

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 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

DISCHARGE OF CONDITION [3]

3. Samples of all external walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the superstructure of the dwelling hereby permitted. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with Policies LP24 and LP57 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document as well as the aims of Chapters 12 and 13 of the National Planning Policy Framework.

DISCHARGE OF CONDITION [4]

4. Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwelling hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Reason: In the interests of visual amenity and to preserve the character and openness of the Green Belt land in accordance with Policies LP24 and LP57 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapters 12 and 13 of the National Planning Policy Framework.

DISCHARGE OF CONDITION [7]

7. Notwithstanding the details shown on the approved plan 01_02 Rev B, no development shall take place until a scheme detailing arrangements and specification for layout of turning areas have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use. **Reason:** To ensure a suitable access and layout in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan.

DISCHARGE OF CONDITION [8]

8. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout, to accord with Policy LP22 of the Kirklees Local Plan.

DISCHARGE OF CONDITION [9]

9. Before development commences, details of suitable waste/recycling bin storage for the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(v).

DISCHARGE OF CONDITION [10]

10. Before the new dwelling is first occupied, one bird nesting feature (1 SP Schwegler Sparrow Terrace or similar alternative) shall be installed on the north or east elevation of the dwelling at a height of at least 2 meters. Hereafter the box shall be retained.

Reason: To provide ecological enhancement in accordance with the requirements of Policy LP30 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and Chapter 15 of the National Planning Policy Framework.

DISCHARGE OF CONDITION [11]

11. Before the new dwelling is first occupied, a bat roosting feature (1 FF Schwegler Bat Box/bat tube or a similar alternative) shall be installed integral to the south aspect of the new building. The bat tube shall not be located above a window, shall be a minimum of 4m above ground level and shall be thereafter retained.

Reason: To provide ecological enhancement in accordance with the requirements of Local Plan Policy LP30 and Chapter 15 of the National Planning Policy Framework.

DISCHARGE OF CONDITION [13]

13. Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-residential parking spaces
- Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational.
- Charging points installed shall be retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

DISCHARGE OF CONDITION [14]

14. No development shall commence until:
 a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework and Policy LP53 of the Kirklees Local Plan.



Blue slate roofing



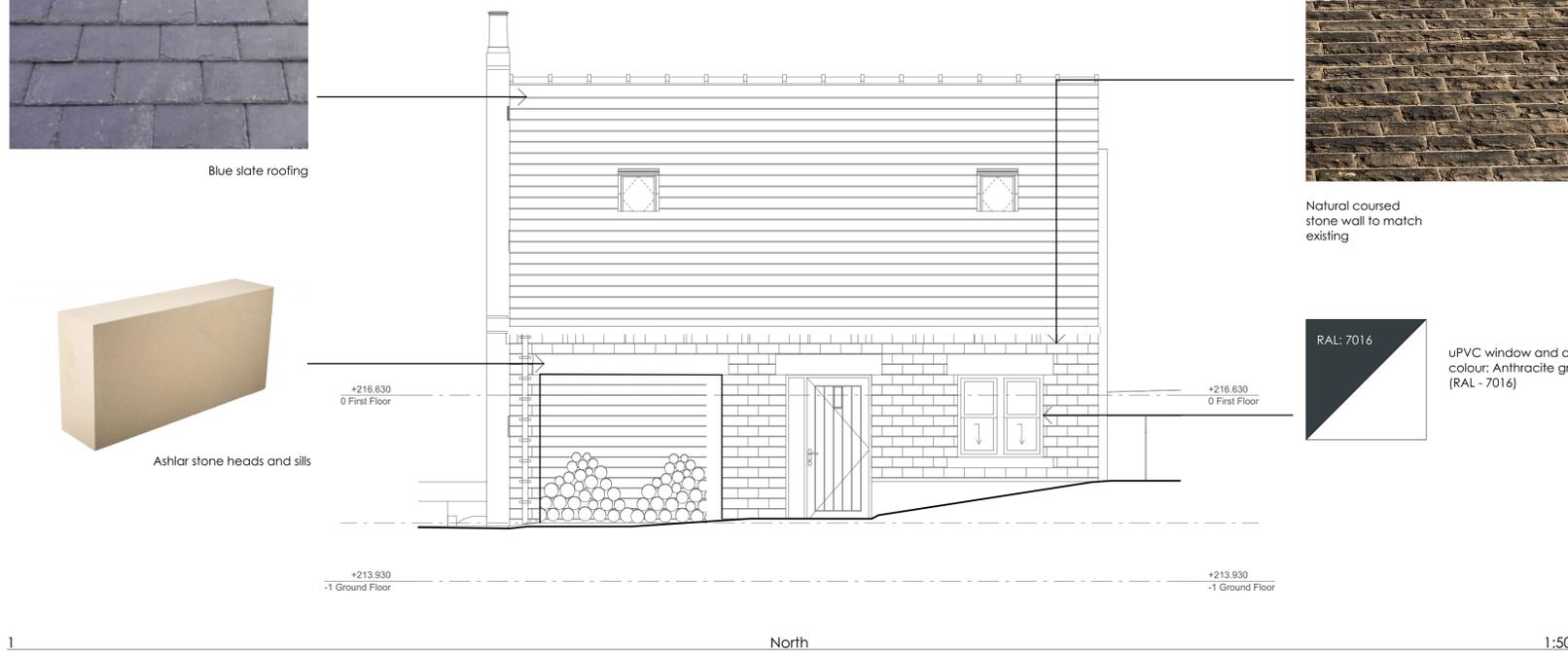
Ashlar stone heads and sills



Natural coursed stone wall to match existing



uPVC window and doors, colour: Anthracite grey (RAL - 7016)



