

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Issue:
PLANNING APPLICATION
Not for construction

@ You Architecture Ltd 2020

Notes

Contractors 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 have been confirmed to be in accordance with the current building regulations 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: (a) involve construction work that will last for more than 20 working days 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 will not be 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 implications of the Regulations and 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 the boundary line or existing Party Wall involves any of the following:

- (a) You wish to work that is going to be carried out directly to an existing party wall or party structure.
- (b) You are building at or outside the boundary line of a new structure.
- (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 damage to the property or any issues raised by neighbours, unless otherwise is agreed with us in writing.

Revision	Description
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YOU Architecture Ltd

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Project:

59 Delamere Road UB4 0NN

Drawing Title:

Proposed Side Elevation

Dwg no:	Revision:	Date:
0123456789	A	18.04.2021
Scale:	Drawn by:	Checked by:
1:50 @ GSp	R.S.H.	

5M

1

2

3

4

5M