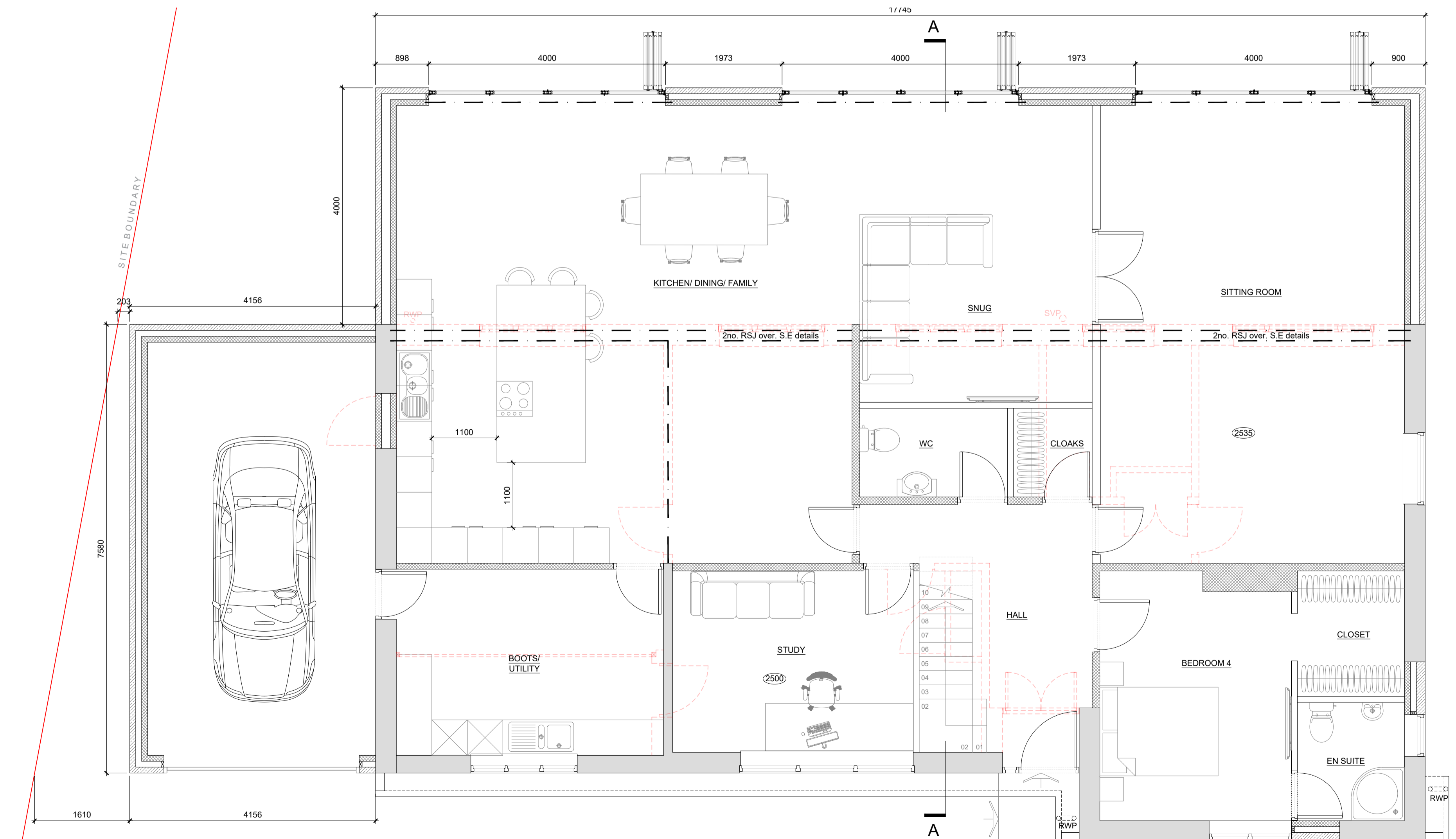


PROPOSED FIRST FLOOR PLAN | 1:50 @ A1



PROPOSED GROUND FLOOR PLAN

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

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed 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:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.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 speak to 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.

Right to Light
Certain developments may need assessing with regard to a neighbour's right to light.
For further information see lawcom.gov.uk/project/rights-to-light/

GENERAL NOTES
Materials to match existing.
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.
August 2019

REV B	SCHEME REVISED FOR P.D	30.09.21
REV A	EXTENT OF FIRST FLOOR REDUCED. ROOF AMENDED FENESTRATION AMENDED	20.07.21

MAS DESIGN
CONSULTANTS LTD 01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

PLANNING

EXTENT OF PROJECT:
PROPOSED FIRST FLOOR EXTENSION; PROPOSED FRONT EXTENSION; FORMING GARAGE & GAMES ROOM OVER. PROPOSED SINGLE STOREY REAR EXTENSION; FORMING OPEN PLAN KITCHEN/ DINING/ FAMILY SPACE; PROPOSED REFURBISHMENT OF DWELLING/ INTERNAL ALTERATIONS.

