

This drawing is to be read alongside Drawing Nos PL1, PL2, PS1, LP1, SP1, the Structural Design Calculations sheets, and the Additional Notes document provided.

The Client shall mean the members of the Board of Directors of the Client, or any other person or entity authorized by the Client to act on its behalf for the purpose of governing building work. Structural design calculations (if proposed), beam, joist, and the like), and an Additional Notes document relating to its proposed building project. The Designer shall mean Building Design Solutions and any representative consultants thereof engaged during the design stage (DNV) of this building project. The Contractor shall mean any third party engaged by building contractors to assist the Client in carrying building work in accordance with the project drawing, structural design calculations, and the additional notes document, together with any further work in accordance with direct instructions received from the Client.

The Client is to appoint a suitable control body (local Authority, Building Control, an LABC or a Registered Building Control Approver (RBCA)). The Client is to make available to the building control body, and the Contractor, all drawings, the structural design calculations, sheets, and the additional notes (submitted - 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.

Contract is considered appropriate for this building project.

project team comply with these equations. A guidance booklet can be downloaded from the following link: <https://www.hse.gov.uk/pdbooks/book65153.htm>

The building safety 2010, which set out to ensure that building works comply with the Building Regulations, protect legal duties on dutyholders involved in construction projects including Clients, Domestic Clients, Designers, Principal Contractors, 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 <https://www.gov.uk/building-safety> and www.regulations.gov.

PARTY WALL (old) ACT 1936
The client must serve notice to the adjoining/adjacent property owners in accordance with the requirements of the Party Wall (old) Act 1936. Where there is a party wall (and/or a party fence wall) is proposed, where building adjacent to or across a party boundary is proposed, or where excavations are proposed within 3.00m of an adjacent property, and/or within 6.00m of an adjacent property where special foundations are envisaged, an explanatory booklet and example letters can be found at:

PUBLIC UTILITY COMPLIANCE

The owner shall contact his sewerage utility (prior to beginning any works on site) to determine the position of any nearby shared sewerage main (or other underground utility) which may hinder this project, as written consent may be required by the sewerage utility before any excavation works are carried out. The sewerage utility should be contacted by the proposed contractor, and the sewerage utility may be in the vicinity of the proposed works, and shall notify all relevant public utility under whose start date and end date of the building work.

[illegible]

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 and safety. Should the contractor have reservations toward any instructions received directly from the Client, he/she/they must seek professional advice from the relevant authority, and/or a duly qualified and authorised design professional. The Client shall not deposit any plans (or other design information) supplied by The Designer with his Local Planning Authority (LPA) and/or ABC (or BDA), until he is satisfied that the information provided is in accordance with his verbal or written design brief.

The Discharge's negative effect on the Client's satisfaction with the Discharge's decision, while the inclusion provided on the report states that the Client's satisfaction with the Discharge's decision was "not likely to change and appear very therefore be conditional." Any building that is a latent prior to intentional building requires approval of the Client and the Client.

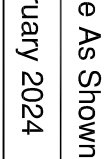
DEMOLITIONS LEGEND	
	Remove section of loadbearing cavity wall to form new door opening, window opening, or structural walk-through (see proposed layout), and cant away all debris.

	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 cut away all debris.
	Remove section of timber studwork partitioning, to form new door opening or walk-through, and cut away all debris.
	Remove external door set and surrounding gable wall (if shown attached) to form new layout as shown on the proposed plan provided.
	Remove internal door set and surrounding solid or half-brick wall (if shown attached) or timber studwork (if shown attached) to form new layout as shown on the proposed plan layout provided.

[illegible]

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 plans).

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.



BUILDINGDESIGNSOLUTIONS

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Proposed Two-Storey Side Extension, Single Storey Front Extension & Loft Conversion

Drawing No: EL1 (Existing Layouts / Demolitions)

February 2024

Scale As Shown	Construction Issue	A1
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