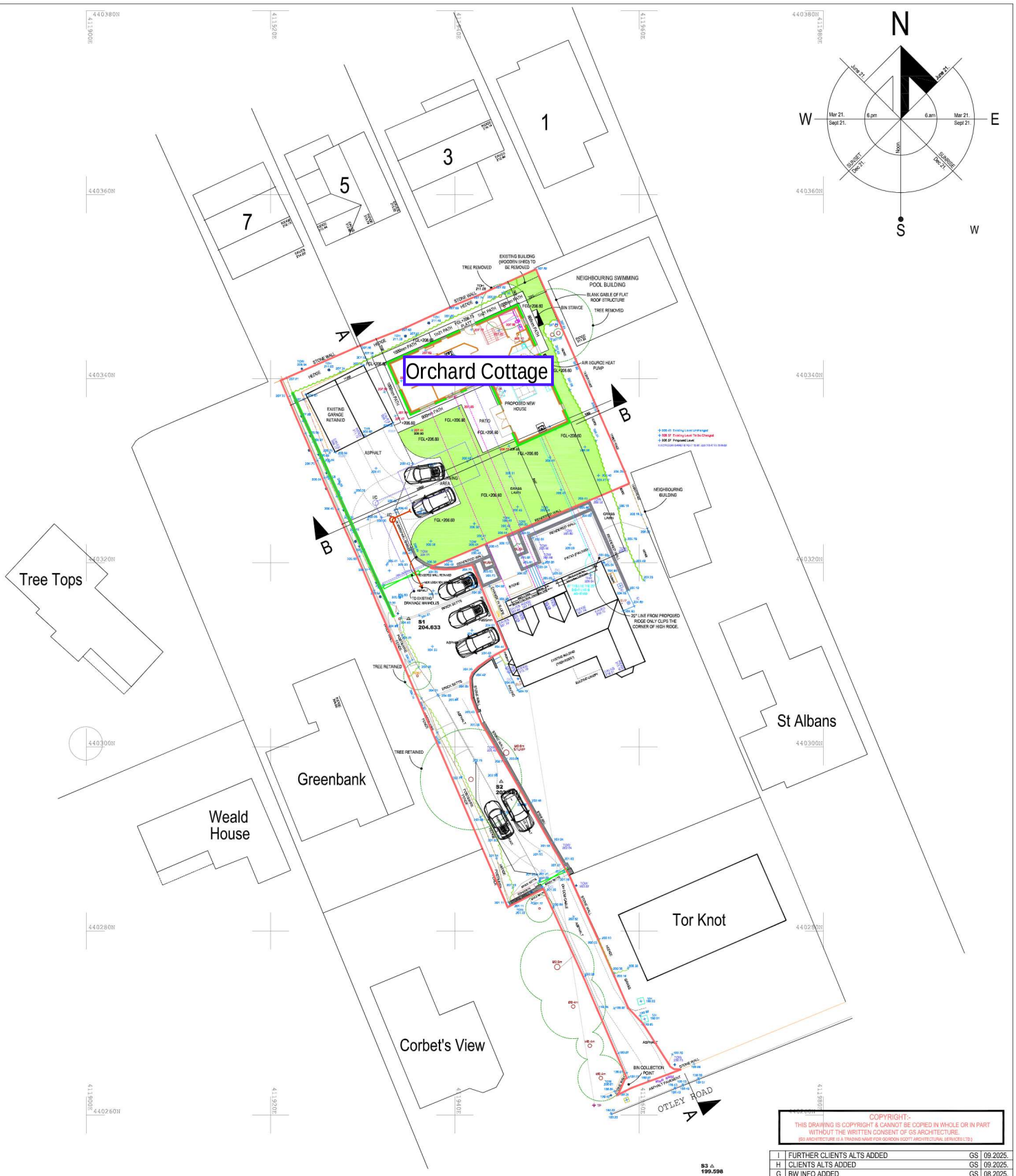

Site Plan 1:200

0 2 4 6 8 10 12m

METRES (scale @ 1:200)

These plans must be read in conjunction with the local authority approval documents and the associated conditions.