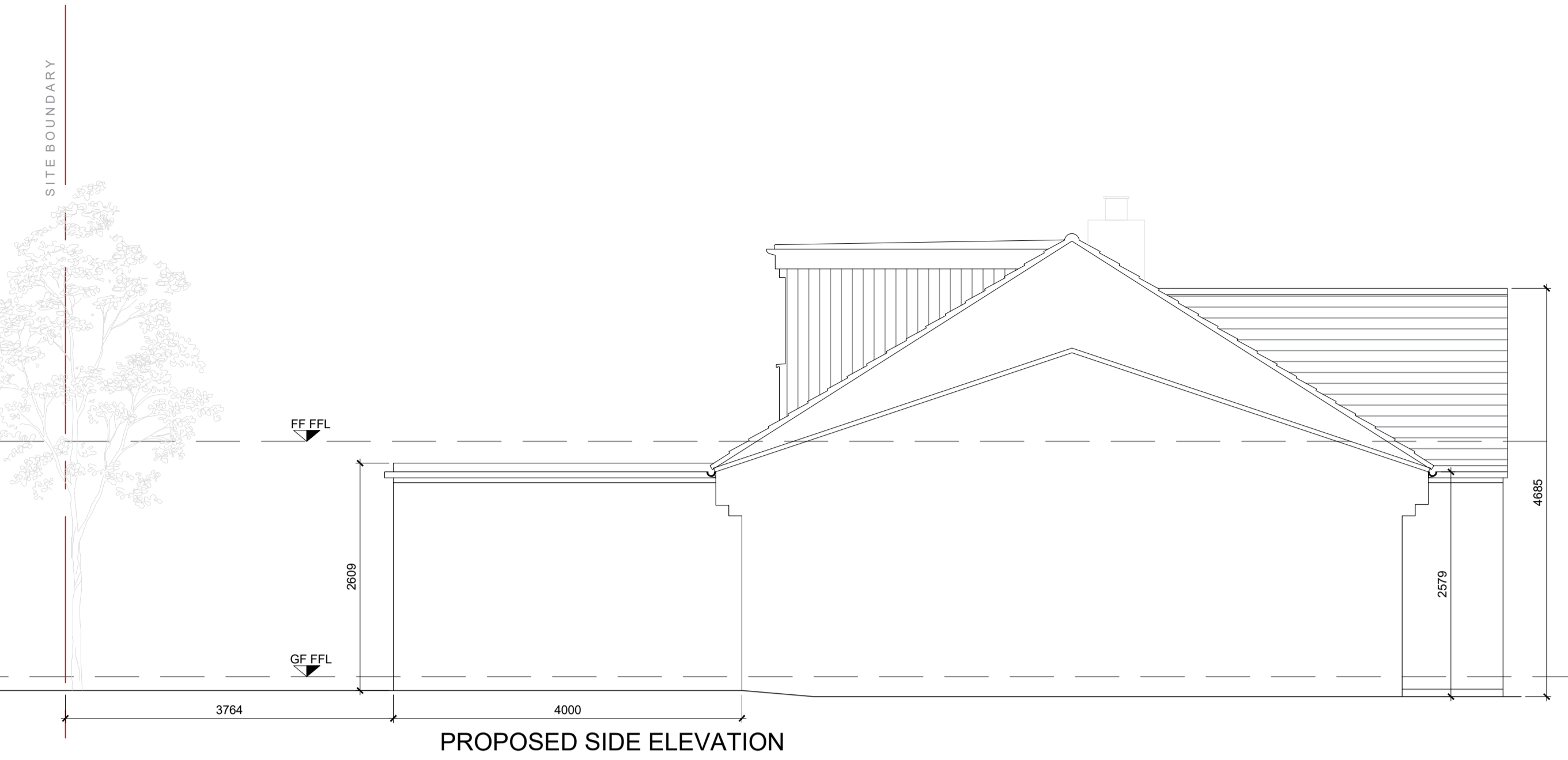
CLIENT DETAILS:
RED KITE CONSTRUCTION LTD
NEWSTONE BUNGALOW,
KNARESBOROUGH RD,
LITTLE RIBSTON, HARROGATE,
LS22 4ET

