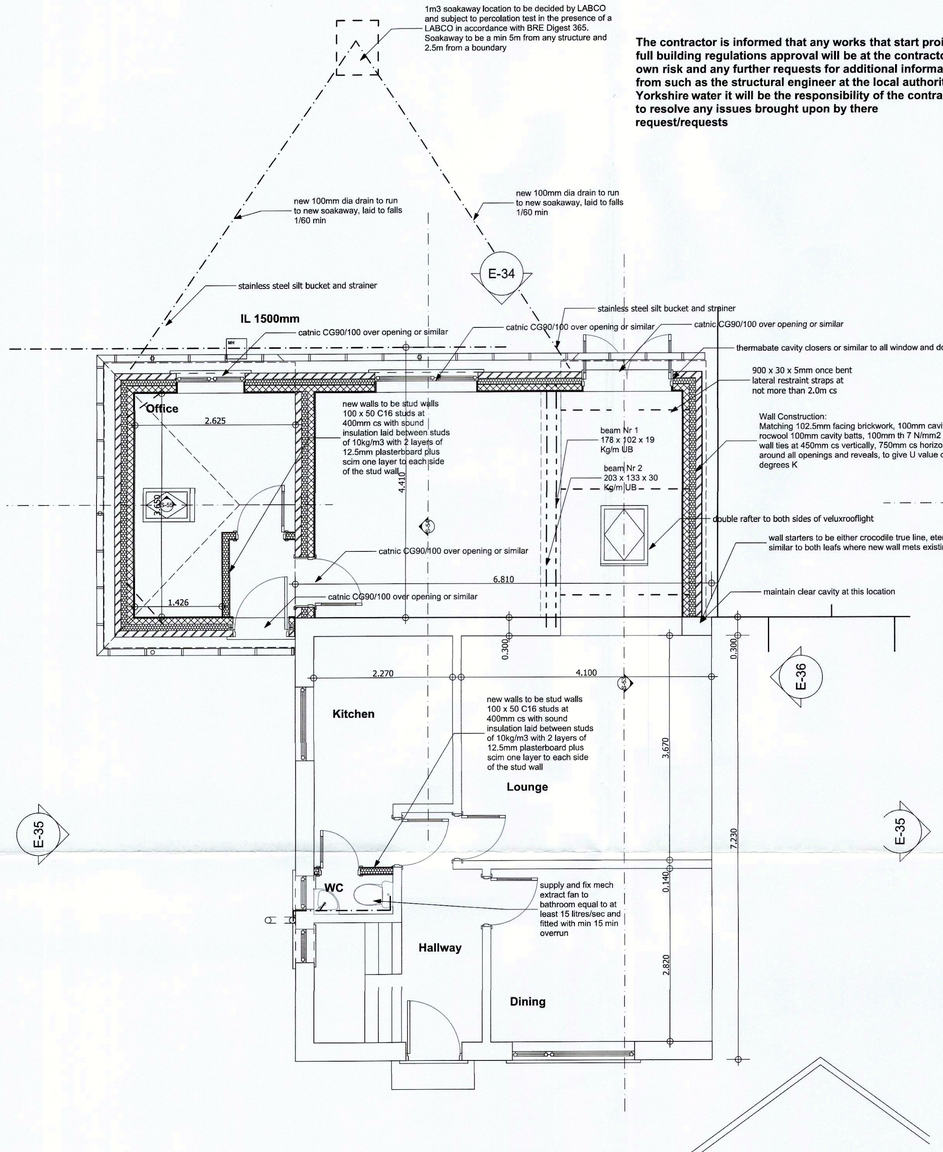
1m3 soakaway location to be decided by LABCO and subject to percolation test in the presence of a LABCO in accordance with BRE Digest 365. Soakaway to be a min 5m from any structure and 2.5m from a boundary

