

[illegible]

The drawings supplied are for building regulations and town planning approval only they are not complete working drawings.

The architect is unaware at the time of the survey/drawing time that there were any problems with regards to ground conditions. Contractors wishing to start on site prior to full building regulations approval are advised to contact the L&R and confirm if there is any additional fee being charged to the client by the architect.

If the client or contractor changes the design of the building/extension following the approval of the Town Planning/Building Regulation approval drawings and further information is requested by either the Planning or building regulation department then it will revert to your original fees before approval of the building/extension.

The architect cannot be held responsible for any discrepancies if the contractor starts work on site following the deposit of the full plans drawings under the current building/planning regulations.

Any discrepancies found on site with regards to structural items are to be reported back to the architect.

All electrical installation works are to be carried out under a competent persons scheme

Any alteration works or new works to existing heating systems to be carried out by a Gas safety registered installer.

issued by a person competent to do so, is to be provided on completion.

All hot water taps to be installed on the left hand side.

The contractor is informed that any works that start prior to full building regulations approval will be at the contractor's own risk and any further requests for additional information from such as the structural engineer at the local authority or Yorkshire water it will be the responsibility of the contractor to resolve any issues brought upon by there requests/requests

Existing Conservatory to be demolished