It is the sole responsibility of the Client/Main Contractor to provide and implement any appropriate safety plan required under current CDM (Construction Design and Management) Regulations.

Main Contractor/Client shall ensure all works are carried out in accordance with current building regulations/technical standards and any associated NHBC, Project Engineers, Project Supervising Architects, BS, and BRE requirements etc. Main Contractor/Client to ensure all utility companies are consulted prior to works commencing on site. All sizes to be checked on site.

The client shall appoint a local structural engineer to certify/design all the structural works including investigating any coal mining works and ground contamination or ground gasses to meet the requirements of the local authority and any lending institution. Norframe shall provide calculations and a structural engineers certificate to cover the kit and roof trusses.

1800x900mm SOLID WASHABLE HARDSTANDING (20mm CONCRETE PAVING SLABS) TO BE FORMED TO ACCOMMODATE WHEELED BIN OR ANY OTHER CONTAINER SPECIFIED BY THE LOCAL WASTE COLLECTION AUTHORITY. THE HARDSTANDING SHOULD BE PLACED SO THAT IT IS READILY ACCESSIBLE TO ALLOW REMOVAL. ALL TO COMPLY WITH THE BUILDING REGS.

ALL PATHS TO BE 900mm WIDE AND CONSTRUCTED IN 50mm CONCRETE PAVING SLABS EXCEPT PATHS TO ROTARY DRIERS AT 600mm WIDE ALL TO COMPLY WITH THE BUILDING REGS.

ALL DRAINAGE TO COMPLY WITH THE BUILDING REGS.

ALL SURFACE SOIL AND VEGETABLE MATTER SHALL BE REMOVED FROM THE AREA OF ALL THE BUILDINGS IN FULL COMPLIANCE WITH THE BUILDING REGS.

CLIENT/ MAIN CONTRACTOR TO ENSURE ALL CONDITIONS ATTACHED TO THE PLANNING APPROVAL ARE MET.

A DESIGNATED ACCESSIBLE SPACE TO ALLOW THE DRYING OF WASHING OUTSIDE THE HOUSE CONSISTING OF 1.7m OF CLOTHES LINE PER APARTMENT IS TO BE PROVIDED. ALL TO COMPLY WITH THE BUILDING REGS.

1800mm CLEAR WIDTH 1:21 RAMP CONSTRUCTED IN 50mm CONCRETE PAVING SLABS. MAX FLIGHT LENGTH 3.15m LONG AND SERVED WITH A 1000mm x 1200mm CONCRETE PLATT AT THE TOP AND A 1000mm x 1500mm PLATT AT THE BOTTOM. ALL TO COMPLY WITH THE BUILDING REGS.

WOODY FUEL USED FOR BURNING IN WOOD BURNING STOVES TO BE STORED IN A DAMP FREE CONTAINER WHICH WILL MAINTAIN OR IMPROVE ITS MOISTURE CONTENT WITH A MINIMUM STORAGE AREA OF 1m², LOCATED AT LEAST 1.8m FROM ANY BUILDING AND 1m FROM ANY BOUNDARY. ALL TO COMPLY WITH THE BUILDING REGS.

ALL BUILDINGS AND ENTIRE BUILDING SITE SHALL BE SECURELY FENCED OFF TO PROTECT THE GENERAL PUBLIC IN FULL COMPLIANCE WITH HSE, THE BUILDING REGS AND IN ACCORDANCE WITH THE PLANNING SUPERVISORS' SAFETY PLAN.

ALL BUILDING WORKS SHALL BE KEEP FREE OF MUD AND DUST IN FULL COMPLIANCE WITH THE HSE, BUILDING REGS AND IN ACCORDANCE WITH THE PLANNING SUPERVISORS' SAFETY PLAN.