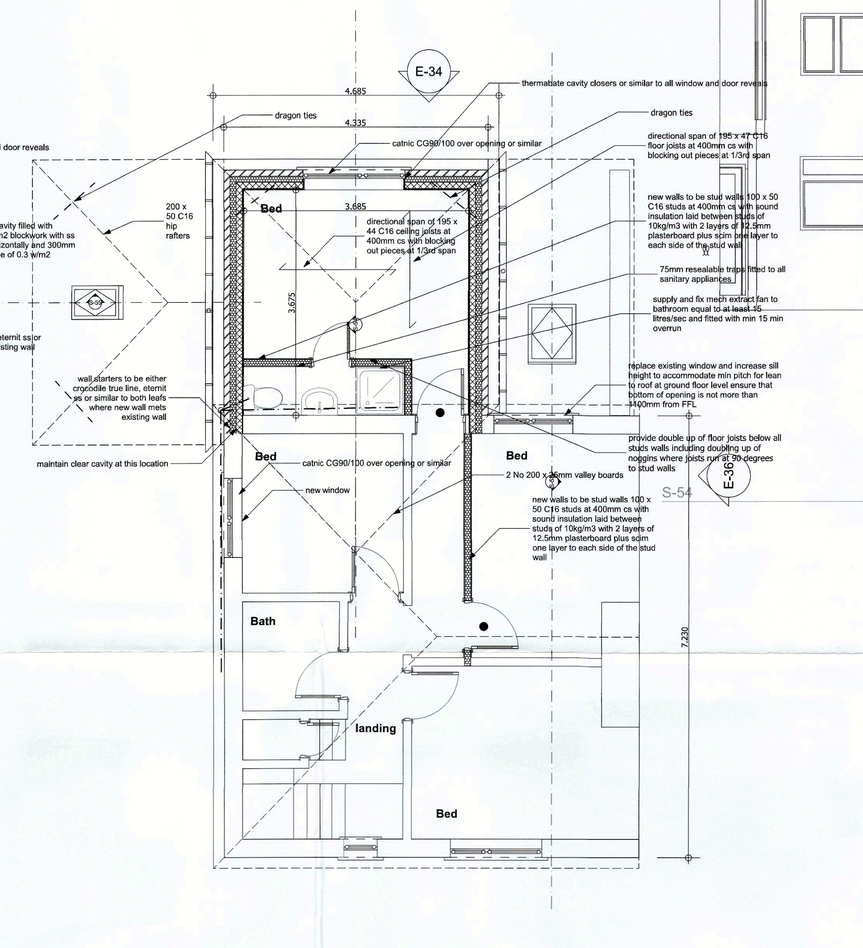
The contractor is informed that any works that start proir to full building regulations approval will be at the contractors own risk and any further requests for additional information from such as the structural engineer at the local authority or Yorkshire water it will be the responsibility of the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

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

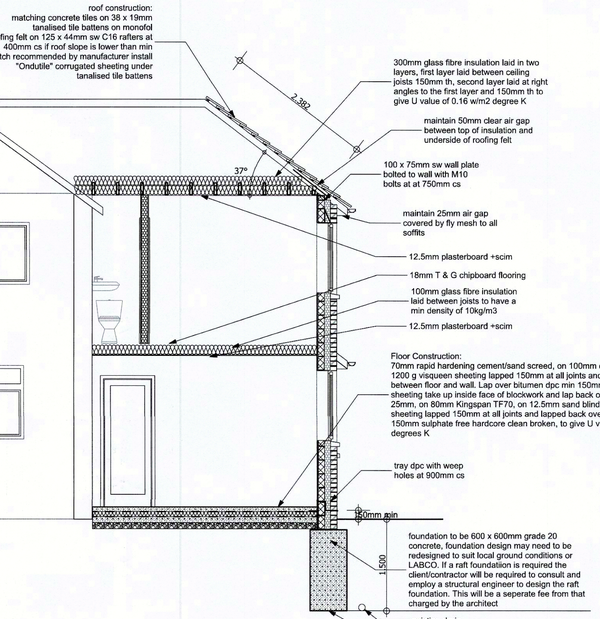
A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion.



