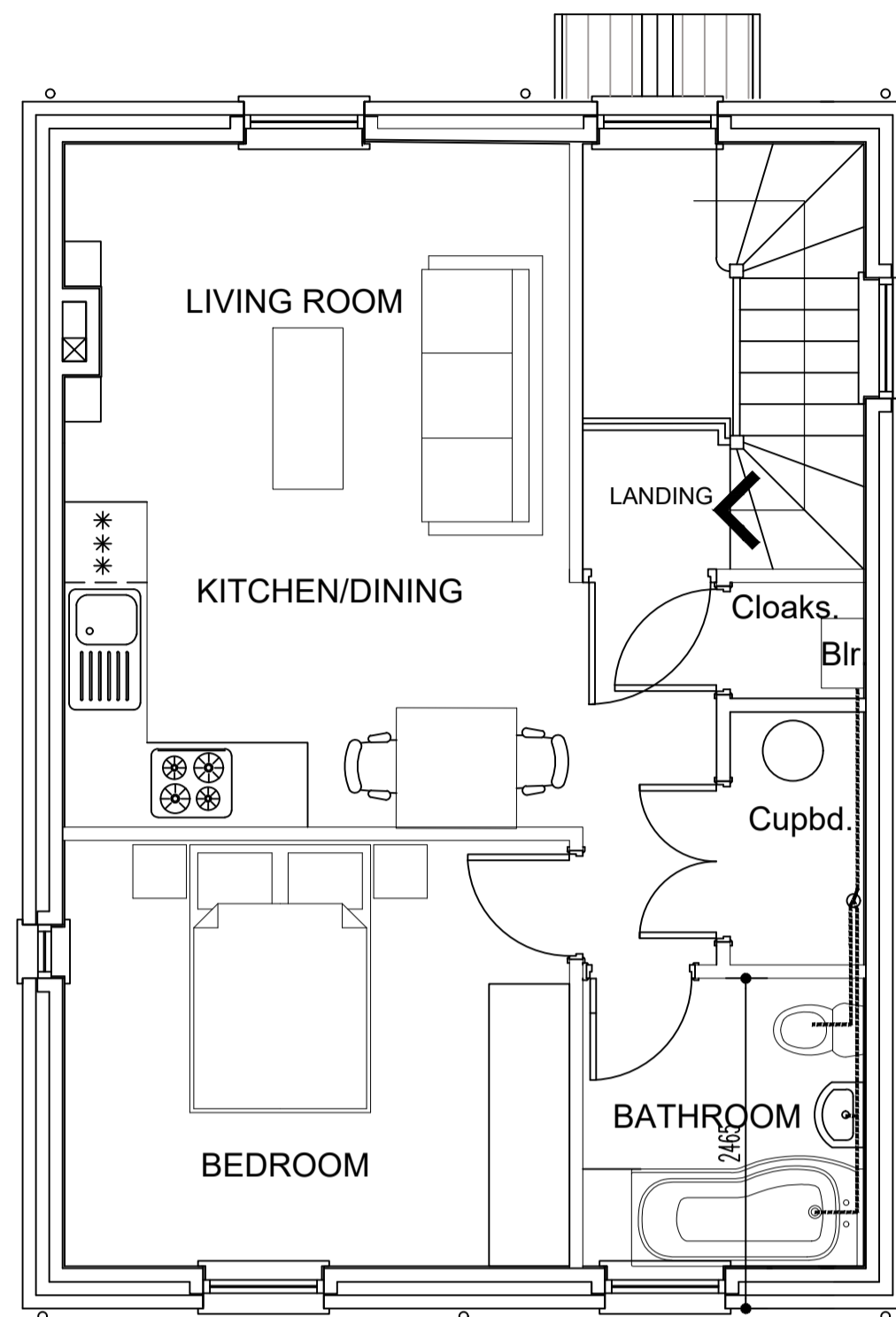


Ground Floor Plan
Floor Area: 50.33m² or 542 sq. ft.

