GARLAND HOUSE SURGERY
1 CHURCH STREET
DARFIELD
SOUTH YORKSHIRE

PLANNING APPLICATION

CONTENTS

1. LOCATION PLAN @ 1:1250
2. SITE PLAN @ 1:500
3. ARCHITECTURAL DRAWINGS

PREPAIRED BY :

QUILL ARCHITECTURE

Chapelfield House,
25 Hough Lane, Wombwell, Barnsley,
South Yorkshire, S73 0DP
Tel:- 01226 755446

GENERAL NOTES & OBLIGATIONS FOR THE CONTRACTOR

1. The building contractor in the event of being awarded the contract must inform the client of the pending start and projected completion dates.

2. The building contractor has a duty to notify the health & Safety executive of any job lasting more than thirty days and involves more than four persons.

3. The building contractor is to visit the property/site to acquaint him/herself with the proposed works.

4. The building contractor is to check and clarify all dimensions and constructional elements prior to any demolition or building work.

5. These general notes are to be read in conjunction with the plans/schedule/specification and proposed drawings for, Garland House Surgery, 1 Church Street, Darfield, S Yorks S73 9JX

6. The accompanying drawings are produced on the understanding that their uses are limited for the purpose of obtaining local authority planning and building regulations approvals only.

7. The building contractor is to take into account all the necessary materials required to complete the job whether or not it is stated in the schedule/specification or marked on the accompanying plans.

8. The building contractor must not carry out any work on the property or within the curtilage of the property/site prior to obtaining all the necessary local authority approvals. Any work started is at the client's own risk.

9. The building contractor must not carry out any works within the curtilage of the property/site prior to obtaining any permissions or approvals required from a third party or as a result of any covenants or easements effecting the building/site or curtilage of that property.

10. It is the client's responsibility to enquire if the proposed works is governed by the 1996 party wall act and that the appropriate notices have been served on all interested parties and consents have been granted prior to the commencements of the works.

11. It is the client's responsibility to determine and identify all the legal boundaries of the site.

12. All the building work should be carried out in accordance with the current building regulations, codes of practices and relevant British standards.

13. The building contractor is to carry out a risk assessment to ensure that the safety of not only his/her work force, but that of the householder, their families and visitors to and from the site is addressed.

14. The building contractor is to give due consideration to the guarding of any excavation or opening formed within the site/structure and the safe storage of materials and tools.

15. Any scaffolding including mobile/tower scaffolds, ladders etc to be erected or used within the site must comply with the requirements and objectives of the construction Health Safety and Welfare regulations 1996 and be constructed by suitably qualified persons.

16. The building contractor is to take care to protect the works and any adjoining area from damage caused by any demolition processes.

17. The building contractor should take preventative measures to eliminate excessive noise,water,smoke,dust,rubbish and pollution, during the contract period.

18. The building contractor is to take responsibility for any damage or loss caused by vandalism theft etc of building materials, fittings etc from the site or property.

19. The building contractor is responsible for obtaining any licences required from the local authority for any skips or deliveries etc to and from the site.

20. The building contractor is responsible for the removal of any debris made during the contract period by building or demolition works.

21. The building contractor is to ensure that any debris is removed by a reputable licensed contractor.

22. The building contractor is responsible for any building debris taken from the site via sub-contractors and to make sure that the waste is disposed of in a proper and safe manor at a licensed site.

23. The building contractor is responsible for establishing the existence of any live drains or other services, which may cross the site and be fully responsible for protecting them during the demolition or construction period. Any costs incurred for rectifying any damage caused by the main contractor/subcontractors is to be borne by the main contractor.

24. Access to amenities within the existing property is to be negotiated with the client/owner of the property, prior to commencement of the contract.

25. The contractor is required to take out with a reputable insurance company an all risk policy.

26. The contractors working hours are restricted to Monday-Friday 8.00-1800 and Saturday 8.00-1300 unless agreed otherwise by the client.

27. The contractor must not allow any abuse or harassment to take place between the sub contractors and the residents of the neighbouring properties.

