

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
PROPERTY MISDESCRIPTIONS ACT 1991
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 astride 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.

AMENDED DRAWING



2no. disabled parking bays
4no. resident parking spaces
1 visitor parking space
1 Warden parking spaces.

Outline of existing bungalow - to be demolished to make way for six Warden assisted dwellings and a single warden dwelling.

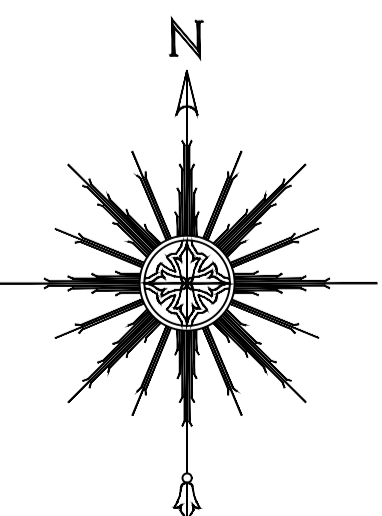
Bin Collection area - perhaps collections made at each garden for those less mobile members.

3 new timber fence panels
900mm high to match existing 1800mm high fence.
Gate posts to be 1000mm high.

- D Proposed landscape/hedge notes amended. 17/3/21
- C Layout amended in response to comments from planning. 18/8/20
- B Note added and amended regarding gate posts and 24/06/20 fence panels. Dimensions of parking spaces also added in response to Highways Comments.
- A Roof-lights added to elevations and to match plan. 14/05/20

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

Client	Hopkins The Haven		
Project	Proposed Sheltered Housing Scheme The Haven, White Street, Selby.		
Drawing	Proposed Site Layout Plan		
Date	April 2020	Drawn	PAQR
Scale	1:100 @ A1	Rev.	D
Status	Planning		
Drwg. No.	HOP/ 549 /01 / 004		



The Willows

The Haven

Conifers to remove

Conifers to remove

Holly Bushes to remove

long views