A BUILDING SITE WHERE THERE ARE UNFINISHED OR PARTIALLY COMPLETED WORKS MUST BE KEPT SAFE AND SECURE IN FULL COMPLIANCE WITH THE HSE, BUILDING REGS AND IN ACCORDANCE WITH THE PLANNING SUPERVISORS' SAFETY PLAN.

ALL SOAKAWAYS TO BE LOCATED A MIN. OF 5m FROM ANY BOUNDARY AND/OR A BUILDING.

ALL RAINWATER DOWNPIPES TO BE TRAPPED TO PREVENT BACK VENTING, IF BEING CONNECTED TO A COMBINED SEWER.

ALL SITE INFORMATION HAS BEEN PROVIDED BY 3RD PARTIES OTHER THAN GS ARCHITECTURE. THE RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION LIES WITH THE CLIENT.

NO WORKS TO COMMENCE ON SITE PRIOR TO THE OBTAINING OF ALL LOCAL AUTHORITY APPROVALS.

ALL UTILITY COMPANIES MUST BE CONSULTED PRIOR TO ANY WORKS COMMENCING ON SITE.

AS THE PROPOSED PROPERTY IS LOCATED OFF THE PUBLIC ROAD WE RECOMMEND THE CLIENT LIAISE WITH THE LOCAL FIRE SERVICE TO ENSURE A FIRE HYDRANT IS SUITABLY POSITIONED AND ACCESSIBLE TO ENABLE FIRE FIGHTING IN FULL COMPLIANCE WITH THE BUILDING REGS.

ANY EXISTING MANHOLES, GULLIES, FIELD DRAINS ETC ENCOUNTERED SHALL BE CAPPED, RE ROUTED OR REMOVED AS NECESSARY CLEAR OF THE BUILDING IN FULL COMPLIANCE WITH THE BUILDING REGS.

IF SIGNIFICANT UNSUSPECTED CONTAMINATION IS FOUND THEN ALL WORK SHALL CEASE UNTIL AN APPROPRIATE INVESTIGATION TO DETERMINE THE NATURE, EXTENT AND POTENTIAL IMPACTS OF THE CONTAMINATION HAS BEEN UNDERTAKEN AND A REMEDIATION METHOD STATEMENT AGREED WITH THE LOCAL AUTHORITY PLANNING DEPARTMENT.

LANDSCAPING :
ALL PROPOSED LANDSCAPING TO BE COMPLETED DURING THE PLANTING SEASON IMMEDIATELY FOLLOWING THE COMMENCEMENT OF THE DEVELOPMENT OR SUCH OTHER DATE AS MAY BE AGREED IN WRITING WITH THE PLANNING AUTHORITY. ANY PLANTING WHICH, WITHIN A PERIOD OF 5 YEARS FROM THE COMPLETION OF THE DEVELOPMENT IS DYING, BEING SEVERELY DAMAGED OR BECOMING SERIOUSLY DISEASED SHALL BE REPLACED BY PLANTS OF A SIMILAR SIZE AND SPECIES.

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Rev			Date
I	FURTHER CLIENTS ALTS ADDED	GS	09.2025.
H	CLIENTS ALTS ADDED	GS	09.2025.
G	BW INFO ADDED	GS	08.2025.
F	ADDITIONAL PLANNING INFO ADDED	GS	04.2025.
E	PLANNING ALTS AND ADDITIONAL INFO ADDED	GS	04.2025.
D	ADDITIONAL PLANNING INFO ADDED	GS	02.2025.
C	DRIVE DRAINAGE AND ELEC CAR CHARGER NOTE ADDED	GS	11.2024.
B	ADDITIONAL INFO AND CLIENTS ALTS ADDED	GS	11.2024.
A	CLIENTS ALTS ADDED	GS	11.2024.

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Client:
Mr Nick Shaw and Rachel Waugh,
(Proposed Site Plan)

Title:
Proposed House At Rear of High Ridge,
Otley Road, Eldwick,
West Yorkshire.
BD16 3DA

scales:	drawn:	date:	Dwg No:	rev:
1:200 @ A1	G.Scott	11.2024.	GS0435-201	I