

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 etc Act 1996 contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB

M 07739 576181

M 07739 5/6าชา cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/

Building Contract

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:
Caim Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all

have duties under the regulations.
For further information on the CDM 2015 Regulations contact:
Cairn Wharf Consultancy Ltd,

2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181

GENERAL NOTES

Materials to match existing

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of th works. Their primary function is to assist the local authority inspecto to determine compliance in line with building regulation standards

Where further clarifications are required contractor shall refer to the

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 requirement

All materials must comply with current British Standards in situati

Added building regulations notes (subject

to change). Removed sun tunnels, gas meter & chimney. Added side facing landing window. Reduced living room and master bedroom windows to North elevation, master bedroom window to west elevation. Removed east elevation playroom window. Omitted Bay window glazing bars. Changed en suite and bathrooms doors to pocket doors. All to suit clients comments

07.09.23

24.04.23

01.02.23

Added bay windows to Senior

Rev.C

Added bay windows to Senior

Planners comments

Updated fenestration to Senior RFV Planners comments

DESIGN

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:

PROPOSAL: PROPOSED GROUND FLOOR PORCH EXTENSION. PROPOSED FIRST FLOOR EXTENSION. PROPOSED REFURBISHMENT OF DWELLING. PROPOSED NEW INSULATED RENDER EXTERNAL FINISH.

CLIENT DETAILS:

MR S JARVIS. 1 POOL ROAD, OTLEY. LS21 1HL.

DRAWING TITLE:

EXISTING PART SITE PLAN.

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