

Notes

1.0 - General

- 1.1 - All works subject to approval by local authority planning and building control departments - no works to start until such approvals are in place.
- 1.2 - All dimensions pitches etc - designated or not to be checked by the builder prior to costing / buying / building.
- 1.3 - Any method or material specified or detailed may be altered / amended subject to approval by the L.A. Building Inspector and client. Any such change to be fit for intended purpose.
- 1.4 - Do not scale from this drawing.
- 1.5 - Report any discrepancies immediately to the designer.
- 1.6 - This drawing is copyright and no part of it may be reproduced in any form without the express written permission of The Home Designers Ltd.
- 1.7 - Unless agreed otherwise, The Home Designers Ltd will retain intellectual property of the information provided on this plan, including the use of the original CAD drawings, and no part of this drawing may be reproduced in any form without express written permission. If required, terms and costs for an assignment of copyright for the original CAD files can be agreed.

2.0 - CDM Regulations

- 2.1 - The client must abide by the Construction (Design and Management Regulations) 2015 which apply to ALL building works, and it is their responsibility to ensure a Principal Designer is appointed prior to any works (design or construction) commencing.
- 2.2 - The Principal Contractor to produce (and update throughout the works) a Construction Phase Plan, and provide the Principal Designer with this together with any operation & maintenance manuals at the end of the project, such that a Health & Safety File can be provided to the client.
- 2.3 - Additionally, it is the client's responsibility to ensure that the Health & Safety Executive are notified (F10 form) of projects that will (a) last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project, or (b) exceed more than 500 person days.

3.0 - Party Wall Act

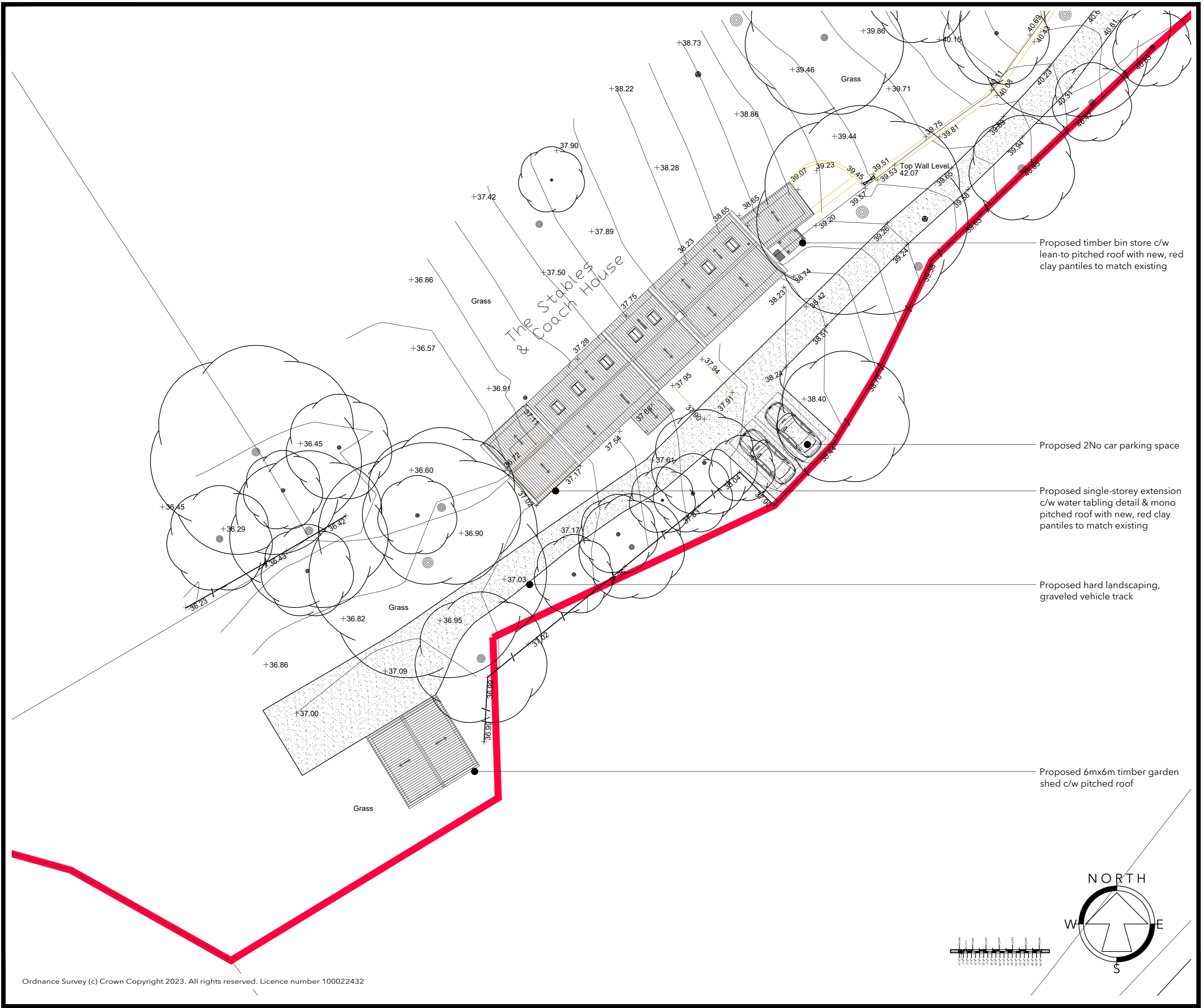
- 3.1 - The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
 - Support of beam
 - Insertion of DPC through wall
 - Raising a wall or cutting off projections
 - Demolition and rebuilding
 - Underpinning
 - Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
- 3.2 - A Party Wall Agreement is to be in place prior to start of works on site.

4.0 - Health & Safety

- 4.1 - The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

5.0 - Materials & Workmanship

- 5.1 - All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.



Proposed timber bin store c/w lean-to pitched roof with new, red clay pantiles to match existing

Proposed 2 No car parking space

Proposed single-storey extension c/w water tabling detail & mono pitched roof with new, red clay pantiles to match existing

Proposed hard landscaping, gravelled vehicle track

Proposed 6mx6m timber garden shed c/w pitched roof

P4	Settings changed	KG	ND	20.10.23
P3	Minor changes	KG	ND	26.09.23
P2	Bin store reduced in size	KG	ND	25.09.23
P1	1st Issue	KG	ND	21.09.23

Rev	Description	By	Chk'd	Date
Drawing Status: PLANNING				
Client: Mr & Mrs Kenny				
Giles Arthur Architects Tel: 07813621146 Email: architecture@gilesarthur.co.uk Web: www.gilesarthur.co.uk				
Project: Proposed conversion to residential annexe. The Stables and Coach House to Old Vicarage, Embleton NE66 3UZ				
Drawing Title: (A3 sheet) Proposed site plan				
Scale: 1:200	Drawn / Chk'd: KG/ND	Date: Aug'23		
Project No: THD23-061	Drawing No: 20	Rev: P4		