



IMPORTANT INFORMATION

The copyright of this drawing is the property of Russen & Turner and the drawing must not be copied or duplicated (in part or in full) without our written consent. The notes and details shown hereon do not constitute a full specification of works. They are provided for the purpose of obtaining Planning Permission or Building Regulation Approval only and Russen & Turner accepts no liability in respect of any other purpose for which these drawings are used. This drawing and any other drawing which is for Planning or Building Regulation use are not intended for construction purposes.

As this drawing has been prepared for Planning purposes only, certain details may not be shown. Any persons undertaking any works in the future must not assume from this drawing all details relevant to the works are either shown or correct e.g. Electrical, Central Heating, Plumbing and Services etc. Checks must be made on site (internal and external) prior to any works being undertaken.

No measurements are to be scaled off this drawing - all measurements to be checked on site by Contractors prior to commencement of the works and any discrepancies brought to the attention of the designers.

Where a Specification, Schedule or Bill of Quantities is prepared in the future, this drawing (and all other Russen & Turner drawings) must be read in conjunction with that document(s). All persons undertaking works must check they have all the relevant drawings - other details may be shown elsewhere on the drawings. Drawings should ideally be kept on site at all times for the benefit of work people and to ensure consistency of workmanship and materials - if there are any queries then the Designer must be consulted for clarification. This drawing must be read in conjunction with any supporting documentation.

The position of boundary lines, trees, on-site levels, manhole/inspection chamber positions etc are for guidance purposes only. On-site 'setting out' checks must be made to ensure accuracy. These should be done prior to any works being undertaken. Any person undertaking on-site works must be satisfied that all necessary checks have been made. During the measured survey, some areas (both internal and external) were either inaccessible or difficult to reach and therefore any person intending to carry out any works must satisfy themselves that necessary checks have been made for the construction and services works.

The neighbouring properties shown on any site or location plan will have been determined by ordnance survey data. Any heights shown of surrounding buildings should be considered approximate.

Any site levels and, or, proposed finish floor or surface levels shown are for guidance purposes only and must be checked on-site prior to any works being carried out. Appropriate level checks and setting up must take place to establish both accurate existing and on-site levels. Prior to any works being carried, it is important positions and heights of new works are assessed on site with consideration given to the existing internal and external site constraints (i.e. locations of existing walls, windows, doors, boundary lines, eaves and gutter heights, above and below ground services, position of neighboring buildings and any neighboring above or below ground services etc.). When new works are being carried out to an existing property, it is essential, before any works are undertaken, all persons undertaking works ensure all necessary checks have been made and the alterations and/or extension(s) does not conflict with the existing and neighbouring buildings and services associated with surrounding properties.

Based on the existing ground levels, the planning application drawings may include for localised alterations to be made to the existing ground levels. The exact extent of alterations to the ground levels will be determined on-site.

ON-SITE TESTS AND INVESTIGATIONS

No tests or investigations have been made by Russen & Turner on any services on the site (for example, surface water drainage, foul drainage, utility services etc). Under no circumstances should any persons carry out any on-site works before testing and fully determining the positions of existing services on the site. Every safety precaution must be taken. It is our clients responsibility to contact all necessary utility companies to check that any connection/alterations to any required above or below ground services can be carried out as part of the proposed works. It is important to note Russen & Turner are not responsible to carry out these checks and therefore it is recommended our client or future owner of the site or person who wishes to carry out any future development on the site (subject to all necessary permissions and approvals being in place) satisfies themselves all necessary utility company services checks have been made.

LAND OWNERSHIP

As with any project which involves the undertaking of works to a property or land, consideration must be given by you (the property and, or, land owner) to boundary ownerships. This is vitally important to ensure all future works relates to land and assets in your sole ownership. In preparing the Planning Application drawings, our client has not informed Russen & Turner of any onerous restrictions, public rights of way etc. associated with the property and, or, land. The red line denoting the Planning Application Site on the Planning Application drawings has been viewed by our client prior to a Planning Application being submitted and is assumed therefore to be an accurate indication to land solely registered to our client. Notwithstanding this and as a matter of good practice and before any works are undertaken, we strongly recommend our client makes appropriate checks and seeks legal advice where required to ensure such matters have been fully assessed.

