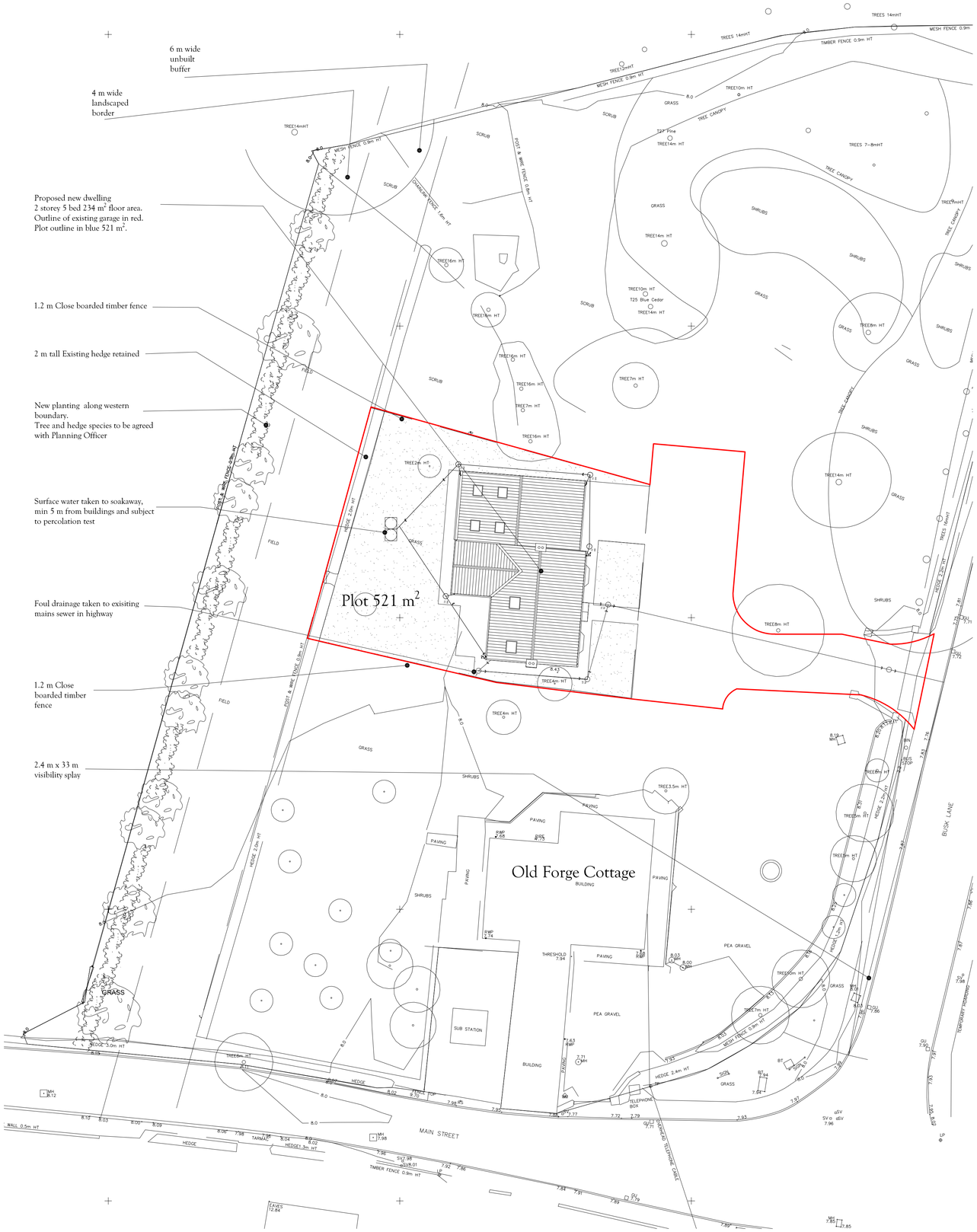
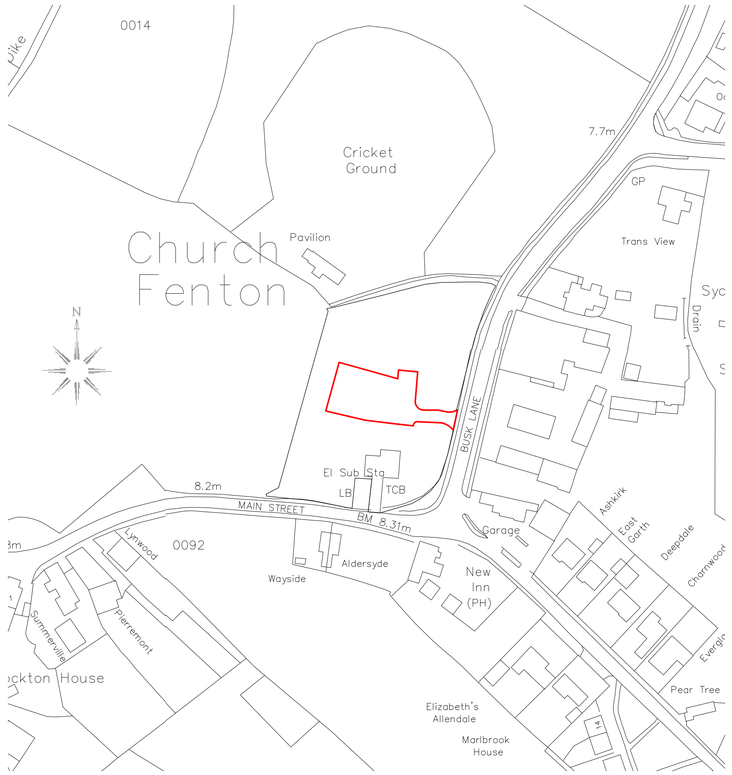


