

This drawing is to be read alongside Drawing Nos PL1 , PS1, LP1, SP1, the Structural Design Calculations sheets, and the Additional Notes document provided.

The Client shall mean Alexandra Black of 2 Sheppard Avenue, Liverpool, who has instructed Building Design Solutions to act on her behalf for the purpose of preparing building plans, structural design calculations (for proposed lifts, beams, and the like), and an 'Additional Notes' document relating to her proposed building project. The Designer shall mean Building Design Solutions and any representatives/consultants thereof engaged during the design stage (DN1) of this building project. The Contractor shall mean any trade person(s) or building contractor(s) appointed by The Client to carry out building work in accordance with the project drawings, structural design calculations, and the additional notes document, together with any further works in accordance with direct instructions received from The Client.

The Client is to appoint a building control body (Local Authority Building Control team (LABC) or a Registered Building Control Approver (RBCA)). The Client is to make available to that building control body, and The Contractor, all drawings, the structural design calculations sheets, and the additional notes document - as is necessary for the approval and implementation of the proposed scheme. Furthermore, any works requiring building regulations approval (proposed by The Client) which is outside of The Designer's remit, must be made known to the appointed building control body by The Client.

Both The Client and The Contractor should familiarise themselves with ALL of the notes provided below.

CONTRACTUAL AGREEMENT

The Client and The Contractor are strongly advised to enter into a recognised form of written contract with one another. A JCT (Joint Contracts Tribunal) Building Contract for a Home Owner / Occupier (who has not appointed a consultant to oversee the work) form of contract is considered appropriate for this building project.

CDM REGULATIONS

The Construction (Design and Management) Regulations 2015 (or CDM 2015) place legal duties on 'dutyholders' involved in construction projects, including Clients, Domestic Clients, Designers, Principal Designers, Contractors, Principal Contractors, and Workers. These Regulations cover the management of health, safety and welfare for construction projects. All relevant dutyholders involved in this project must comply with these regulations. A guidance booklet can be downloaded from the following link: www.hse.gov.uk/pubn/books/L7531.htm

BUILDING SAFETY ACT

The Building Safety Act 2022 (which sets out to ensure that building work complies with the Building Regulations) places legal duties on 'dutyholders' involved in construction projects, including Clients, Domestic Clients, Designers, Principal Designers, Contractors, and Principal Contractors. A dutyholder is any person (including a domestic client) involved with the design, construction, and/or modification of a building project which falls under the legal framework of The Building Act 1984, The Building Safety Act 2022, and the Building Regulations 2010. All relevant dutyholders involved in this project must comply with their legal duties. Further guidance can be found at: www.quadrant.co.uk/dutyholders and www.legislation.gov.uk/ukdsi/2022/2022regulation/6/made

PARTY WALL (ETC) ACT 1996

The Client must serve notice to the adjoining/adjacent property owners in accordance with the requirements of the Party Wall (etc) Act 1996 where excavations are proposed within 3.000m of an adjacent property, and/or within 6.000m of an adjacent property where special foundations are envisaged. An explanatory booklet and example letters can be found at: www.gov.uk/party-wall-etc-act-1996-guidance

PUBLIC UTILITY COMPLIANCE

The Client shall contact her sewerage undertaker (prior to beginning any works on site) to determine the position of any nearby shared drains (or other apparatus) which may hinder this project, as written consent may be required by the sewerage undertaker before any building work may begin. The Client shall ascertain advice from all other relevant public utility undertakers regarding the positions of their apparatus which may be in the vicinity of the proposed works, and shall notify all relevant public utility undertakers of the proposed start date and end date of the building work.

GENERAL

All dimensions stated on the project drawings, in the additional notes document and the structural design calculations sheets are in millimetres (mm) and metres (m). The Contractor shall be responsible for checking the accuracy of all given dimensions for the proposed building work and how this relates to the surrounding site prior to starting any building work, and for the correct setting out of all work on site. The Contractor shall notify The Designer of any dimension discrepancies found, who will then amend the plans accordingly, and before any building work is started.