PLANNING PERMISSION AND BUILDING REGULATION CONDITIONS

This drawing is for Planning purposes only and Building Regulation Approval will almost certainly be required as part of undertaking the subject works. If Planning Permission is granted, the Local Authority will be required to approve/discharge any Planning Conditions. Certain conditions may be pre-commencement (i.e. they need to be approved/discharged before any works are undertaken) and Russen & Turner strongly recommend our client or future property/land owner carefully reads all of the information contained within any permission or approval granted. Planning Permissions, Listed Building Consents, Building Regulation Approvals etc. do not last forever. Typically, a Planning Application will last for three years. It is therefore important you consider this as part of seeking discharge/approval of Planning or Building Regulation Conditions. Planning Permission does not mean construction works can start and Building Regulation Approval is also required. No works should be carried out until such time as Building Regulation Approval has been received and all appropriate Planning and Building Regulation Conditions have been approved/discharged in writing. Under no circumstances should any works be carried out until such time as the client or contractor(s) has informed the appropriate Building Control Department or Building Control Officer. It is essential all conditions and information contained in any Planning Permission, Building Regulation Approval etc. are adhered to. It is the responsibility of the client or person/company carrying out any future works to ensure all Planning Permission and Building Regulation Conditions have been approved/discharged in the appropriate manner and at the appropriate time. Russen & Turner recommends anyone who intends to carry out any works to the application site contacts the Local Authority to discuss what information they require and when they require it. Russen & Turner recommends any person undertaking any on-site works ensures they have received written confirmation from the relevant person/statutory department or statutory consultee all necessary statutory conditions have been approved/discharged. Russen & Turner also recommends the person/company undertaking any works, inform the relevant Planning Department/Authority as to when works are expected to be carried out. This notification should be done so in writing. It is the responsibility of the person who carries out any future works on site to ensure they have notified the relevant Building Control Department of the intended works. It is essential the owner of the site and contractor allows Building Control to make all necessary visits at the appropriate time. It is the responsibility of the client or contractor to notify Building Control (at the appropriate time) when inspections are required. Upon completion of the works, it is the responsibility of the client/future land owner to ensure they have received a Building Regulation Completion Certificate.

Contractors and others are reminded any supporting information forming part of the Planning Permission / Building Regulations Approval may contain information important to the building works and all supporting drawings and such documentation must therefore be carefully read, considered and appropriate action taken.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

These Regulations seek to provide for safe working at the property during and after the works. The Regulations apply to all construction projects, but certain types of projects are classed as 'notifiable' projects (i.e. projects that last more than 30 days or involve 500 person days of construction work). See General health and safety notes below. Under the CDM Regulations 2015, this project is not classed as 'notifiable', however any persons undertaking works on site must be familiar with CDM 2015 and in particular their own requirements in carrying any works. In the event the Principal Contractor believes the works will last for more than 30 days or involve 500 person days of construction works, they MUST notify the HSE in the appropriate manner.

EUROPEAN PROTECTED SPECIES

Any works can affect European Protected Species whether the site has yet to be developed or the works includes demolition or alterations to an existing structure. Should the risk of affecting European Protected Species be present, the client is recommended to seek specialist advice from a suitably qualified Ecologist.

HAZARDOUS MATERIALS

Hazardous material may be present in your property and any contractor or person undertaking any works to a property must be aware of any potential risks involved in carrying out the subject works. This is particularly important where alterations and demolitions works take place. Where asbestos is present, only regulated contractor should remove potentially hazardous materials and a specialist contractor must carry out any demolition works in which hazardous materials will be affected. All properties built prior to the year 2000 may contain asbestos and if your property is before this time, it is advisable you commission an asbestos demolition/refurbishment survey to be undertaken to satisfy your obligation as Duty Holder in compliance with the CoAR (Control of Asbestos Regulations) 2012 & HSG 264 and make any persons who intend to carry out works to your property aware of the findings so appropriate actions can be taken.

GENERAL HEALTH AND SAFETY

Contractors must comply with the Health and Safety at Work etc Act 1974 (as amended). The Act lays down a duty to ensure, so far as is reasonably practicable, the health and safety of all employees, work people and of other persons who may not be in his employ but who may be affected by his operations, such as the emergency services, occupiers/clients on the site and visitors to the site. The health and safety of all such persons, and any other persons, must be taken into consideration and for ensured at all times.

