

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 INCLUDED 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 ASTRIKE 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.

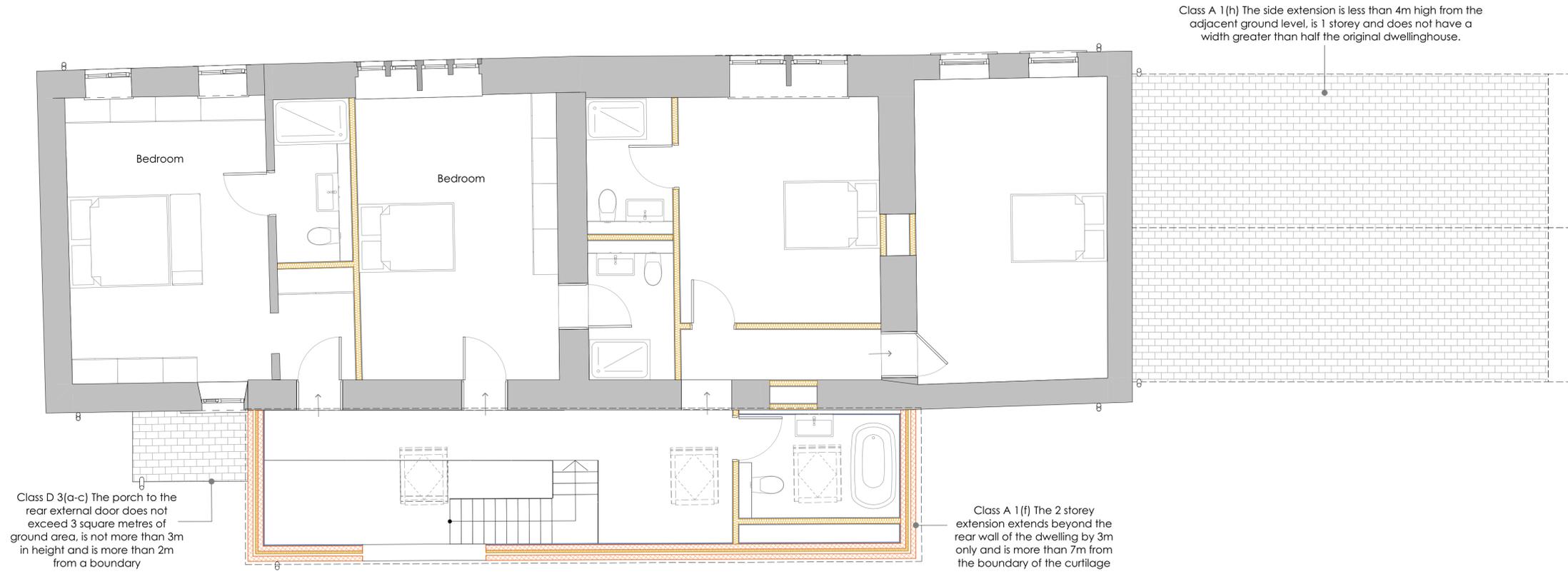
ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A PRINCIPAL DESIGNER IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT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