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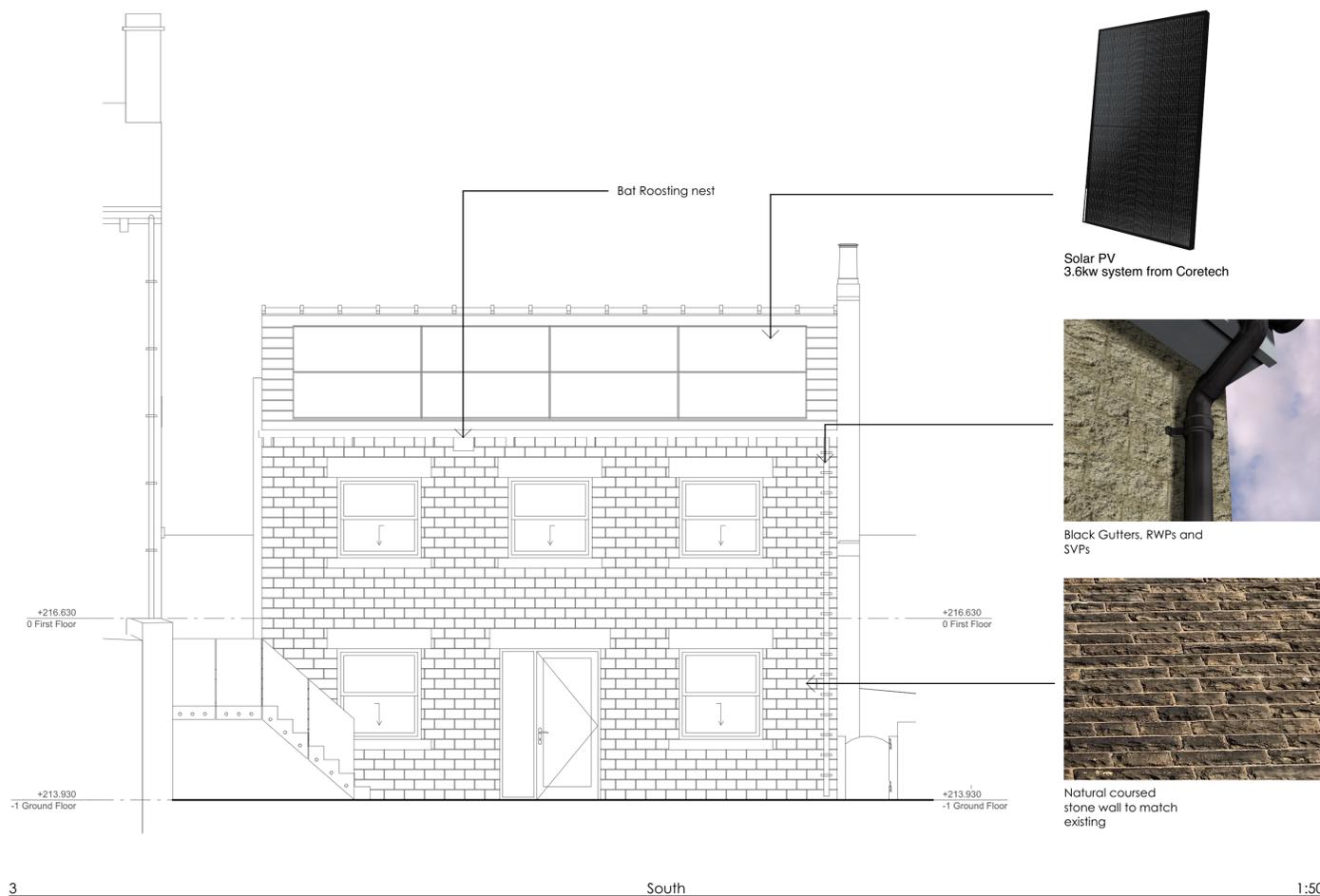
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Condition 14

At the positions drilled, superficial deposits extend up to a maximum depth of 1.60m, underlain by initial siltstone followed by sandstone to circa 26m then further siltstone with sandstone horizons to the base of each borehole. No broken ground or voids were present in the rotary boreholes and full flush was maintained during drilling within all three boreholes. The absence of voids in the boreholes indicates that the risk of shallow mine working beneath the site is low. Therefore, no remediation or special foundations are required for the proposed development, in relation to the historical coal mining legacy of the site. See Rotary Borehole Site Investigation Report by GEO INVESTIGATE



Solar PV 3.6kw system from Coretech



Black Gutters, RWPs and SVPs



Natural coursed stone wall to match existing

Revisions		
Rev	Description	Date
R01	The roofing material has been changed from artificial stone to blue slate. The window and door material has been changed from wood to uPVC. Solar panel has been placed to the roof.	13/03/2025

PLANNING

Client:
MR G SENIOR.

Project:
EASTEL HOUSE, CUMBERWORTH LANE, HD8 8FR

Proposed Elevations [1/2].

Project No: **1642** Drawing No: **03_10**

Scale: **1:50** Date: **JAN 22** SH Down by: **GDW** Checked by: **GDW**

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