Proposed Site Plan
Scale 1:200 @ A1



Location Plan
Scale 1:1250 @ A1

Existing Site Plan
Scale 1:500 @ A1

AMENDED DRAWING

PLEASE NOTE:
Do not scale any measurements from this drawing for construction purposes. All dimensions for fabrication and manufacture must be checked on site. Scheduling of items must be checked & cross referenced with all information available to avoid mistakes when ordering. Any drawing discrepancies must be reported immediately. This drawing is protected by copyright and must not be copied or reproduced without the written consent of The Planning & Design Associates.

WARNING TO HOUSE-PURCHASERS
UNFAIR TRADING REGULATIONS 2008 (CPRs)/
BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 (BPRs)
Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by order made under the above regulations. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of a contract or a warranty.

THE PARTY WALL ACT 1996

The Party Wall Act does not affect any requirement for Planning Permission or Building Regulation Approval for any work undertaken. Likewise, having Planning Permission and/or Building Regulation Approval does not negate the requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whichever the side of the 'wall' you are on i.e. whether you are planning/doing work on a relevant structure or if your neighbour is.

The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act 'party wall' does not just mean the wall between two semi-detached properties, it covers:

* A wall forming part of only one building but which is on the boundary line between two (or more) properties;
* A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequent built something butting up to it.
* A garden wall, where the wall is astride the boundary line for butts up against it) and is used to separate the properties but is not part of any building.
* Floors and ceilings of flats etc.
* Excavation near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to informally discuss the intended work, consider the neighbours comments, and amend your plans if appropriate) before serving the notice. If there is any doubt please consult The Planning & Design Associates or a party wall surveyor.

REVISION A - 16.09.19
Proposed Site plan amended

The Planning & Design Associates
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Client	Mr & Mrs K Ellis
Project	Proposed New Dwelling Old Forge Cottage, Main Street, Church Fenton LS24 9RF
Drawing	Location and Site Plans
Date	July 2019
Drawn	CEM
Scale	As Stated @ A1
Rev.	A
Status	PLANNING
Drwg. No.	MAS-571-01-101