

NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING

Issue:
PLANNING APPLICATION
Not for construction
© You Architecture Ltd 2020

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 other Building Regulations Approval before or after an involvement.

All structural elements i.e. joists, beams and columns are confirmed to be in good condition and are to be retained and repaired in conjunction with all relevant drawings and specifications.

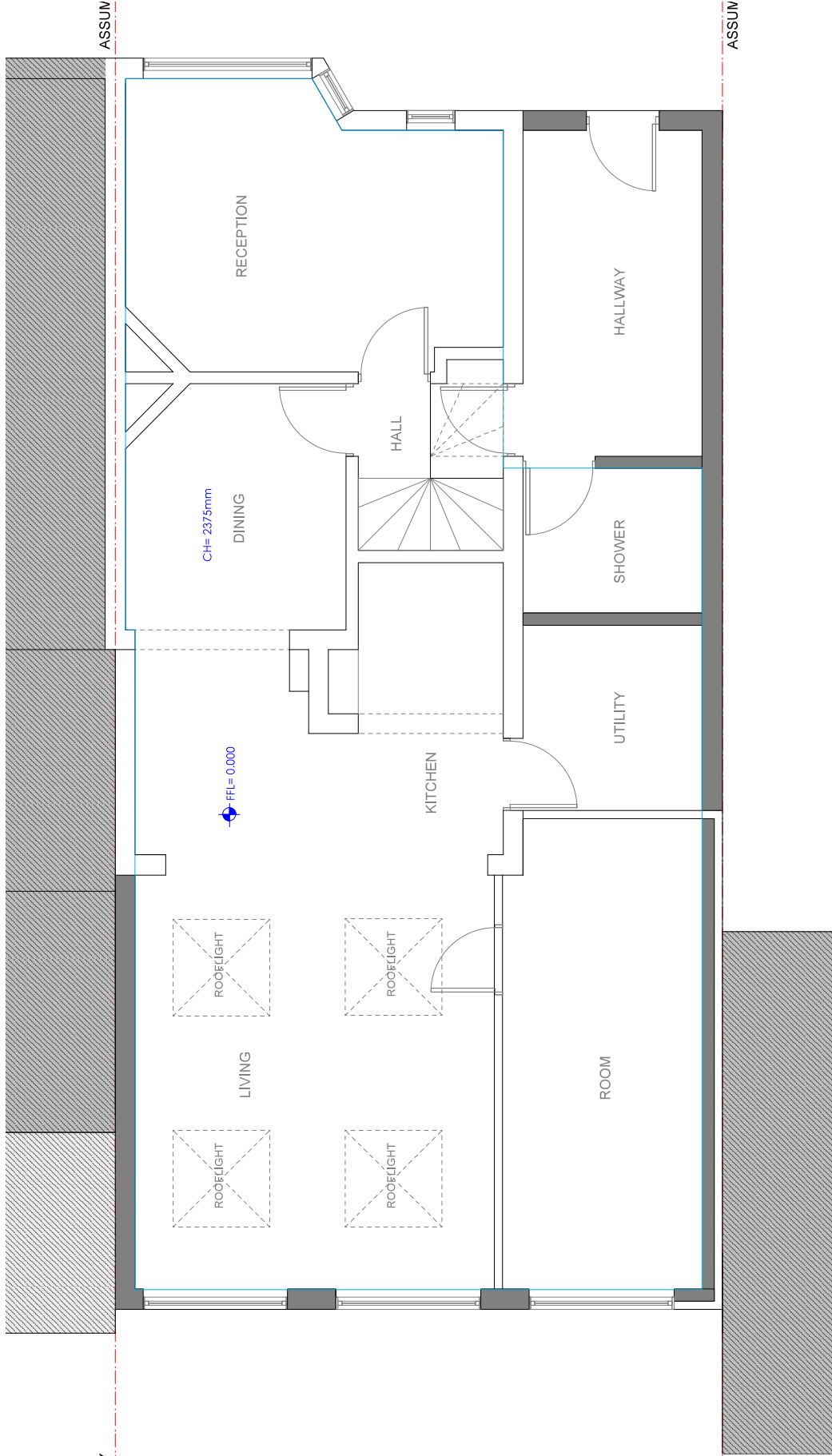
All work is to be carried out to the latest British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation.
You Architecture Ltd reserves all legal rights and copyright in the drawing.

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 are expected to last more than 30 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 is 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 the right to require the other owner to contribute to the cost of the work on, to or near an existing Party Wall involves any of the following:
(a) You intend work that is going to be carried out directly to an existing party wall or party structure.
(b) You intend building or outside the boundary line between parties.
(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.

We confirm that we do not accept any liability for any errors or omissions or any issues raised by neighbours, unless otherwise is agreed with us in writing.



Revision	Description
----------	-------------

YOUArchitecture Ltd

A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
E +44 (0) 20 87 56 04 39
youarchitecture@gmail.com

Project:

59 Delamere Road UB4 0NN

Drawing Title:

Proposed Ground Floor

Dwg no:	Revision:	Date:
0123-EX-10	A	18.06.2021
Scale:	Drawn by:	Checked by:
1:50@A3p		R.S.H.

