



Existing Site Location Plan  
1:1250



Existing Block Plan  
1:250

**NOTE:**  
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

**NOTE:**  
PLEASE DO NOT SCALE FROM THIS DRAWING

**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.

**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 Act 1996 contact:  
Cairn Wharf Consultancy Ltd.  
M: 07739 576 181

E: cw@cairnwharf.com

For further information on the Party Wall etc Act 1996:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.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 contact:  
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/indg411.pdf> or contact MAS Design Consultants Ltd.



APPLICATION BOUNDARY

RevID	Description	Date



**MAS DESIGN**  
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**EXISTING**

**Proposal:**

Proposed two storey side extension / change of use of ground floor office space into 4no one / two bedroom apartments with associated off street parking

28 Brownroyd Hill Road, Bradford, BD6 1SA

**Client Details:**

Hinko Construction Ltd

**Existing Site Location Plan**

PAPER	SCALE	DATE	DRAWING NUMBER	REV
A3	1:1250; 1:250	22/01/2025	M4427. 01.001	