The Contractor will be responsible for informing (not less than 2 days in advance) the LABC (or RBCA) of the proposed construction phase 'start date' (when works on site begin, excluding site set-up and enabling works), and in advance of all relevant key stages of the contract (as directed by the LABC or RBCA), to allow for inspection of the work as required under Building Regulations.

The Contractor must be fully satisfied (and be able to demonstrate to The Client) that he/she/they has/have sufficient competency to carry out the proposed building work, and must fully understand his/her/their responsibilities for compliance with building regulations (including The Building Act 1984, The Building Safety Act 2022, and the Building Regulations 2010), and all relevant health and safety regulations and legislation affecting this project (including the CDM 2015 Regulations).

Instructions given to The Contractor directly by The Client must not contravene building regulations, planning legislation, or legislation pertaining to health & safety. Should The Contractor have reservations toward any instructions received directly from The Client, he/she/they shall seek professional advice from the relevant authority, and/or a suitably qualified and relevant design professional.

The Client shall not deposit any plans (or other design information) supplied by The Designer with her Local Planning Authority (LPA) and/or LABC (or RBCA), until she is satisfied that the information provided is in accordance with her verbal or written design brief.

The Designer has made every effort to ensure that the information provided on the project drawings, within the additional notes document, and the structural design calculations sheets, conform to current building regulations. However, these regulations are subject to change and approval may therefore be 'conditional'. Any building work which is started prior to unconditional building regulations approval, is done so at the risk of The Client.

The Designer may have offered advice relating to the National Planning Policy Framework. However, 'local' planning policies may differ from one authority to another, and may differ between areas within an authority (buildings on greenbelt designated land, buildings within conservation areas, listed buildings, buildings in proximity to listed buildings, etc) and therefore, specific local planning policies which may affect this project, may not be known to The Designer. Furthermore, certain buildings/land have covenants which restrict their future alteration/usage. It remains the responsibility of The Client to have restrictive covenants removed prior to any proposed alterations which may otherwise contravene such covenants. The Designer has developed these plans in accordance with The Client's brief/wishes, and therefore does not accept any responsibility whatsoever should planning permission be refused. The Client must be aware that decisions of the LPA to enforce local planning policy, and therefore to grant or refuse planning permission, are beyond the control of The Designer, and any building work which is started prior to the relevant permissions being in place, is done so at the risk of The Client.

DEMOLITIONS LEGEND	
	Remove section of loadbearing cavity wall to form new door opening, window opening, or structural 'walk-through' (see proposed layout), and cart away all debris.
	Remove section of loadbearing solid one-brick or half-brick wall to form new door opening, window opening, or structural 'walk-through' (see proposed layout), and cart away all debris.
	Remove section of timber studwork partitioning, to form new door opening or 'walk-through', and cart away all debris.
	Remove window and surrounding masonry wall (if shown hatched) to form new layout as shown on the proposed plan provided.
	Remove external door set and surrounding cavity wall or solid one-brick wall (if shown hatched) to form new layout as shown on the proposed plan provided.
	Remove internal door set and surrounding solid or half-brick wall (if shown hatched) or timber studwork partition to form new layout as shown on the proposed plan layout provided.

Where a new structural opening within a loadbearing wall is proposed, The Contractor shall allow for excavating trial holes for inspection (by the appointed Registered Building Inspector (RBI)) of the existing foundations and bearing strata, and for his/her consideration of these to adequately support the proposed redistribution of load, prior to conducting any demolition work. At the discretion of the RBI, the remaining masonry wall s will be underpinned in accordance with any directions received from the RBI) down to suitable strata to safely bear the redistributed load. OR, advice will be sought (by The Client or The Contractor) from a suitably qualified structural engineer, and any required additional work will be carried out in accordance with instructions then provided (if any). The Contractor is advised to conduct further trial hole investigations to determine the depths of footings to any/all nearby structures potentially affected by excavation work (proposed drainage / foundation trenches, etc), and will adopt a sequenced approach to the excavation/underpinning work to maintain the structural stability of these nearby structures. Should The Contractor have any concerns whatsoever toward the stability of any structures during excavation works, advice must be sought from a suitably qualified structural engineer prior to conducting the work.

