

Notes:

Contractor must verify all dimensions on the site before commencing any work. Do not scale off the drawings, if in doubt ask. Any discrepancies to be reported to us.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement.

All structural elements inc. joists, beams and columns are to be confirmed by structural engineer. All work to be carried out in conjunction with all relevant drawings and specifications.

All work is to be carried out to the latest British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation.

You Architecture Ltd reserve all legal rights and copyrights in the drawing.

CDM REGULATIONS 2015

The client must abide by the CDM Regulations 2015 and you may have a requirement under the Regulations to appoint a Principal Designer & Safety Executive. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) are likely to last more than 30 working days or more than 20 workers working simultaneously at any point in the project, (b) Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the Regulations, the Principal Designer and Principal Contractor must be appointed by the client, not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the Regulations and the role of the Principal 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 they need to do so under the requirements of the Party Wall Act 1996, has a duty to give notice to the adjoining owner of an adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
(a) Work that is going to be carried out directly to an existing party wall or party structure
(b) New building or an outside the boundary line to be erected on, to or near the boundary line of a neighboring building(s) or structure(s).
(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s).
The owner has the responsibility of the notice or proposed foundation.

We confirm that we do not accept any responsibility for any structural matters or any issue raised by neighbors, when otherwise is agreed with us in writing.

Revision	Description
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YOUArchitecture Ltd

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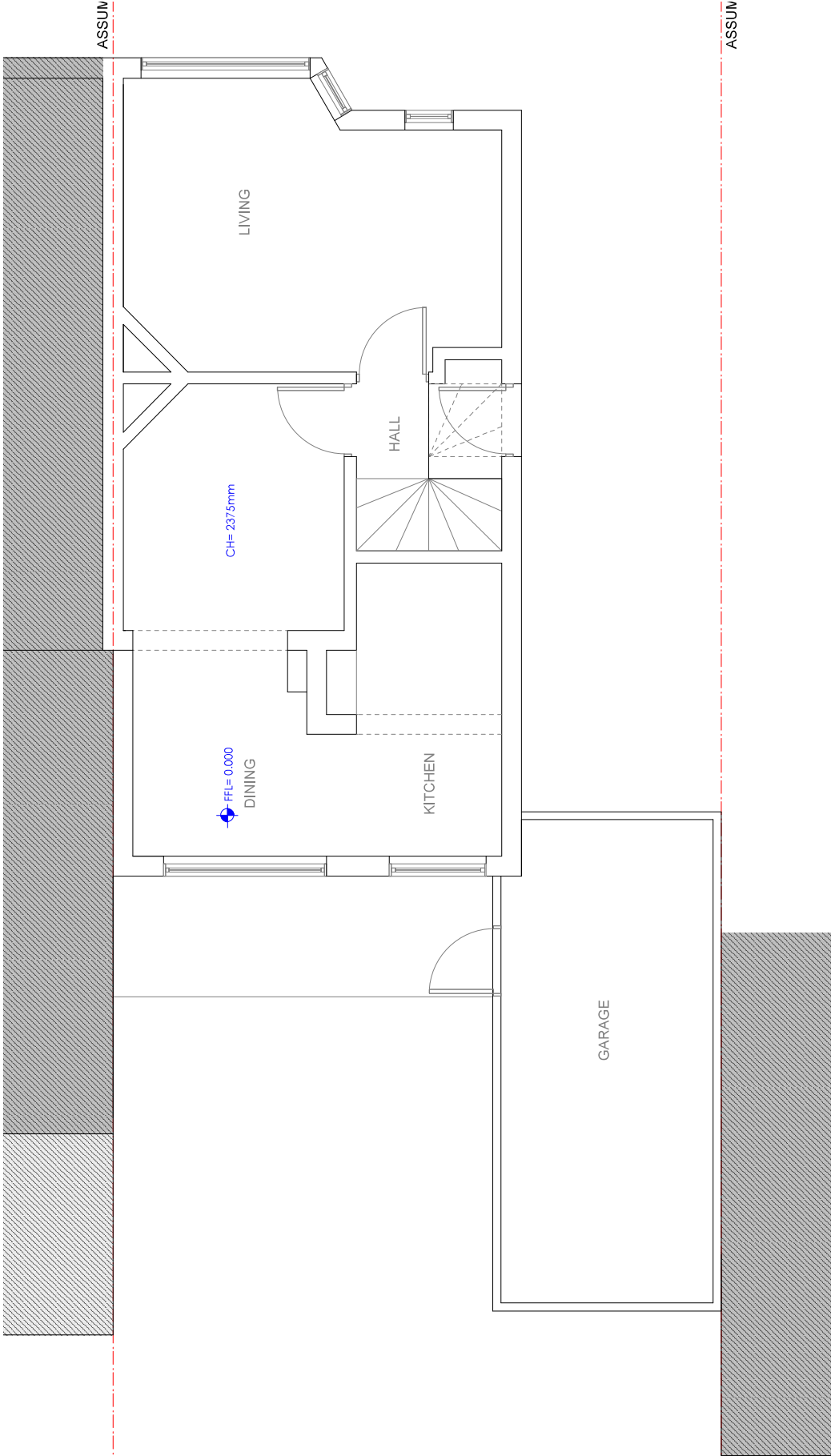
Project:

59 Delamere Road UB4 0NN

Drawing Title:

Existing Ground Floor

Dwg no:	Revision:	Date:
0123-EX-0	A	18.06.2021
Scale:	Drawn by:	Checked by:
1:50 w/dp		R.S.H.



0 1 2 3 4 5M