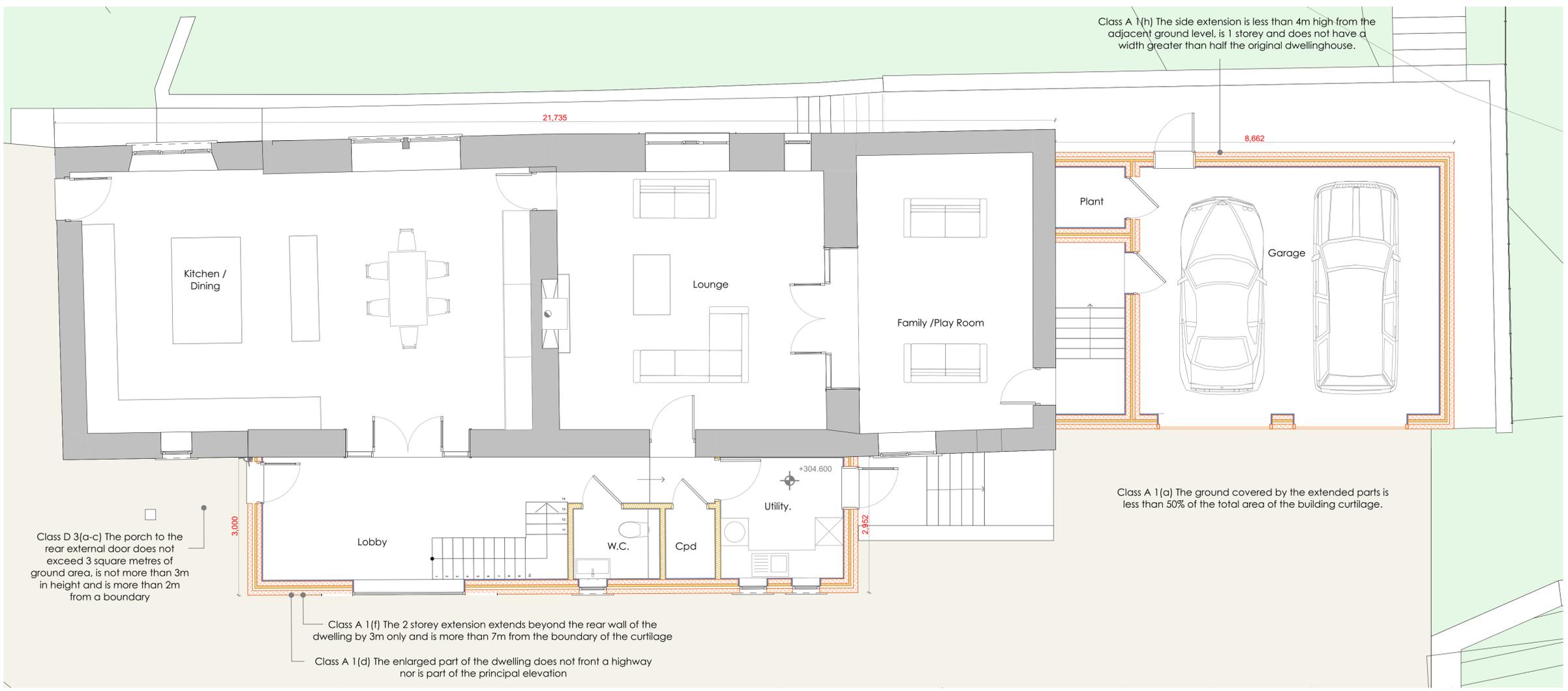
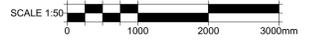
Class D 3(a-c) The porch to the rear external door does not exceed 3 square metres of ground area, is not more than 3m in height and is more than 2m from a boundary

Class A 1(f) The 2 storey extension extends beyond the rear wall of the dwelling by 3m only and is more than 7m from the boundary of the curtilage

Class A 1(h) The side extension is less than 4m high from the adjacent ground level, is 1 storey and does not have a width greater than half the original dwellinghouse.

First Floor

1:50



Class D 3(a-c) The porch to the rear external door does not exceed 3 square metres of ground area, is not more than 3m in height and is more than 2m from a boundary

Class A 1(f) The 2 storey extension extends beyond the rear wall of the dwelling by 3m only and is more than 7m from the boundary of the curtilage

Class A 1(d) The enlarged part of the dwelling does not front a highway nor is part of the principal elevation

Class A 1(h) The side extension is less than 4m high from the adjacent ground level, is 1 storey and does not have a width greater than half the original dwellinghouse.

Class A 1(a) The ground covered by the extended parts is less than 50% of the total area of the building curtilage.

Ground Floor

1:50

Revisions

Rev	Description	Dwg	Chk	Date
01	PLANNING			

Client: ANTHONY DEARNLEY HOMES.

Project: MOSS EDGE FARM, MOSS EDGE ROAD, HOLMBRIDGE, HD9 2SD

Drawing: PROPOSED PLANS

Project No: 1835 Drawing No: 02\_01

Scale: 1:50 Date: MAR '25 Dwg: DW

