

Pl

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Contractors must verify all dimensions/levels and carry out all necessary exploratory work on site and confirm existing structure, temporary support or settling out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are undertaken entirely at the risk of the owner/builder.

Any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements Inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority content to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety

Executive: The Health and Safety Executive is to be notified as soon as possible before construction work starts if the work:

- (a) last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project; or
- (b) exceeds 500 person days.

If the contract exceeds the above then it is the client's responsibility to appoint a Principal Designer, a Principal Contractor, in accordance with the guidelines of CDM05/15. We confirm we are not the principal designer and this role will be carried out by others, unless otherwise it agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM05/15. If you are not a principal designer we can provide you guidelines to help you know and we can provide you guidelines to help you know and we can provide you guidelines to help you know.

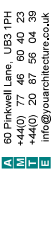
If the owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall.

- (a) Various work that is going to be carried out directly involves any of the following:
 - to an existing party wall or party structure
 - (b) New building at or astride the boundary line between properties

(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

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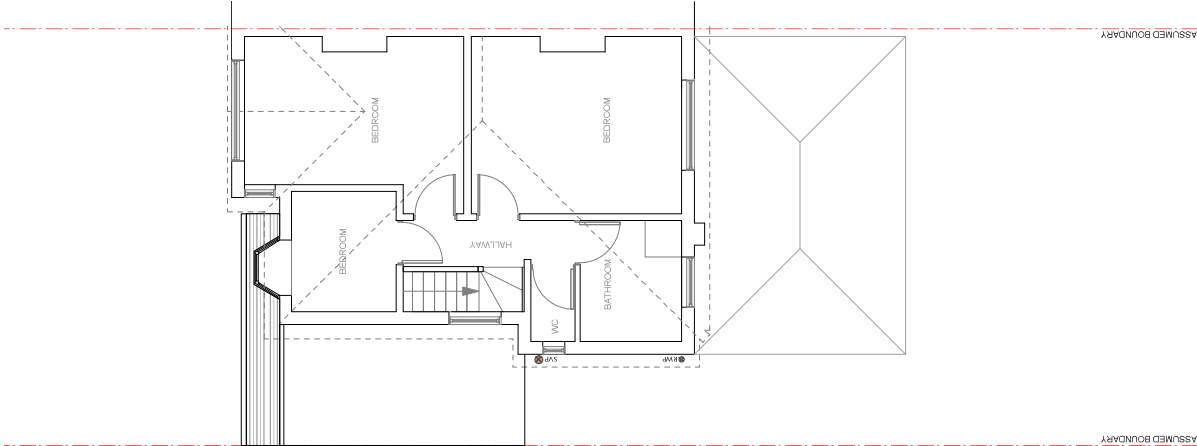
Revision.	Description
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111 Long Lane UB10 8QS

Existing Floor Plans

Dwg no: 0131-EX-10	Revision: A	Date: 04.10.2021
Scale: 1:100@3p	Drawn by:	Checked by:



2 FIRST FLOOR PLAN
EX-10 Scale: 1/100

