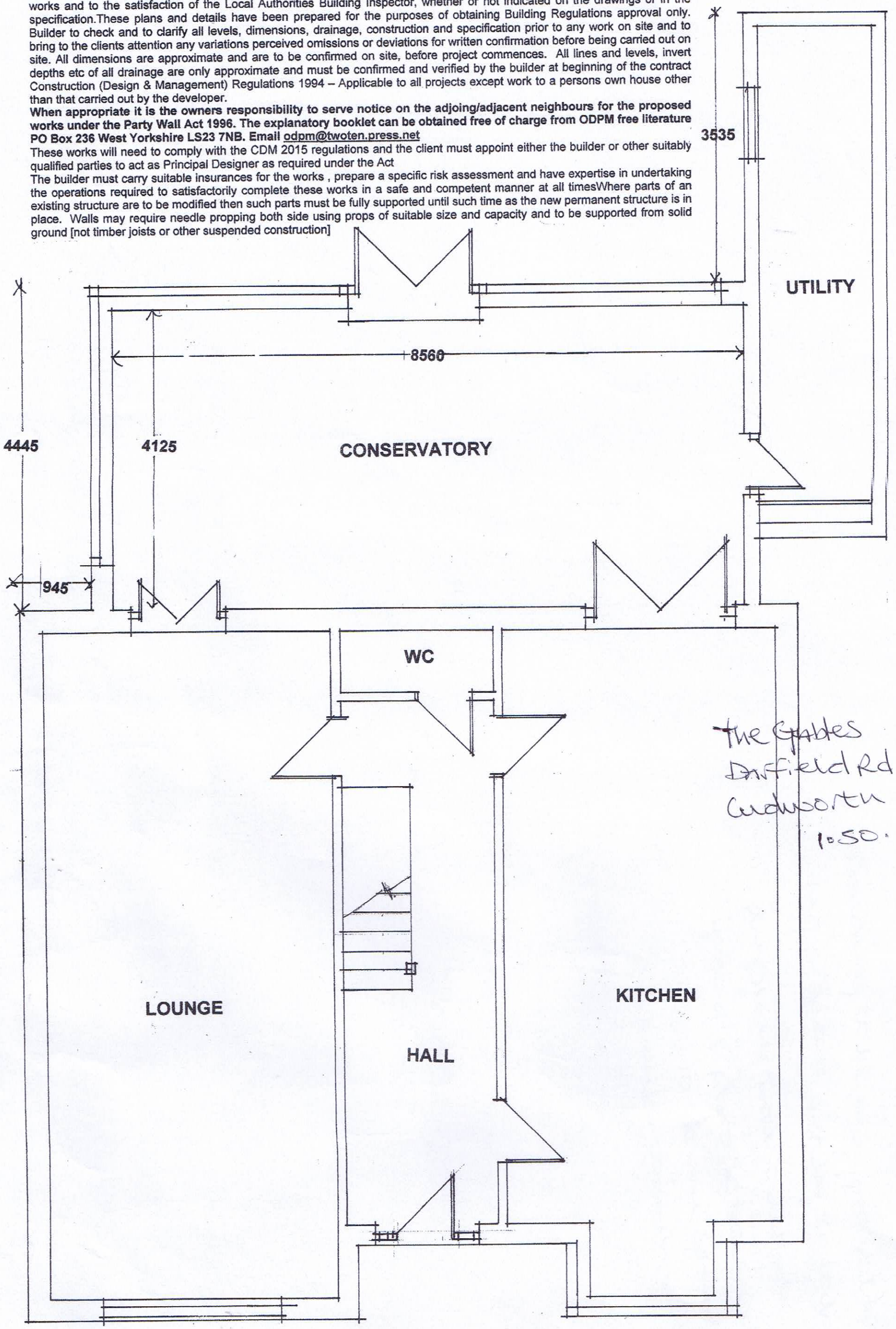
These notes and all drawings are to be checked and verified by the contractor prior to commencing
and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose 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 Authorities Building Inspector, whether or not indicated on the drawings or in the specification.These plans and details have been prepared for the purposes of obtaining Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract Construction (Design & Management) Regulations 1994 – Applicable to all projects except work to a persons own house other than that carried out by the developer.

When appropriate it is the owners responsibility to serve notice on the adjoing/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Email odpm@twoten.press.net

These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act

The builder must carry suitable insurances for the works , prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe and competent manner at all timesWhere parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground [not timber joists or other suspended construction]



The Gables
Driffield Rd
Cudworth
1:50.

EXISTING GROUND FLOOR

Proposed single storey rear ex
All existing foundations and li
Officer and are to be to his c
dimensions agreed with builde