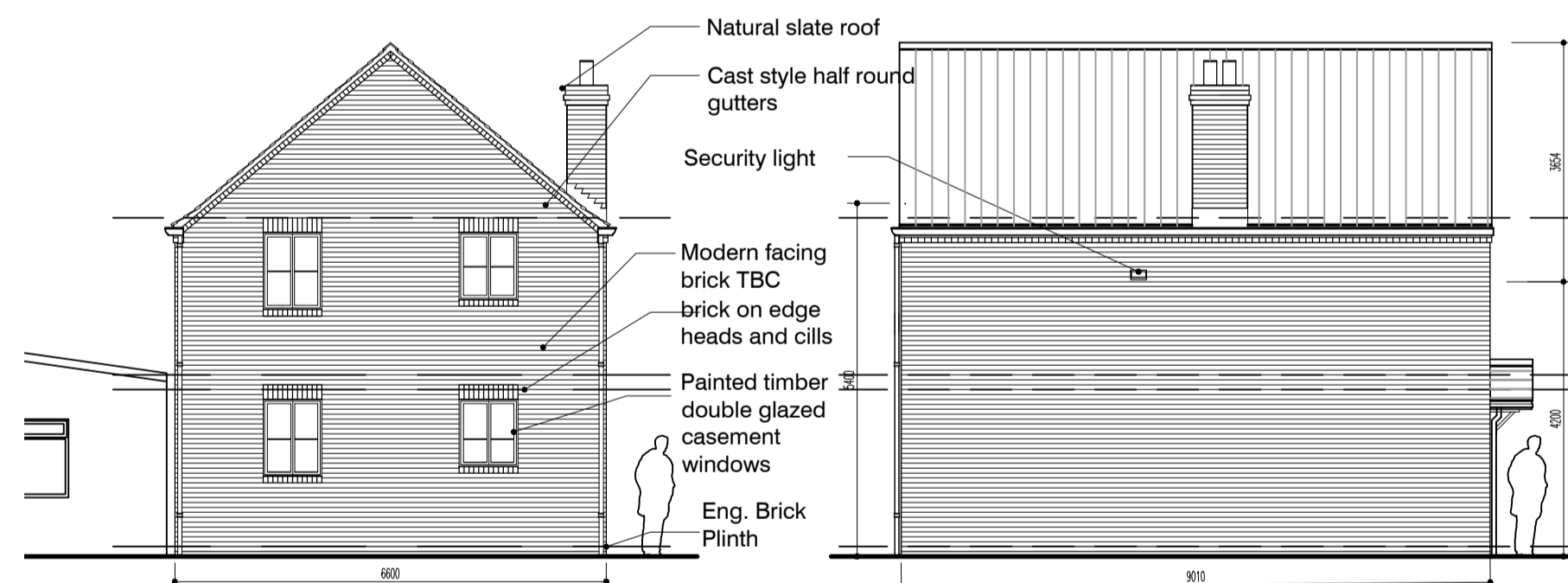


First Floor Plan
Floor Area: 50m² or 538 sq. ft.