DRAWING TITLE:
PROPOSED GF & FF PLAN

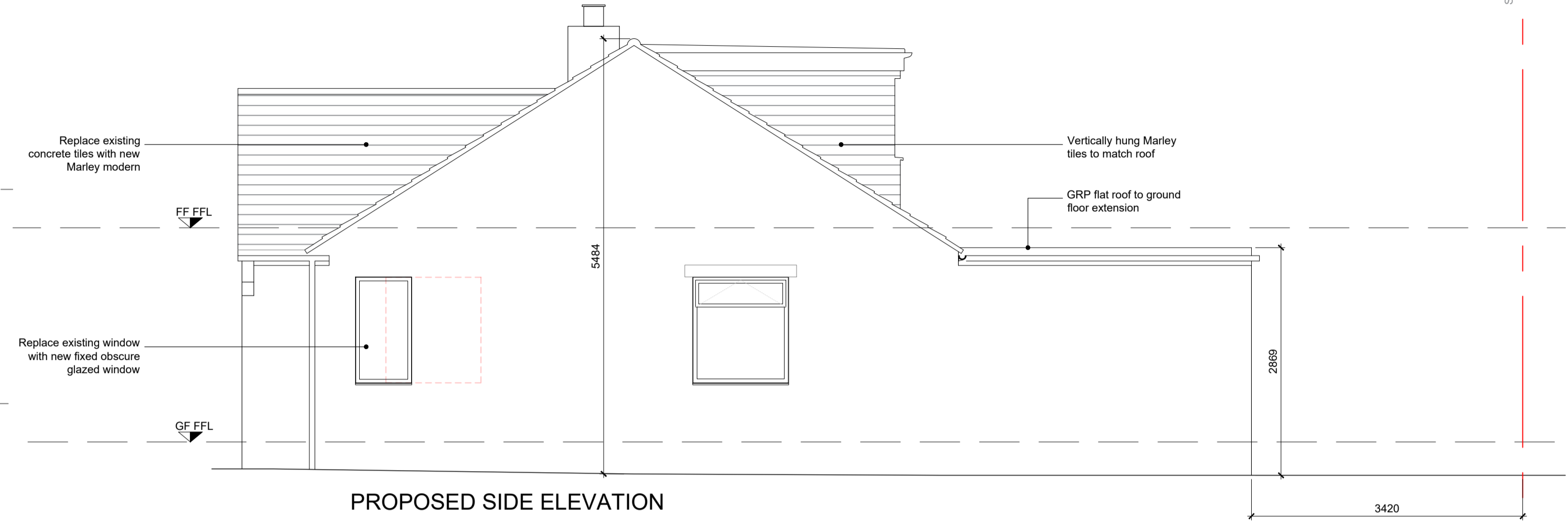
PAPER	SCALE	DATE	DRAWING No	REV
A1	1:50/ 1:100	18/05/21	3468/03/100	B