The Contractor is to allow for the adequate propping of all existing structures potentially affected by demolition work, and must seek the prior advice of a suitably qualified structural engineer if he/she/they have any concerns whatsoever regarding temporary support requirements, enabling the safe demolition of the walls shown on this drawing (refer to the existing floor plan).

Proposed structural beam supports may deflect by up to 1/200 of the clear span of the opening, and therefore minor settlement of the structures above is likely. The Contractor is to allow for making good to all any existing works and finishes potentially affected by initial settlement.



2 Sheppard Avenue, Bowring Park, Liverpool, L16 2LD

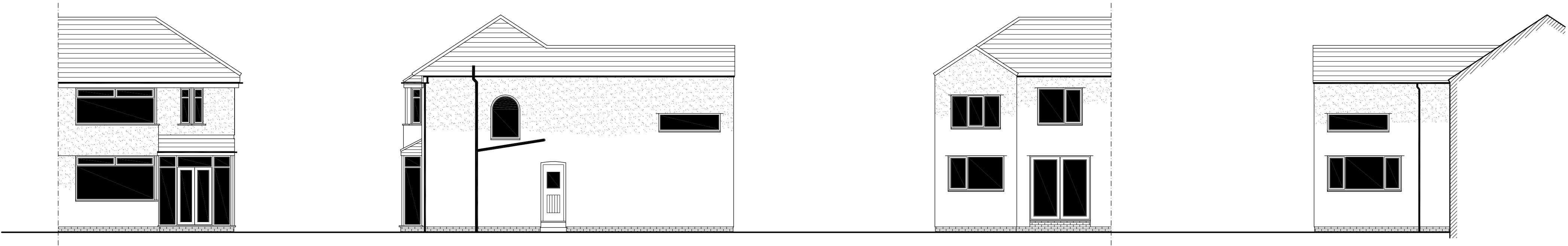
Proposed Two- Storey Side/Front Extension