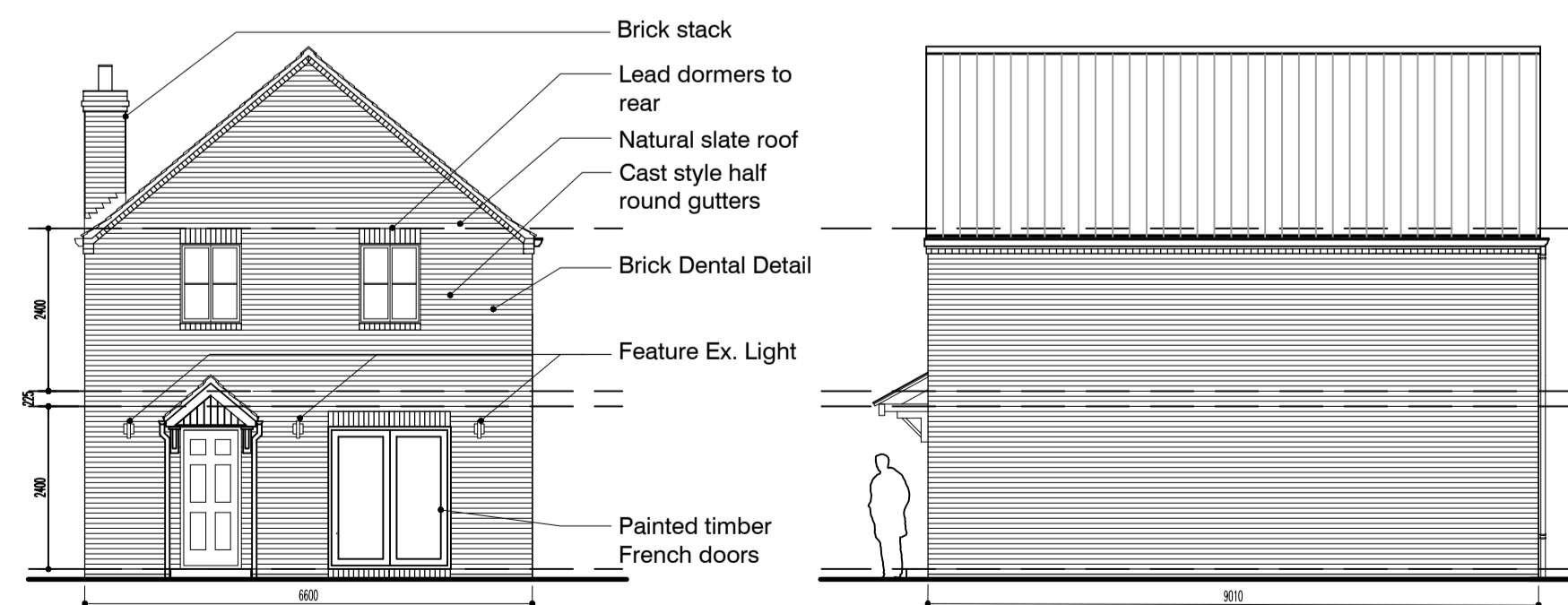


Roof Plan 1:50

Plans 1:50

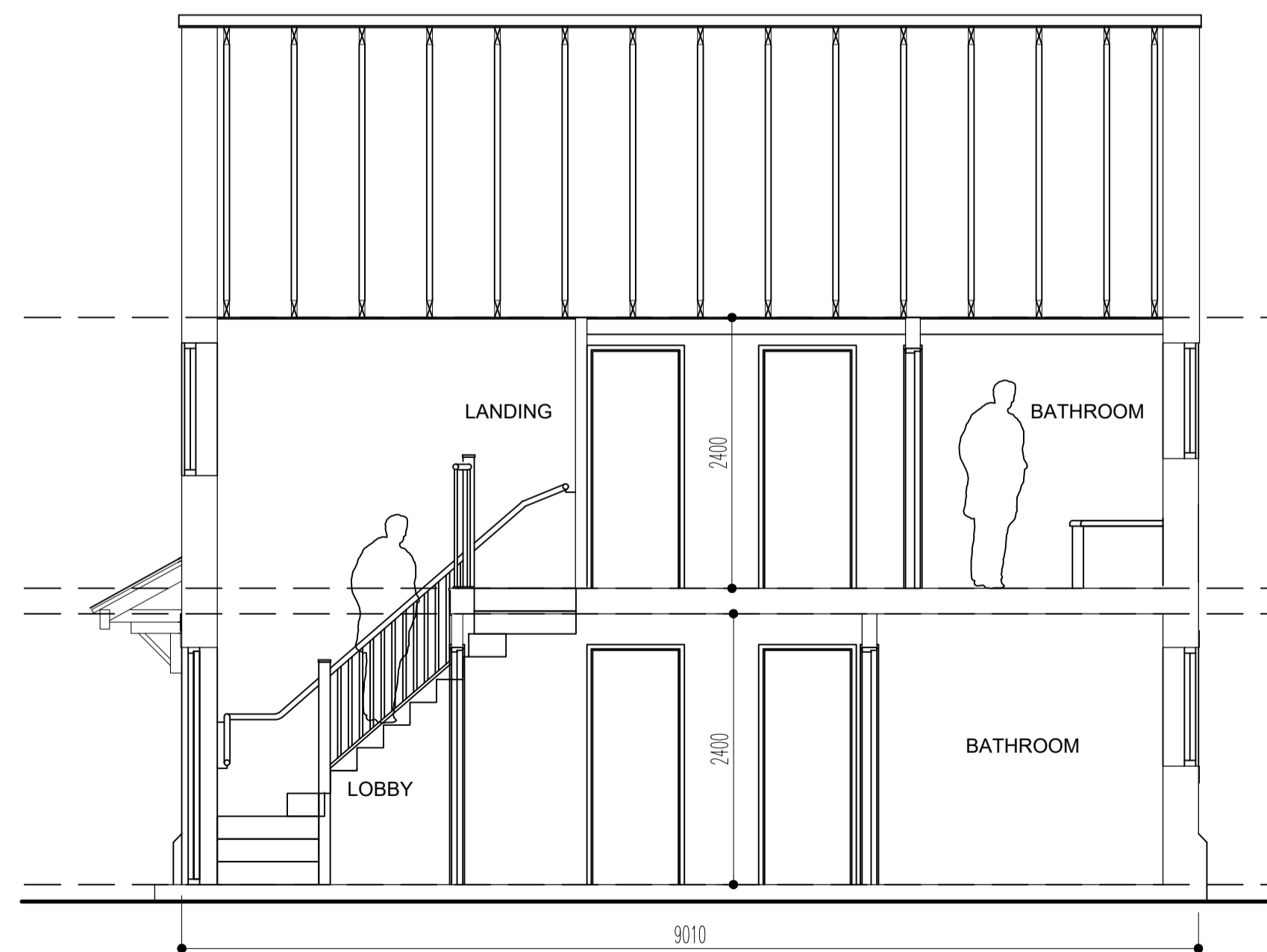


Front North East Elevation **Side North West Elevation**



Rear South West Elevation **Side South East Elevation**

Elevations 1:100



Typical Section 1:50



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.

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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 act. 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 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 subsequently built something butting up to it.
* A garden wall, where the wall is outside the boundary line (or 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.

A Revised plans and elevations in line with PAQR 3/06/19 Heritage Statement

The Planning & Design Associates

PLANNING. ARCHITECTURE. INTERIORS. LANDSCAPE

The Chicory Barn Studio,
The Old Brickyards, Moor Lane, Stamford Bridge,
York, The East Riding Of Yorkshire, YO41 1HU.

Telephone 01759 373656
E-mail: pdaenquiries@the-pdassociates.co.uk
website: www.the-pdassociates.co.uk

Client

Untitled Properties Ltd.
Windrush, Strensall, York. YO32 5XQ

Project
Proposal for 2no. 1 Bedroom Holiday Lets- Feasibility.
35 Market Place, Bedale, DL8 1ED

Drawing
Proposed Plans, Elevations and Section

Date FEB 2019 Drawn PAQR

Scale 1:50 & 1:100 @A1 Rev. Rev A

Status Planning

Drwg. No. UPL/479 /02 / 003