Ground Floor (24) 1:50



Story (8) 1:50



S-54 Building Section 1:50

Sockets and switches to be located between 450 - 1100mm from finished floor level.

Any alteration works or new works to existing heating systems to be carried out by a Gas safety registered Installer.
Contractor top provide details of Gas Safety Engineer.

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

The contractor is to check all dimensions before commencing work. He is to ensure that he has received all the necessary information and drawings before commencing work.

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

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.

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 this will result in an additional fee being charged to the client by the architect.

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 LAB CO and confirm if there are any structural ground problems of any nature.

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

RevID	ChID	Change Name	Date

Client: Wibberley

Project: Proposed rear and side extension to 9 West Pinfold, Royston

Drawing Title: As Proposed Plan and Sections

Scale: 1:50 **Rev:**

Drawn By: AR **Date:**08/10/2018

Drawing Nr: 2

Alan Robinson
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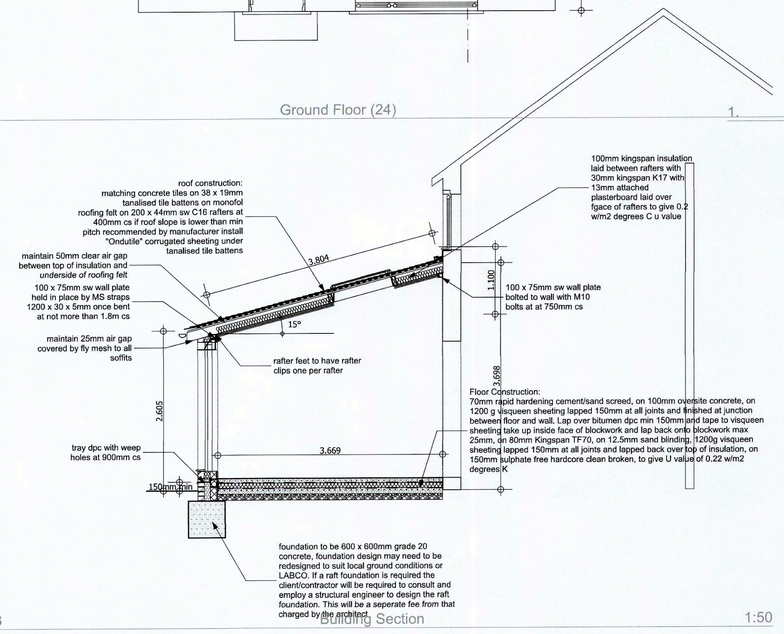
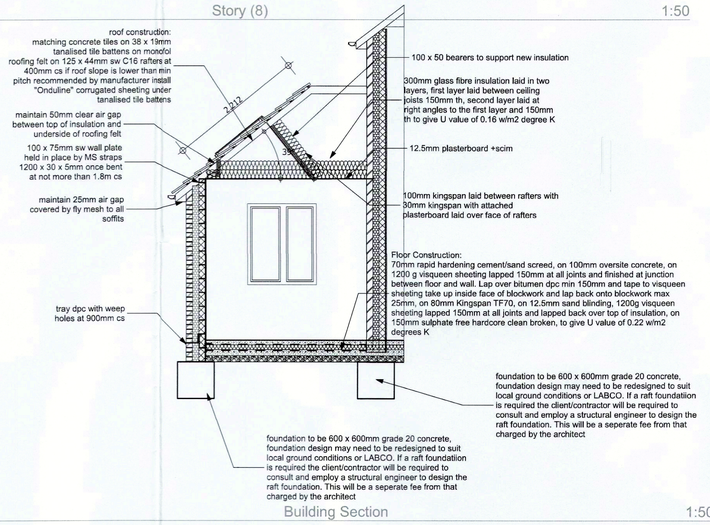
2 Gawber Road, Barnsley S75 2AF
Tel/Fax 01226 286066
Mob: 07947808933



S-53 Building Section 1:50



S-55 Building Section 1:50