Drawing No.EL1 (Existing Layouts / Demolitions) *DPB*

Scale As Shown Construction Issue A1

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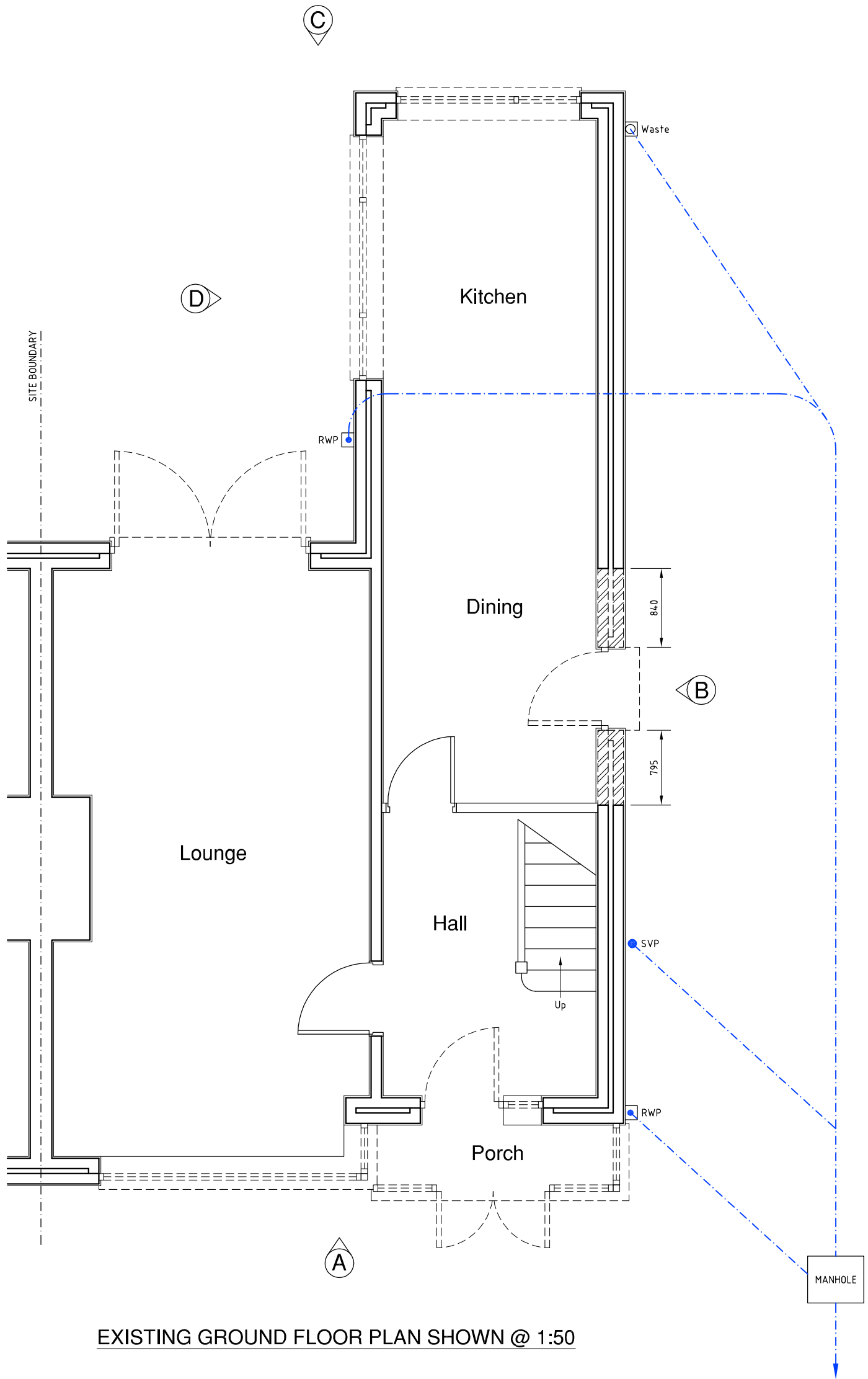


