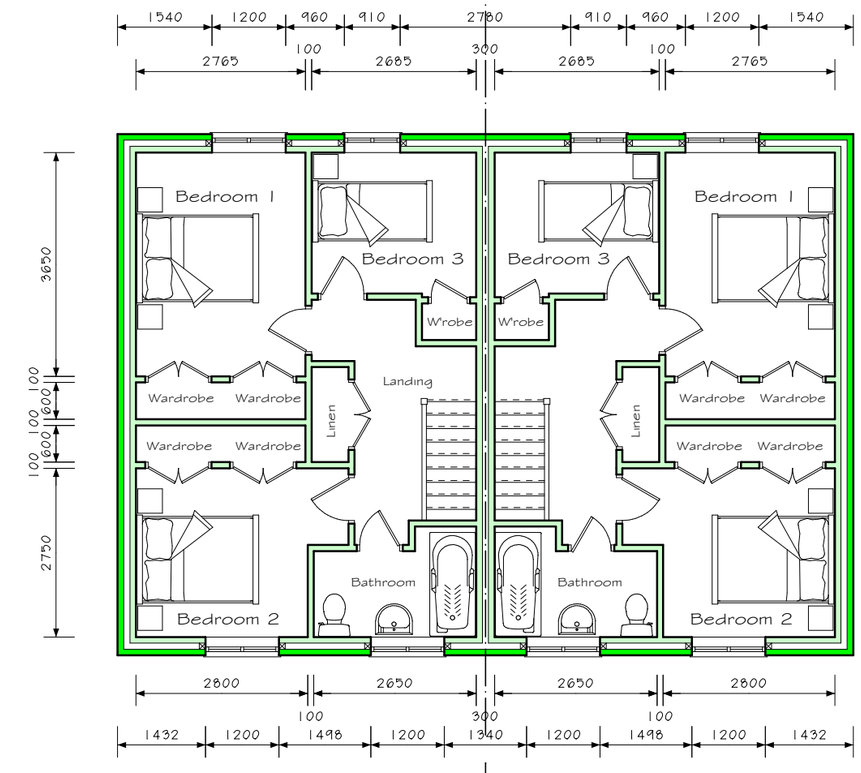
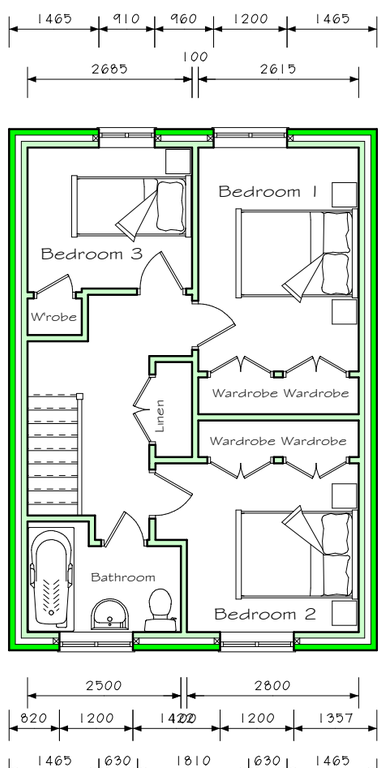
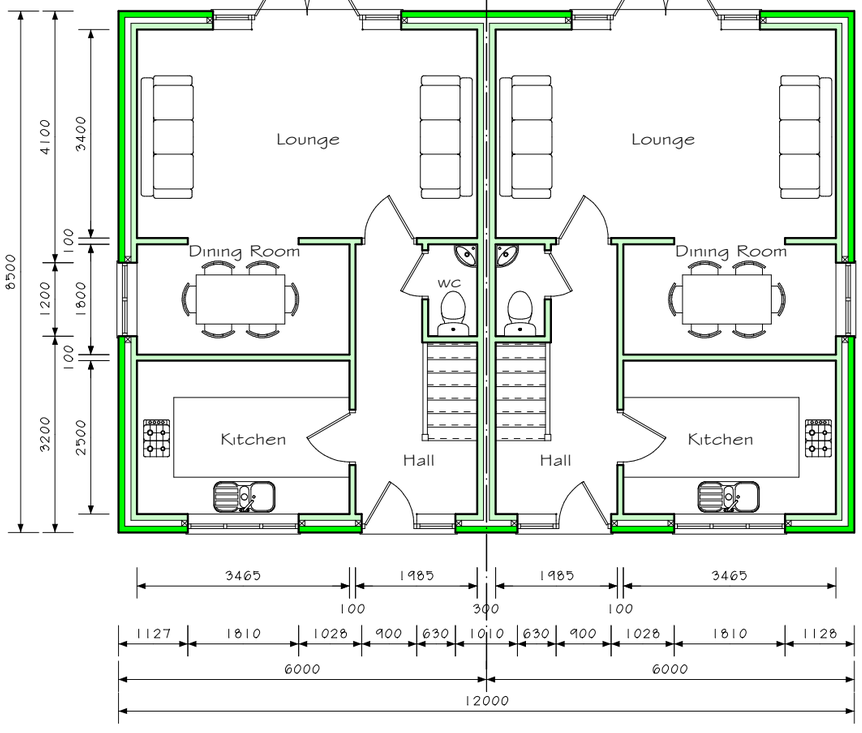
MR STEPHEN CROSS.