Contractors must also comply with the requirements of all other relevant legislation and regulations including the Management of Health and Safety at Work Regulations 1992, the Provision and Use of Work Equipment Regulation 1998, the Lifting Operations and Lifting Machinery Regulations 1998 (LOLER 98), the Control of Asbestos at Work (Amendment) Regulations 1998, Control of Asbestos Regulations 2012 (and other Asbestos Regulations) and the Control of Substances Hazardous to Health Regulations (COSHH) 1994.

Contractors must note that The Construction (Health, Safety and Welfare) Regulations 1996 specify that, so far as is reasonably practicable, every construction site must provide safe and suitable access and egress, be made safe for the people who work there and provide sufficient working space for any person likely to work on that site, with particular reference to fall prevention, falling objects, stability of structures, demolition or dismantling, explosives, excavations, vehicles and traffic routes, emergency procedures, welfare, training, inspections and other miscellaneous requirements.

The Contractors attention is drawn to various Approved Codes of practice and practical guidance published by bodies such as the HSE, e.g. 'Managing health and safety in construction' (HSE) and 'Fire Safety in construction work' (HSE).

Clients and / or Occupiers who are also home owners should note that if construction work is carried on at their property, premises site etc. they have a duty (amongst others) to ensure, so far as is reasonably practicable, the health, safety and welfare of employees and non-employees (e.g. visitors, contractors, members of the general public). Any person intending to have works carried out to their property/premises, should visit www.hse.gov.uk so they are aware of their duties prior to any works starting.

Other Clients and Occupiers should note that under the Health and Safety at Work etc Act 1974, the Occupiers Liability Acts 1957 and 1984 and other legislation they owe a duty of care to, and have a liability for, the safety of any visitors or other persons, e.g. contractors, on their premises. Any known health and safety hazards must therefore be reported by the Client/Occupier to the Contractor(s), Designers and/or other relevant person before construction works commence or as works proceed.

NEW / REVISED SERVICES

If your new / revised services are not correctly installed they could be potentially dangerous. Many of the regulations relating to services have been altered recently because of public concern regarding safety. Those regulations are subject to regular review. You must ensure that your heating and hot water systems are installed by 'competent persons' (e.g. OFTEC/HETAS/GAS-SAFE registered). A competent person is somebody who has satisfied, after appropriate study, assessment and sometimes examination, an accreditation body they are competent to carry out the relevant type of work. You must provide any new owner with suitable commissioning certificates from the competent person that confirms the work has been properly, and safely, carried out. The Council (Building Control department) will require copies of those certificates before accepting any installation and will not 'sign off' the work, i.e. issue a 'Completion Certificate', until such certificates have been obtained. In extreme cases, if personal injury and even death were to be caused by defective work, you could be held liable for damages and / or criminal negligence. You could face very stiff penalties indeed, even a prison term, bearing in mind an increasing insistence by the public that 'somebody is to blame'. Most lenders, i.e. banks and building societies, require confirmation the work has the benefit of such certification. If such certificates are not available there is a possibility the lender may not lend money on your property. This could affect the value of the property. To sum up, if you do not use a competent person to carry out this type of work, the result could be that:

- Work is not properly completed, indeed could even be dangerous;
- You could be liable if work is not properly carried out; and
- The value of the property could be reduced.

THE PARTY WALL ETC. ACT 1996

The 'building owner' must serve any necessary Notices and agree any Awards required under this Act. For the purposes of undertaking future works, the Party Wall Etc Act 1996 is unlikely to apply to this project, however it is recommended our client and any future owners of the property consult with a suitably qualified Party Wall Surveyor regarding all of the intended works. Dealing with Party Wall matters can be a time consuming process and therefore our client and any future owner of the property should undertake talks with an experienced Party Wall Surveyor well in advance of any works being undertaken.

RUSSEN & TURNER'S 'PROPERTY ADVICE SHEETS' (PAS)

Throughout Russen & Turner's involvement, PAS will be issued to our Clients. These are considered ESSENTIAL reading and must always be read in conjunction with all drawings and documentation produced by Russen & Turner, irrespective of the level of detail shown on any of our drawings. It is imperative any person carrying out on-site works, or future purchaser of the property / land, third party, external consultant or any other person or company involved in this project or otherwise relying on the information on these drawings are provided with copies of all Russen & Turner drawings and associative documentation. This includes all PAS's and any information forming part of a statutory application submission and any correspondence from a statutory body or appointed party. Russen & Turner are happy to provide further copies of drawings or documentation and these will be issued in line with the disbursement charges at the time of request.