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Metres
0 20 40

Scale 1:1250

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Serial number: 02443200
Centre coordinates: 441662.63 404333.5

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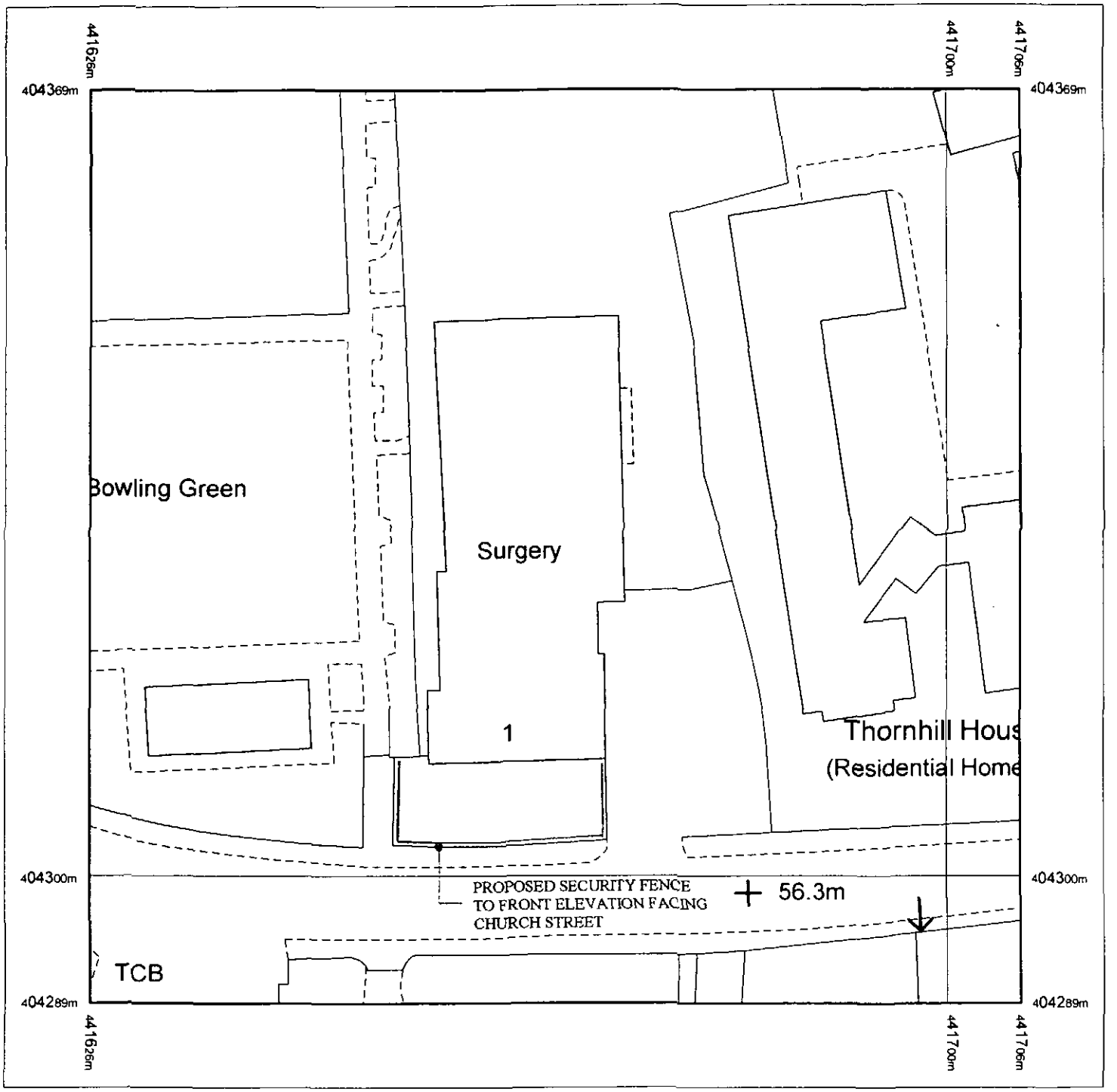
GARLAND HOUSE SURGERY

CHURCH ST

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Metres
0 5 10 15 20

Scale 1:500

Supplied by: **Blackwell M and D C**
Serial number: 02443300
Centre coordinates: 441666.38 404328.75

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