

01 EXISTING SITE PLAN
SCALE 1:200

GENERAL NOTES

All dimensions, levels and setting out are to be checked on site prior to commencement of any fabrication or building works, with Vaughan Design Ltd notified of any discrepancies.

Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings and/or other specifications with any disparity brought to the attention of Vaughan Design Ltd or the main building contractor prior to the commencement of any fabrication or building works.

Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Vaughan Design Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

No part of this drawing and associated graphical contents may be reproduced, copied, modified, adapted or distributed, without the prior written consent of Vaughan Design Ltd.

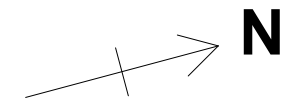
All building work undertaken to be carried out in accordance with these plans and associated specifications, any Planning Permission where applicable, and relevant current Building Regulations, Codes of Practice and British Standards.

Construction (Design and Management) Regulations 2015 (CDM 2015)
From the 6th April 2015 CDM 2015 came into force on all construction work including residential works.
Clients, designers and contractors all have duties under the regulations. Further information can be found at the link below:
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

Party Wall Etc. Act 1996
If party wall notification is applicable to your project, notices need to be served by the building owner or an appointed contact in accordance with the Party Wall etc Act 1996. Further information can be found at the link below:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

Building Contract
We advise that before any building works are commenced a recognised form of building contract should be completed between the building owner and the appointed contractor.

If you require any further information on CDM 2015, Party Walls or Building Contracts, please contact Carl Woodier of Cairn Wharf Consultancy Ltd:
Suite One, 2 Boroughgate, off Bay Horse Court, Otley, LS21 1SB
T 01943 461038 M 07739 576181
<https://www.cairnwharf.com/>
cw@cairnwharf.com



Drawing stage **Planning**

Client

Mr and Mrs Swiers

Project

First Gate
27A Breary Lane, Bramhope
LS16 9AD

Drawing title

Existing Site Plan

Date **10/10/23** Drawn **PV**

Scale **1:200 @ A3** Checked **PV**



69 West Busk Lane • Otley • West Yorkshire • LS21 3LY

info@vaughandesign.co.uk • 0772 709 8794 • www.vaughandesign.co.uk

Job No DWG No Rev

412/01 (02)101 -

EXISTING SITE PLAN