INSURANCES

The Contractor must procure and maintain all usual and necessary insurances during the works, e.g. Employers Liability, Public Liability, Insurance for the Works and all unfixed materials and goods etc. and Insurance for injury or damage to any property as appropriate.

The Client/Occupier should procure and maintain all usual and necessary insurances during the works as appropriate and inform his/her insurers of the nature, extent and duration of the construction works prior to the works commencing.

All design professionals and the Principal Designer (if applicable) must maintain adequate insurances including Professional Indemnity insurance throughout the works and at least 6 years thereafter, including Employers and Public Liability insurance.

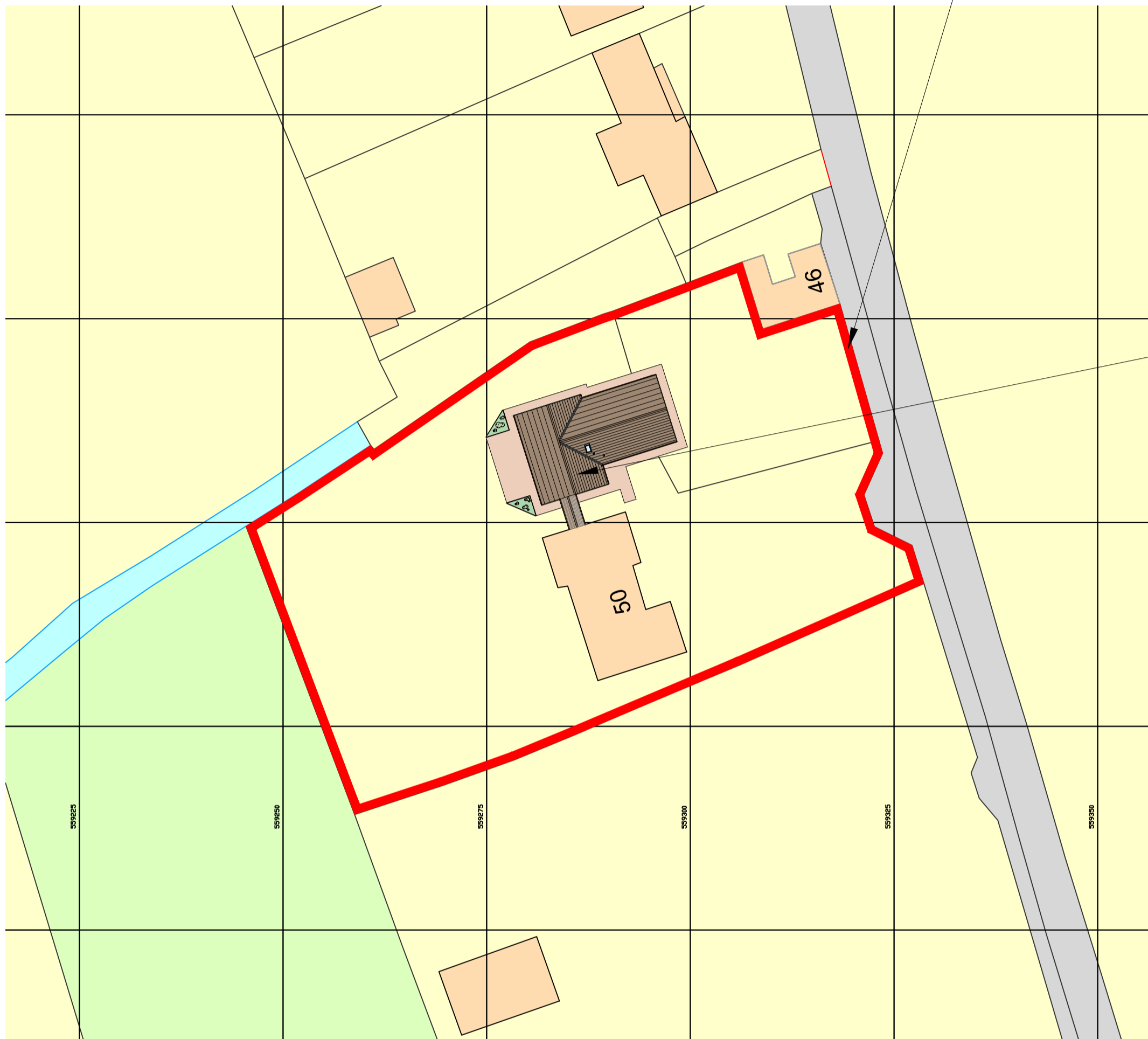
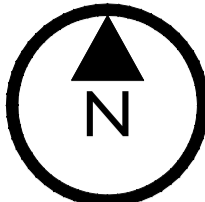
NON-NEGLIGENT INSURANCE

