

Site Plan : 1:500

26 Warwick Road, UB7 9BZ



Location Map : 1:1250

26 Warwick Road, UB7 9BZ

General Notes

I.The contractor is responsible for the stability of the existing structure, both on the site and adjoining sites and must take all necessary precautions to safeguard their stability. All temporary works and the stability of the works in general during construction is the responsibility of the contractor.
II. *Key elements of the existing structure i.e. foundations, lintels etc to be exposed for consideration by Building Control Officer & upgraded or replaced if found necessary; areas to be agreed on commencements of works.*
III. *Do not scale off this drawing. Use figured dimensions only.*
IV. *This drawing has been based upon survey and other information supplied by others. All dimensions and levels to be checked on site by the contractor, and inconsistencies reported immediately prior to work being undertaken.*
V. *All setting out dimensions are approximate, and represent the centreline of members.*
VI. *All dimensions to be confirmed on site prior to ordering / cutting & welding materials.*
VII. *Contractors are to ensure that all works under their responsibility or the responsibility of sub-contractors are constructed and/or manufactured to comply with all relevant national and/or local authority statutory requirements and in accordance with local building control and codes of practice.*
VIII.*This drawing to be read in conjunction with drawings, specifications schedules and so forth, relating to the project or projects for which this drawing has been prepared.*
IX. *Extend all existing services strictly in accordance with the latest relevant legislation. Services to be tested prior to work commencing & any defects reported. Strip out all redundant services. Works to be fully tested and commissioned upon completion. Exact location of all fittings to be agreed with the client on site.*
X. *Electrical: All electrical work & wiring to be designed, installed & tested in accordance with the requirements of* ***BS: 7671****, the 17th edition IEE wiring guidance & Building regulations* ***Part P*** *(Electrical Safety). All electrical works are to be carried out in accordance with the I.E.E. Regulations by* ***N.I.C.E.I.C.*** *approved contractor. On completion on the works, a copy of the installer's electrical installation test certificate, compliant with BS: 7671, is to be provided to the client & the Local Authority. Prior to covering all wiring & cables the applicant is to ensure that the installation is inspected by a competent person. One in every 4 light fittings or one in every 25m² of new floor area (which ever is greater), is to be an energy efficient light fitting. (N.B. this also applies to new light fittings installed within the existing building as part of a new circuit).*
XI. *Plumbing: Installer to be* ***Corgi*** *Register or similar approved & the registered identity number to be provided.*
XII.*Where new glazing exceeds 25% of the floor area of a room, there will be a requirement to upgrade elements of the building to ensure that the energy loss is limited. A separate SAP calculation will be required in this instance and the additional insulation/ upgraded requirements identified.*

PROJECT:
26 WARWICK ROAD, UB7 9BZ

DRAWING TITLE:
Existing Site Plans

DRAWING No:
100 - Existing Site Plans

DATE :	REV. :
18/10/2026	R1.0

ISSUED TO : ----

ISSUED BY :	CHECKED BY :
PH	PH

PLOT DATE:	SCALE:
24/10/2026	As per note

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