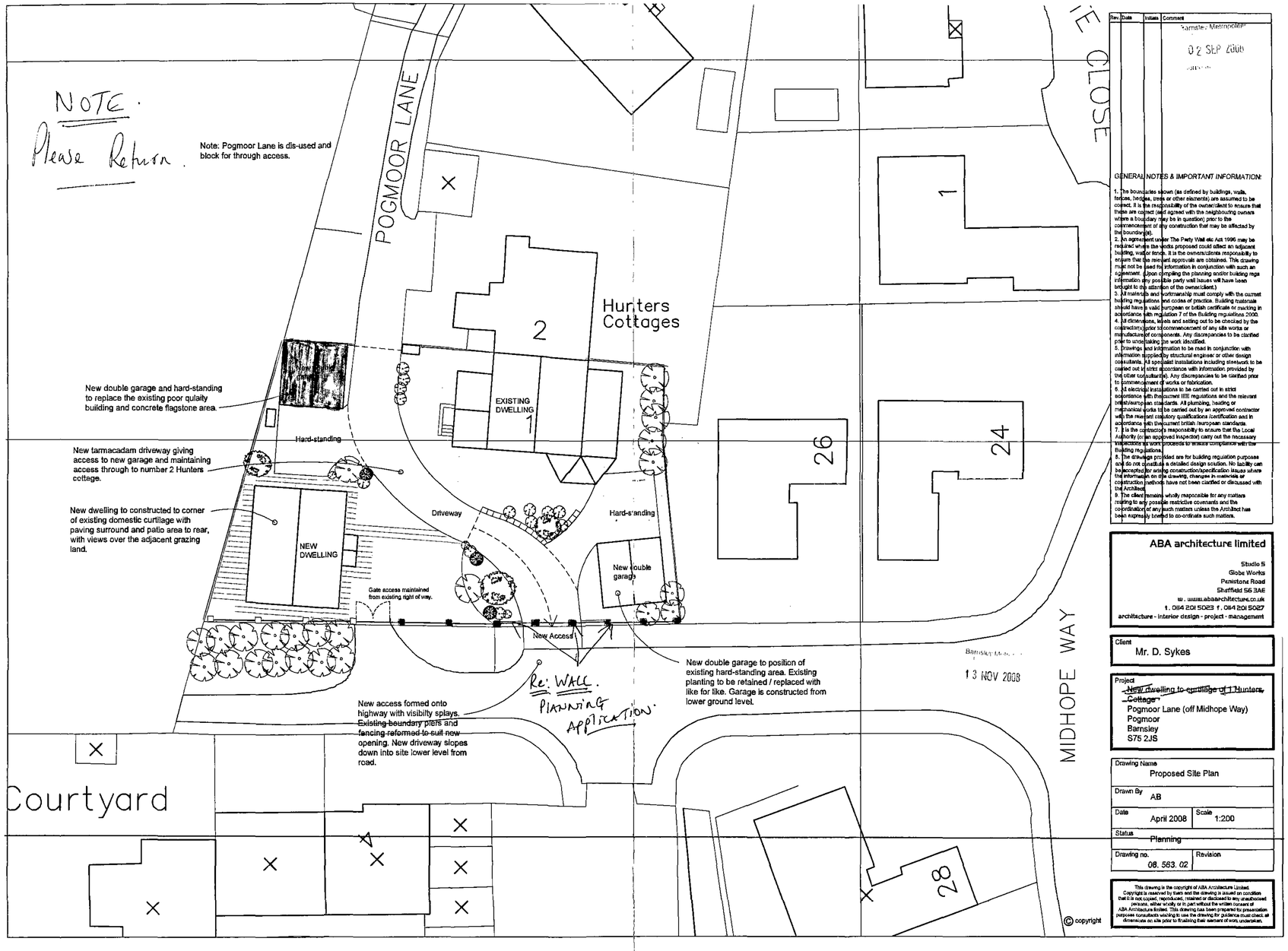


Rev.	Date	Initials	Comment

GENERAL NOTES & IMPORTANT INFORMATION:

1. The boundaries shown (as defined by buildings, walls, fences, hedges, trees or other elements) are assumed to be correct. It is the responsibility of the owner/client to ensure that these are correct (and agreed with the neighbouring owners where a boundary may be in question) prior to the commencement of any construction that may be affected by the boundary(ie).
2. An agreement under The Party Wall etc Act 1996 may be required where the works proposed could affect an adjacent building, wall or fence. It is the owners/clients responsibility to ensure that the relevant approvals are obtained. This drawing must not be used for information in conjunction with such an agreement. Upon compiling the planning and/or building regs information any possible party wall issues will have been brought to the attention of the owner/client.)
3. All materials and workmanship must comply with the current building regulations and codes of practice. Building materials should have a valid european or british certificate for marking in accordance with regulation 7 of the Building regulations 2000.
4. All dimensions, levels and setting out to be checked by the contractor(s) prior to commencement of any site works or manufacture of components. Any discrepancies to be clarified prior to undertaking the work identified.
5. Drawings and information to be read in conjunction with information supplied by structural engineer or other design consultants. All specialist installations including stressed to be carried out in strict accordance with information provided by the other consultant(s). Any discrepancies to be clarified prior to commencement of works or fabrication.
6. All electrical installations to be carried out in strict adherance with the current IEE regulations and the relevant british/european standards. All plumbing, heating or mechanical works to be carried out by an approved contractor with the relevant statutory qualifications (certification and in adherance with the current british /european standards.
7. It is the contractor's responsibility to ensure that the Local Authority (or an approved inspector) carry out the necessary inspections as work proceeds to ensure compliance with the Building regulations.
8. The drawings provided are for building regulation purposes and do not constitute a detailed design solution. No liability can be accepted for arising construction/specification issues where the information on the drawing, changes in materials or construction methods have not been clarified or discussed with the Architect.
9. The client remains wholly responsible for any matters relating to any possible restrictive covenants and the co-ordination of any such matters unless the Architect has been expressly briefed to co-ordinate such matters.

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Client
Mr. D. Sykes

Project
~~New dwelling to curtilage of 1 Hunters Cottage~~
Pogmoor Lane (off Midhope Way)
Pogmoor
Barnsley
S75 2JS

Drawing Name	Proposed Site Plan
Drawn By	AB
Date	April 2008
Scale	1:200
Status	Planning
Drawing no.	08. 563. 02
Revision	

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