

**GENERAL NOTES**  
 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.

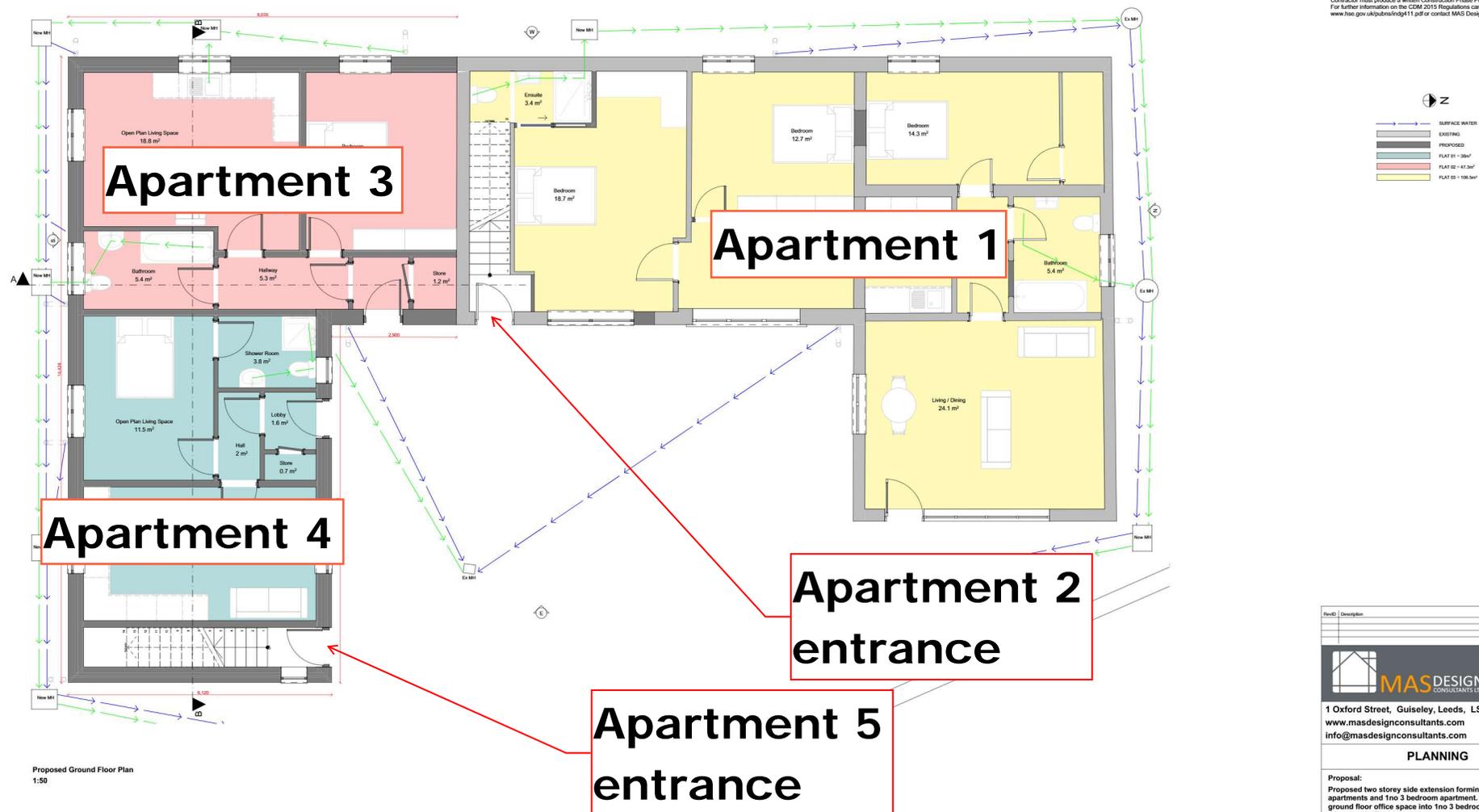
All materials must comply with current British Standards in situations used. Sept 2022.

**Party Wall Act**

Notices under the Party Wall Act are to be served by the building owner. For further clarification on the Party Wall Act 1996 contact Carn Wharf Consultancy Ltd. M: 07739 276 181 E: [enquiries@carwharf.com](mailto:enquiries@carwharf.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](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/infg411.pdf> or contact MAS Design Consultants Ltd.



Rev/ID	Description	Date



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

**PLANNING**

**Proposal:**  
 Proposed two storey side extension forming 2no 1 bedroom apartments and 1no 3 bedroom apartment. Change of use of ground floor office space into 1no 3 bedroom apartment. Associated off street parking.  
 28 Brownroyd Hill Road, Bradford, BD6 1SA

**Client Details:**  
 Hinko Construction Ltd  
 28 Brownroyd Hill Road, Bradford, BD6 1SA

Proposed Ground Floor Plan				
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A1	1:50	27/01/2025	M4427.03.100	