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

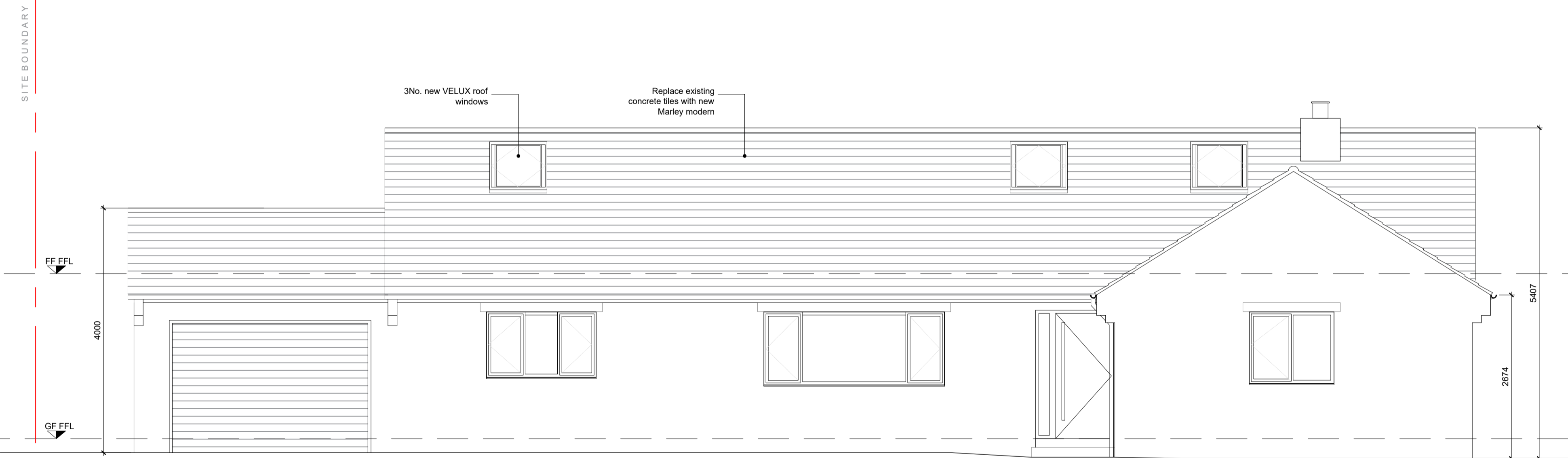
NOTE:
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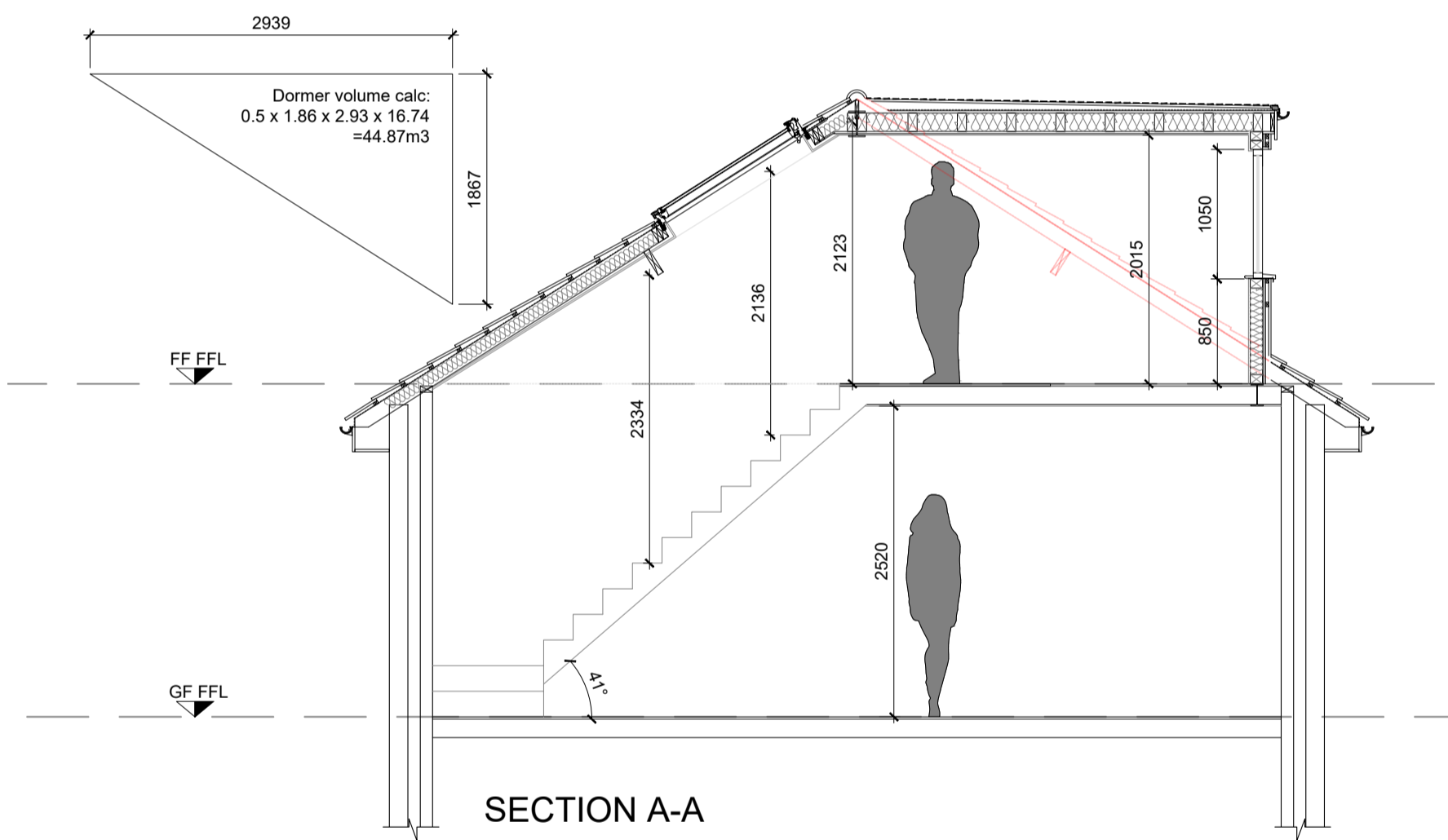
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



SECTION A-A



PROPOSED REAR ELEVATION

REV C	REVISED AS P.D SCHEME	30.09.21
REV B	DIMENSIONS ADDED	27.09.21
REV A	EXTENT OF FIRST FLOOR REDUCED. ROOF AMENDED FENESTRATION AMENDED	20.07.21

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PLANNING

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CLIENT DETAILS:
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KNARESBOROUGH RD,
LITTLE RIBSTON, HARRGATE,
LS22 4ET

DRAWING TITLE:
PROPOSED ELEVATIONS

PAPER	SCALE	DATE	DRAWING No	REV
A1	1:100	18/05/21	3468/03/200	C