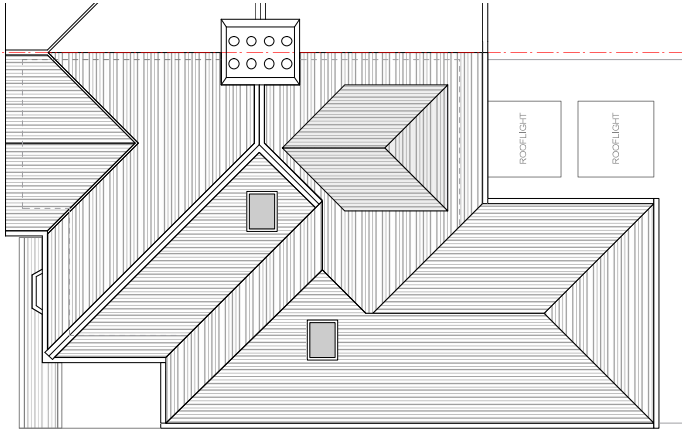


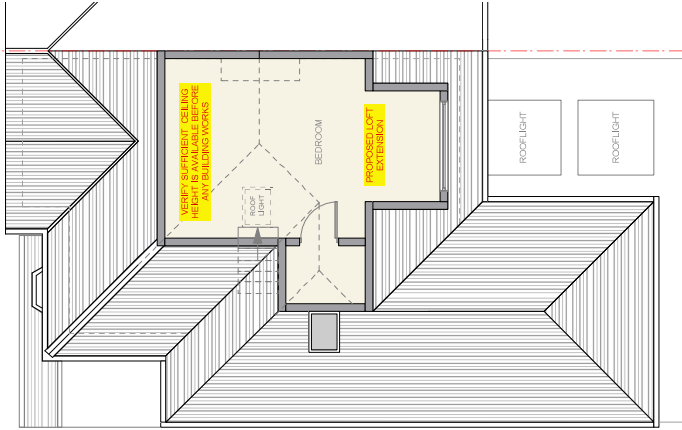
NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING



ASSUMED BOUNDARY

ASSUMED BOUNDARY

1 ROOF PLAN
PR-10
Scale: 1/100



ASSUMED BOUNDARY

ASSUMED BOUNDARY

1 LOFT FLOOR PLAN
PR-10
Scale: 1/100

Issue.

Planning Application

Not for building control or construction

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General Notes.

Construction must verify all dimensions/levels and carry out all necessary checks and calculations before commencing any structure, temporary support or setting out before commencing any construction. All dimensions are given in square or cubic metres unless otherwise stated. Any discrepancy to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineering approval have been obtained.

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 undertaken without our involvement and without our authority are entirely at the risk of the owner/builder.

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

All structural elements (i.e. loadbearing wall, joist, beams and columns) to be confirmed by structural engineer. All construction to be in accordance 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 and the relevant Building Regulations and current working practice. All work and materials should comply with Health and Safety Legislation.

Local Water Authority consent to be obtained when building over or near to public sewer.

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

CDM REGULATIONS 2015

The owner should be made aware of 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 is expected to last longer than 30 working days and has more than 20 workers working simultaneously at any point in time. If the work is expected to last longer than 30 working days, the contractor must appoint a Principal Designer. If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. You Architecture Ltd is not the Principal Designer and this role will be carried out by others, unless otherwise stated. The Principal Designer must be a designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT

The owner should be made aware of the Party Wall Act 1996. You may have a Party Wall Act 1996, Your Party to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall. If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. You Architecture Ltd is not the Principal Designer and this role will be carried out by others, unless otherwise stated. The Principal Designer must be a designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

COMPHEC ACT

You Architecture Ltd reserves all legal rights and the right to sue for negligence in relation to any drawing or design produced by You Architecture Ltd. Copyright is reserved & this drawing is issued on the condition that it is not copied, reproduced, or used in any way without the written consent of You Architecture Ltd. Do not copy, reproduce, loan or supply information from this drawing without our authorisation from You Architecture Ltd.

Revision	Description
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Project: 111 Long Lane UB10 8QS

Drawing title:			
Proposed Floor Plans			
Dwg no:	Revision:	Date:	
0131-PR-10	8	04.10.2021	
Scale:	Drawn by:	Checked by:	
1:100k-3Dp			