EXISTING FRONT ELEVATION 'A' SHOWN @ 1:100

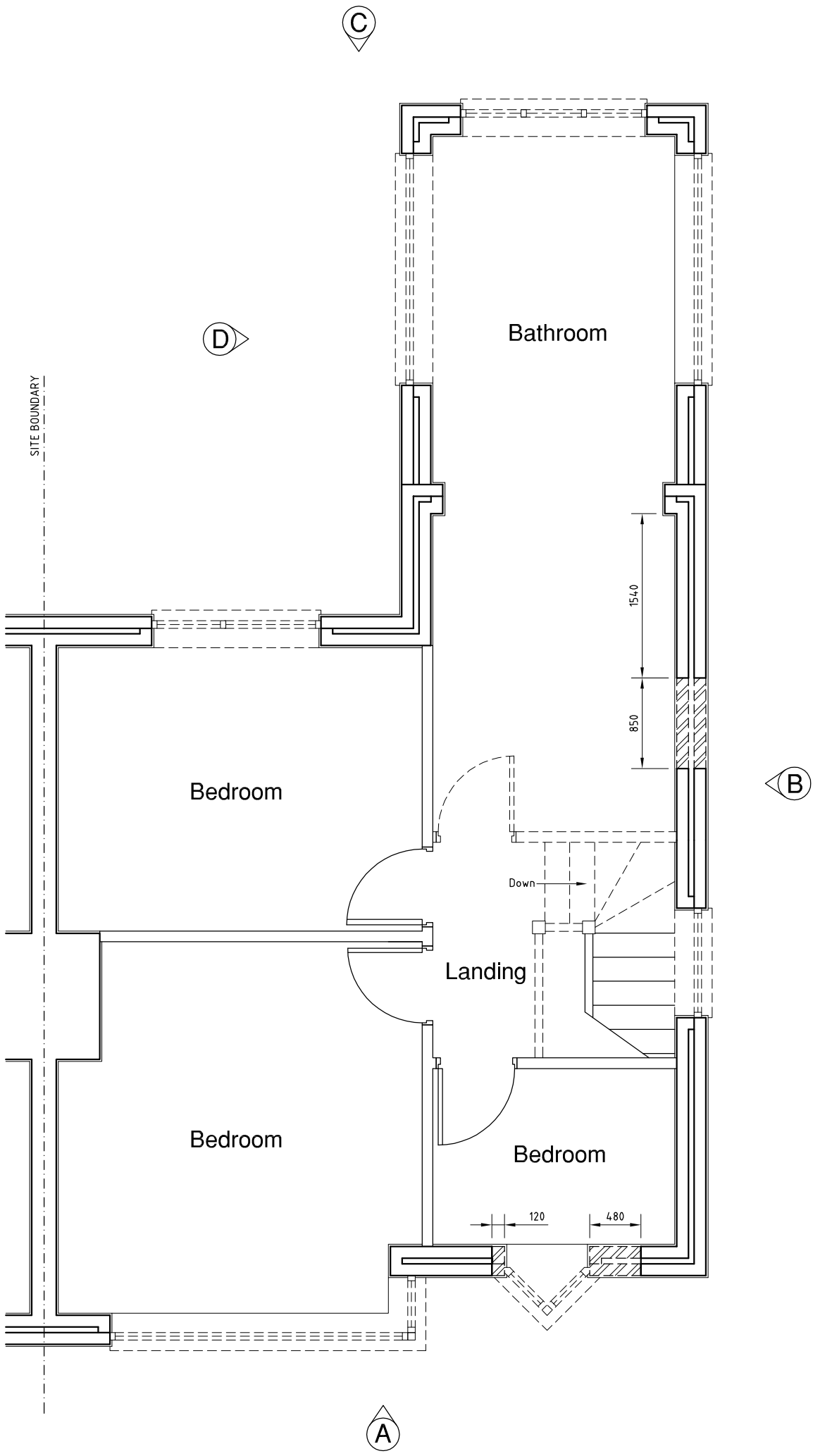
EXISTING GABLE ELEVATION 'B' SHOWN @ 1:100

EXISTING REAR ELEVATION 'C' SHOWN @ 1:100

EXISTING VIEW FROM 'D' SHOWN @ 1:100



EXISTING GROUND FLOOR PLAN SHOWN @ 1:50



EXISTING FIRST FLOOR PLAN SHOWN @ 1:50

1:100 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m

NOTE: No investigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or The Contractor are strongly advised to obtain an Asbestos Returbishment Survey report prior to commencing any demolition or building work.

1:50 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m

NOTE: The Client / The Contractor are strongly advised to ascertain from all Public Utility Undertakers the position of their apparatus in the vicinity of the proposed work, and shall notify each utility of the proposed work start and end dates. The Client / The Contractor shall comply with all reasonable requirements of all Public Utility Undertakers for the protection of their apparatus, which may be affected by the work.

1:20 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m

NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All new electrical work is to be in accordance with Section 15 of the Additional Notes document provided. All new gas installation work (if required) is to be in accordance with Section 16 of the Additional Notes document.

1:20 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m

NOTE: Prior to conducting any demolition work, The Contractor is to ensure that existing structures are adequately supported, either temporarily or permanently. Should The Contractor have concerns as to the stability of existing structures potentially affected during these works, he/she/they shall seek professional structural advice, and not begin work until this has been given.

1:20 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m

NOTE: At the discretion of the LABC (or RBCA), The Client will obtain SAP calculations to demonstrate that the energy efficiency of the property will not be adversely affected by the proposed work, and will agree to improve the insulation properties of the building in accordance with any recommendations of the specialist SAP provider, if required.