



 New patio area –  
indicative drawing.

General Notes

The Contractor must check all dimensions and general layout before commencing work on site – IF IN DOUBT-ASK DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES.

The contractor will ensure that all elements of the structure are suitable for the intended purpose and fitted / installed in accordance with the manufacturers instructions.

All elements of the structure / project to be manufactured / installed to current UK & EU standards, including BBA and Building Regulations 2010.

The contractor will be aware of current H&S / CDM legislation and ensure that the Site / Project operates within and conforms to said legislation. If this project is subject to Planning Approval and Building Regulations, it is the clients responsibility to ensure that all samples of facing materials, such as brickwork, roof tiling, etc, are examined and approved by the Local Authority Planning & Building Departments, before work commences on Site.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- (b) Exceeds 500 person days.

Or:

- (b) Exceeds 500 person days.

PARTY WALL ACT

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 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
- A Party Wall Agreement is to be in place prior to start of works on site.

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No.	Revision/Issue	Date
E	Amended layout and elevations.	31/01/2024
D	Amended layout and elevations, following consultation with Conservation Officer.	31/01/2024
C	Amended layout and elevations.	08/01/2024
B	Amended layout and elevations, following consultation with Conservation Officer.	08/01/2024
A	Amended layout and elevations.	09/06/2023

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Project Name and Address

PROPOSED EXTENSION & RENOVATION  
THE MOUNT, GREAT NORTH ROAD  
TUXFORD  
NG22 0NW

Drawing No: GPA/10/23/0303E	Scale 1:50
Date 23/10/2023	at A1 (as noted.)
Title PROPOSED – ISOMETRIC	