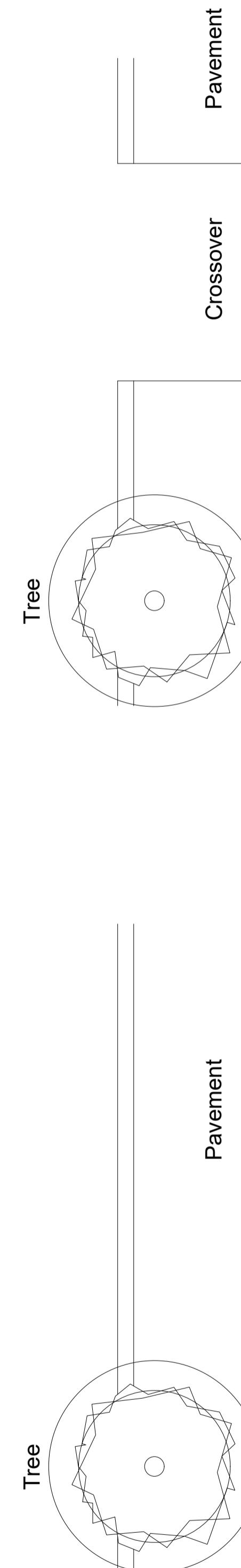
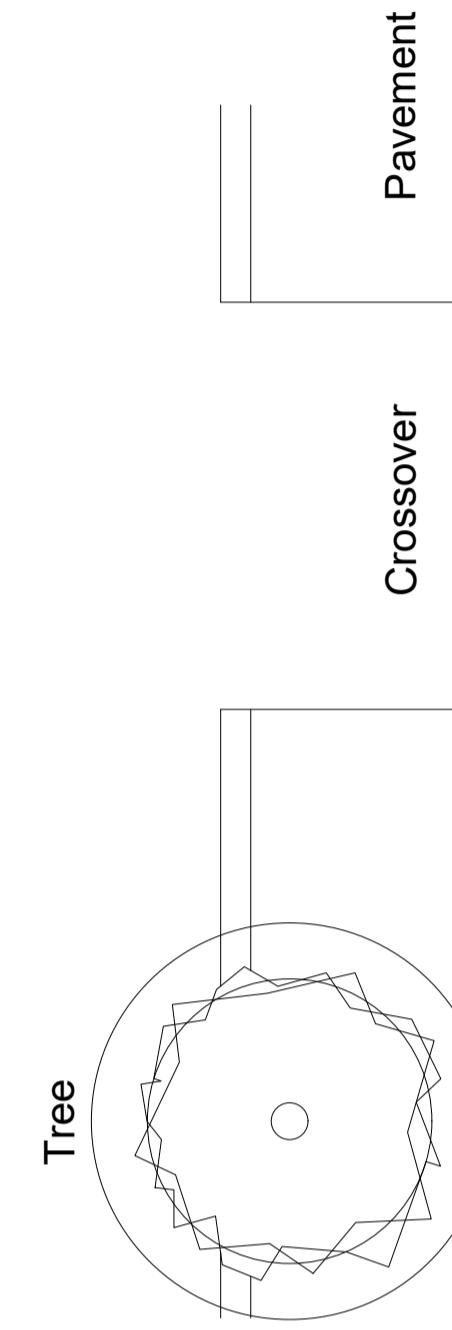


SEATON GARDENS

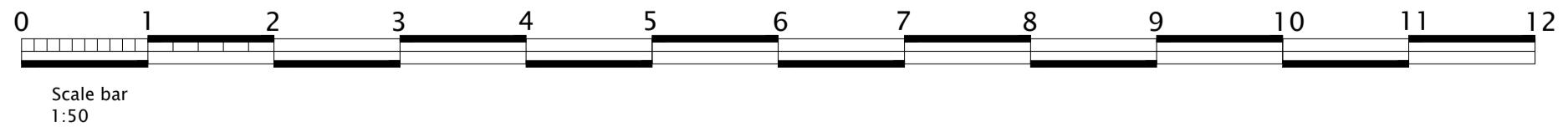
SEATON GARDENS



PROPOSED GROUND FLOOR



EXISTING GROUND FLOOR


NOTICE

Work to written dimensions only. All dimensions to be checked on site prior to commencement. Designer to be informed of any discrepancies. If in doubt please ask.

This drawing must not be copied or reproduced without the written consent of Kawan Roger Consultants

CDM REGULATIONS

The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:

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

PARTY WALL ACT

The client should know they need to do as under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

Support of beam

insertion of DPC through wall

Raising a wall or cutting off projections

Demolition and rebuilding

Underpinning

Insertion of lead flashings

Excavations within 3 metres of an existing structure where the new form will go deeper than adjoining foundation, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All work is to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a

-all dimensions to be reconfirmed on site by builder.

-it is the responsibility of the contractor to inform the district surveyor of each stage of works and to ensure inspections are made.

-any works that commence before the building regulation drawings have been approved is the responsibility of the contractor.

All temporary propping and shoring of neighboring building to contractor details and approval of local authority.

Dimension of structural opening to be confirmed before any orders are place for windows/doors.

Any changes from approved drawings are the responsibility of contractor.

Foundation to be approved by the district surveyor.

Contractor to take all necessary precautions to prop and brace during construction.

Health & safety consultant should be employed.

Contractor to issue method statement (prior to commencement of all work) for approval.

Dug up joints, external stonelight, staircase and under partition and to be filled together by m12 bolts every 500mm -50mm above

and below longitudinal center.

It is the client/ building owner responsibility to verify and agree adjoining owner of building, line of boundary, or obtain party wall agreement.

Any deviation from what is shown on this drawing, contact to consult the structural engineer.

The condition of the soil to be checked and approved by the building control surveyor before any foundation works start.

If the soil's bearing capacity is less than the assumed one the structural engineer to be informed by the contractor.

Rev. Description Date Drn. By

Client: Mr Thiyakarajah

Address: 13 Seaton Gardens
Ruislip HA4 0BA

Project: Proposed crossover for driveway

Scale: 1:1250 1:50 Date: 02 Sep 2022 Drawn By: Kawan R

Purpose of issue: Rev. Che.
Planning approval N/A MR

Drawing No: KRC/2022/30/001
R Kawan Roger Consultants Ltd, 115 Nether Street London N12 8 AB

