



56 RECTORY WAY ICKENHAM MIDDX UB10 8BT

FEB 2025

JAMES RUSH ASSOCIATES LTD
54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775
EMAIL: jameswrush@hotmail.com

10.00 METRES @ 1:100

CONTAINED WITHIN THIS DOCUMENT
ALL NEW WORK TO COMPLY WITH
DIMENSIONS IN MILLIMETRES
ALL STEEL DIMENSIONS TO BE
FROM STRUCTURAL CALCULATIONS
ALL DRAINS & TREES ARE ESTABLISHED
ON SITE BEFORE ANY WORK COMMENCES
CLIENT TO SERVE PARTY WALL
ALL WORK TO BE CARRIED OUT
BY CONTRACTORS PROTECTED BY
CONTRACTOR'S PUBLIC LIABILITY INSURANCE

BE CONFIRMED ON SITE. ALL NEW WORKS TO BE
ARIES UNLESS STATED OTHERWISE ON PLAN
CURRENT BUILDING REGULATIONS
TO BE CONFIRMED ON SITE
NFIRED ON SITE AND NOT BE TAKEN
NS
TED AND ARE TO BE CHECKED & CONFIRMED
MENCES
CT NOTICE BEFORE WORK COMMENCES
SUPERVISED BY COMPETENT OPERATIVES
TOP WORK IF BATS FOUND ON SITE.

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED
ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL
OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM
OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES

IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS
CONTRADICTS ARCHITECTURAL DRAWING/SPEC - ENGINEERS DESIGN PREVAILS

THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION
PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE
WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES

SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE
RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT
CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.