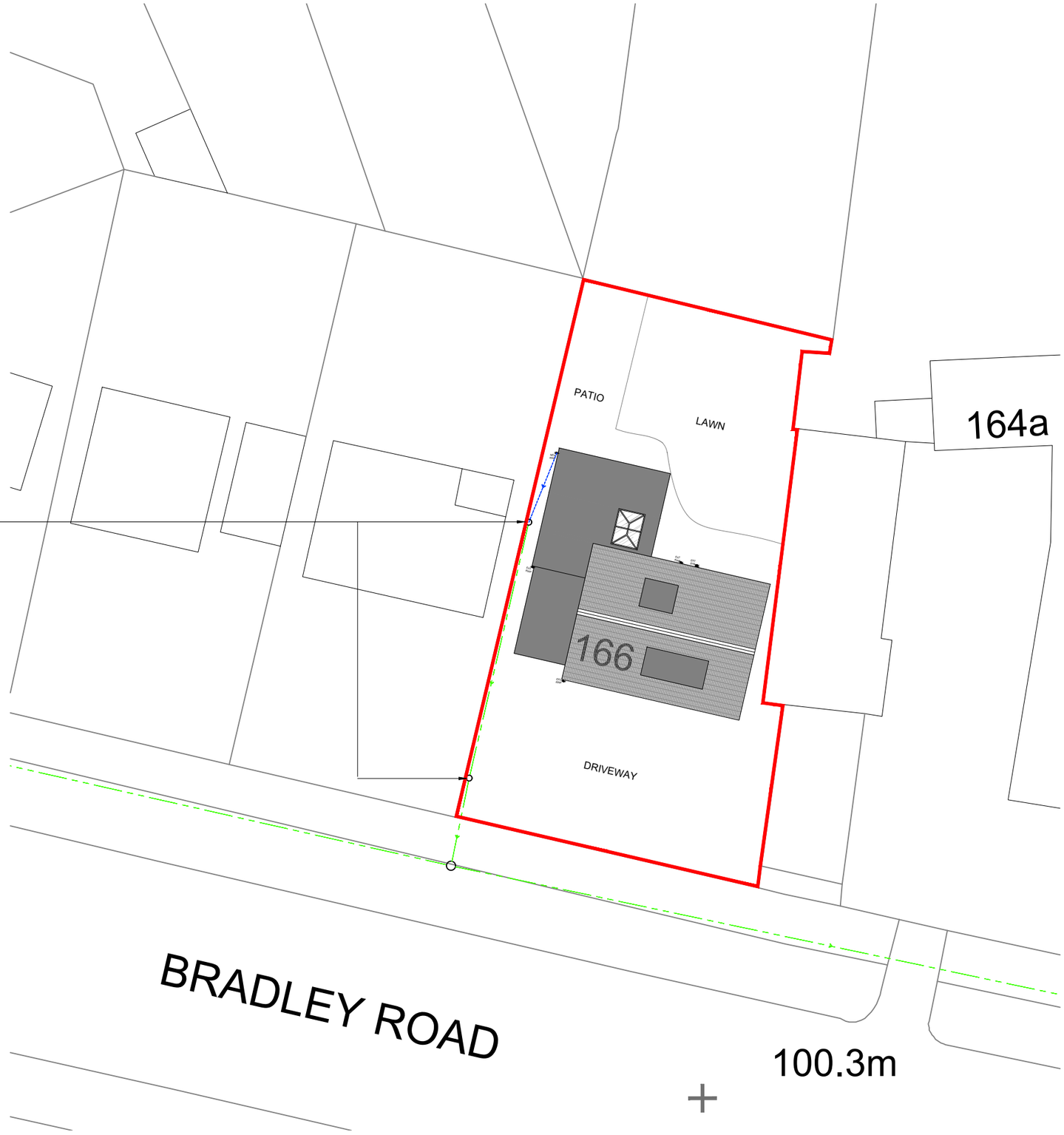
NOTE:
MANHOLES WERE NOT LOCATED AT TIME OF SURVEY, MANHOLE LOCATION ON PLAN TAKEN FROM YW DRAINAGE MAP.

INDICATIVE PROPOSED LINES OF SURFACE WATER DRAINAGE SHOWN.

TO BE CHECKED ON SITE AND DEALT WITH BETWEEN BY APPOINTED CONTRACTOR AND BUILDING INSPECTOR.



SITE LOCATION PLAN | SCALE 1:1250



BLOCK PLAN | SCALE 1:250

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

GENERAL NOTES

These notes do not comprise a full specification. The drawings are for Building regulations purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the Local Authority Inspector to determine compliance in line with Building regulations standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.
Sept 2022

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner.
For further clarification on the Party Wall Act 1996 contact:
Cairn Wharf Consultancy Ltd.
M: 07739 576 181 E: cw@cairnwharf.com
For further information on the Party Wall etc Act 1996:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact:
MAS Design Consultants Ltd.

CDM 2015 Regulations
The Construction Design and Management (CDM) Regulations 2015 apply in full to all construction works and the client must now appoint a Principle Designer and a Principle Contractor. MAS Design Consultants Ltd. will act as Principle Designer. The Contractor must produce a written Construction Phase Plan.
For further information on the CDM 2015 Regulations can be seen at http://www.hse.gov.uk/pubns/indg411.pdf or contact MAS Design Consultants Ltd.

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PLANNING & BUILDING REGULATIONS

PROPOSAL:
PROPOSED DEMOLITION OF EXISTING CONSERVATORY. PROPOSED SINGLE STOREY REAR EXTENSION. PROPOSED INTERNAL ALTERATIONS WITH REMOVAL OF LOAD BEARING WALLS.

CLIENT DETAILS:
MRS S SIMPSON
166 BRADLEY ROAD
HUDDERSFIELD
HD2 1QT

DRAWING TITLE:
PROPOSED SITE LOCATION PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:250/ 1:1250	11/24	4393/04/001	-