

The proposed drawings have been developed
i) as instructed by the client
ii) with the full knowledge & agreement of the client.

The contents of these proposed drawings as submitted in this issue to the Local Authority Planning Group DO NOT purport to imply that Planning Permission will be granted
It is the clients responsibility to ensure that the contractor works only from the Local Authority approved planning drawings

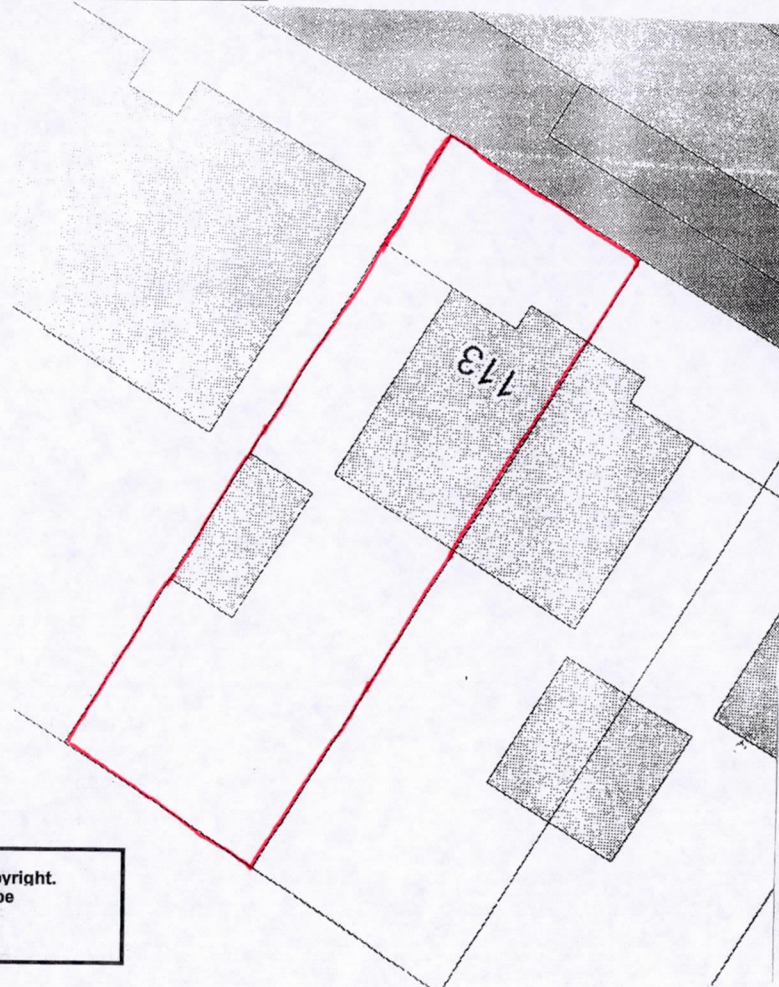
Proposal for:
Single Storey Rear Extension

NORTH



PLANNING
DEPARTMENT

03 APR 2014



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Client is advised to notify their Insurers of this project
Insurers responses to be advised to OLIVERS

Client is advised to allow for a contingency fund of 10% of the project cost for

- a) Items which are subject to discovery
- b) Client, third party & design requirements
- c) Construction constraints

IF IN DOUBT - ASK

CONSTRUCTION NOTES

General

- 1) Builder to check all drawing dimensions on site
- 2) All work to be to the satisfaction of the Local Authority Representative & to be in accordance with the Building Regulations (latest edition)
- 3) All new work to match existing
- 4) All work commenced prior to Planning and Building Regulation approvals is at client's risk
- 5) Client to confirm boundary positions, building structure dimensions to Builder at project start
- 6) Client to advise location of Local Water Authority maintained sewers. Builder to check all drawing drainage routes for line and level
- 7) All errors and omissions to be notified prior to Building work commencement.
- 8) Client shall be responsible for costs of all changes required by L.A. Rep during this project
- 9) No responsibility can be taken for defective materials & workmanship carried out by the Client, Builder and /or their representatives
- 10) The terms of the Client's instructions do not include a Structural survey of the total property
- 11) The builder shall be totally responsible for all "temporary" works necessary to enable him to complete the permanent workscope in a safe manner, to the Client's satisfaction
- 12) The client shall be totally responsible for the felling of all trees on his property, if they are or are not, subject to Tree Preservation Orders
- 13) The client shall be totally responsible under the terms of the Party Wall etc. Act 1996 as it applies to this work.
- 14) Client shall provide all documentation to prove Permitted Development compliance

B
A
Rev

Date

Issued for B.R.
Issued for Planning
Description

OLIVERS

Building Consultants
& Chartered
Structural Engineers

Client: Mr. & Mrs. Wilde

Project Single Storey Rear Extension
113 Eddington Crescent
Welwyn Garden City, AL7 4SX

Dra. Title
Site Plan

Drn

Date	January '14	Scale	1:200
Drg.No.	EC/113/ 01A	Rev.	A