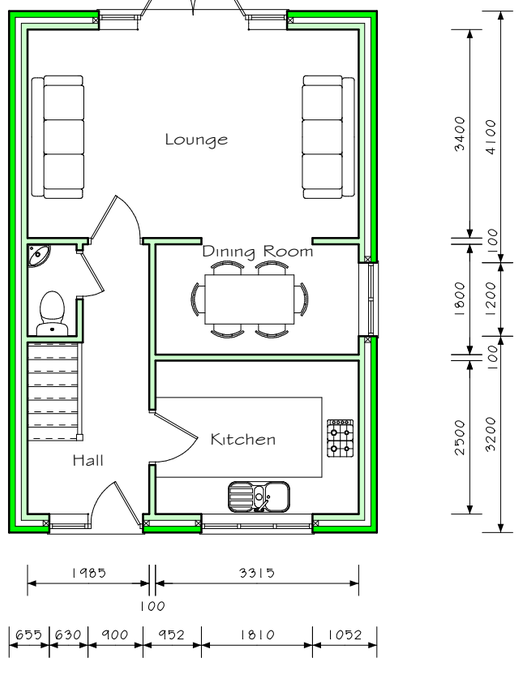
First Floor as Proposed.





Ground Floor as Proposed.





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DRAWING PREPARED BY:

"ARCHITECTURAL DESIGN SERVICES".

MARK GARFITT.
ARCHITECTURAL TECHNOLOGIST.

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Email: mark-ads@live.co.uk

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 1994
APPLICABLE TO ALL PROJECTS EXCEPT WORK TO A PERSONS OWN HOUSE, OTHER THAN THAT CARRIED OUT BY THE DEVELOPER.

THE CLIENT SHALL BE ADVISED THAT ALL PROJECTS LASTING FOR MORE THAN THIRTY DAYS OR INCLUDE MORE THAN FOUR PEOPLE ENGAGED ON THE CONSTRUCTION ON SITE AT ANY ONE TIME SHALL BE SUBJECT TO THE ABOVE REGULATIONS.

THE CLIENT SHALL TAKE ALL REASONABLE STEPS TO ENSURE THAT THE APPOINTED CONTRACTORS HAVE THE COMPETENCE AND ADEQUATE RESOURCES SUFFICIENT TO MANAGE THE CONSTRUCTION WORK AND COMPLY WITH THE ABOVE REGULATIONS.

IF THE PROJECT IS SUBJECT TO THE ABOVE REGULATIONS, THE CLIENT SHALL APPOINT A PLANNING SUPERVISOR AND ENSURE THAT NOTICE IS SERVED ON THE HEALTH & SAFETY EXECUTIVE AT TENDER ACCEPTANCE STAGE USING FORM 10.

SERVICES:-
ELECTRICS ALL TO COMPLY WITH THE LATEST EDITION OF THE IEE REGULATIONS. QUANTITY AND QUALITY OF FITTINGS TO BE AGREED WITH THE CLIENT PRIOR TO COMMENCEMENT BY THE SUCCESSFUL CONTRACTOR. ANY ALTERATIONS TO THE MAINS TO BE CARRIED OUT WITH THE FULL CO-OPERATION OF THE LOCAL SERVICE SUPPLIER. GAS AND HEATING WORK TO GAS SERVICE FROM METER POSITION TO BE CARRIED OUT BY CORGI OR ACOPS REGISTERED HEATING ENGINEERS ONLY.

BUILDER TO CHECK AND TO CLARIFY ALL LEVELS, DIMENSIONS, DRAINAGE, CONSTRUCTION AND SPECIFICATION PRIOR TO ANY WORKS ON SITE AND TO BRING TO THE CLIENTS ATTENTION ANY VARIATIONS OR DEVIATIONS FOR WRITTEN CONFIRMATION BEFORE BEING CARRIED OUT ON SITE.
DO NOT SCALE FROM THESE DRAWINGS - IF IN ANY DOUBT ALWAYS ASK. FIRST DRAWINGS PREPARED FOR THE PURPOSES OF OBTAINING TOWN & COUNTRY PLANNING PERMISSION AND BUILDING REGULATION APPROVALS ONLY.

ALL MATERIALS SHALL BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH ALL OF THE MANUFACTURERES INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATION. ALL MATERIALS SHALL BE SUITABLE FOR THE PURPOSES THAT THEY ARE USED FOR.

THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR, WHETHER OR NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATION.

IT IS THE RESPONSIBILITY OF THE OWNER/CLIENT TO SERVE A NOTICE ON THE ADJOINING OR ADJACENT NEIGHBOURS FOR THE PROPOSED WORKS UNDER 'THE PARTY WALL ACT 1996': EXPANATORY BOOKLETS CAN BE OBTAINED FREE OF CHARGE FROM THE ODPM FREE LITERATURE, PO BOX 236, WEST YORKSHIRE, LS23. 7NB. TELEPHONE 0870-120-7405 E-mail: odpm@twoten.press.net

LOCAL AUTHORITY REF:	
CLIENT:	**Mr Stephen Cross.**
SITE ADDRESS:	Land to the rear of: 27 Pindar Oaks Street. BARNSLEY. S70 4NU. South Yorkshire
PROJECT:	Proposed Residential Development.
SCALE:	1:100 @ A3
TITLE:	Plans as Proposed.
DATE:	December 2019
Drawing Number 19-04 Ref: CROSS	