Construction is an inherently dangerous process, particularly when it involves working on or near to existing or neighbouring buildings or other structures. Where damage is caused to neighbouring properties by a contractor's negligence or breach of contract, the contractor will be liable in the tort of negligence or nuisance to the owner of the property which has been lost or damaged. Where the damage is caused to a neighbouring property which cannot be traced to any negligence or breach of contract on the part of the contractor, the employer (you, our client), on whose behalf the works have been carried out, is left with the risk of claims from third parties whose properties have been damaged, but where the contractor is not liable, because it has not been negligent. Examples of activities giving rise to loss include (list not exclusive):

- demolition close to neighbouring property;
- excavation works near to existing foundations;
- piling;
- underpinning;
- de-watering;
- shoring;
- work affecting the load-bearing capacity of an existing structure;
- work on listed buildings and buildings in poor condition.

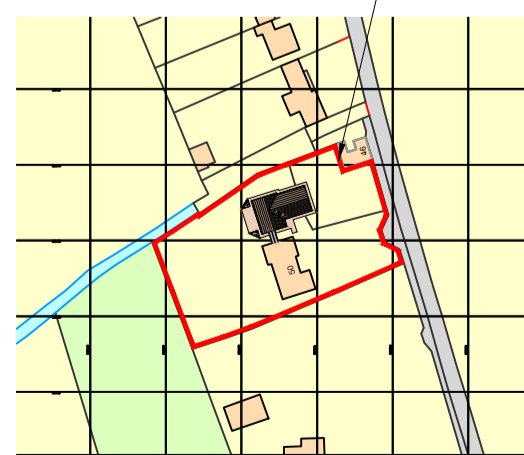
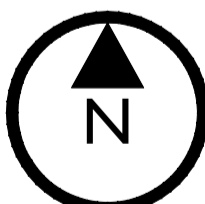
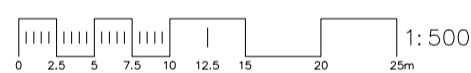
Typically, standard public liability insurance will only cover against damage to third party property which has resulted from negligence. If the subject works damage a neighbouring property or structure, you (our client) could be held liable for the costs of rectifying the damage caused. Depending on the extent of the works, the costs could be extremely high in the event of damage).

As a general rule, it is recommended provisions are made for appropriate non-negligent insurance to be taken out by the contractor in joint names (contractor and employer) in order to protect the Employer (our client) in respect of their legal liability for damage to adjacent or surrounding property which cannot be traced to any negligence or breach of contract on the part of the contractor. Russen & Turner strongly advise our client to request non-negligent insurance cover be in place with their preferred contractor. The insurance policy must be sufficiently comprehensive depending on the potential risks associated with the subject works.



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Location Plan Scale 1:500



Location Plan Scale 1:2500



Red line denotes Planning Application site.

Proposed Annex.

DISCLAIMER

The Ordnance Survey Plan provided is as acquired via PROMAP and only provides physical features and not the Legal boundaries as a true fact and as a matter of law, it is used for the purposes of obtaining planning consents and is used for convenience, practice and identification purposes only.

Section 60 of the land registration act 2002 contains general boundary rules which makes it clear that boundaries shown on Land Registry/Ordnance Survey plans are, not precise but only an indication of where the boundary lies.

The plan is supplied for planning purposes only and is not to be relied upon in a court of law to matters regarding cases of Boundary Disputes, Adverse Possession, Conveyance or relied upon as Extrinsic Evidence other than for its intended purpose.

IMPORTANT INFORMATION

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER INFORMATION CONTAINED ON RUSSEN & TURNER DRAWINGS. THIS DRAWING MUST NOT BE REVIEWED IN ISOLATION.

DIMENSIONS MUST NOT BE SCALED FROM THE DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE. THIS DRAWING HAS BEEN PREPARED FOR DISCUSSION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES.

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Drawing Title :
Site and Location Plan