

This drawing is for statutory approvals only.

1. All works to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and British Standards.
2. All works to be coordinated and checked by contractor. These drawings are provided as an indicative outline from which the builder can provide a detailed quote following site visit and assessment of the works. Where any additional work not included in this outline the contractor is to advise the homeowner of costs.
3. The contractor MUST check all dimensions and particulars prior to commencement of work. All Structural Elements (Walls, Rafters, Eavesings ETC.) are to be checked by the contractor and exposed by the contractor and checked on and by the Local Authority prior to start to confirm ability to sustain new loads.
4. **CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015.** Contractor to plan, manage and monitor construction work under their control so it is carried out without risk to health and safety. For projects involving more than one contractor, coordinate their activities with others in the project team - in particular, comply with directions given to them by the principal contractor or principal contractor's representative. For single contractor projects, prepare a construction phase plan.
5. All new skirting/architraves to match existing, unless stated otherwise by the client.
6. All electrical installations to the standards required by 'Part P' of the Building Regulations. GAS Installation to be 'Gas Safety' (Installation and use) Regulations.
7. **PARTY WALL ACT:** where there is encroachment on neighbours property or building within 3m or 6m of the adjacent Property, then permission MUST be obtained under the act. All proposed brickwork and roof tiles to match existing.
8. All proposed brickwork and roof tiles to match existing.
9. Any existing Load Bearing Walls to be altered will be done so according to the Building Regulations.

This drawing is for illustration only and is not to be used for construction. Contractor to confirm all dimensions on site and satisfy themselves of all existing drainage, gas and electrical runs prior to commencing work on site.

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Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

EOHMA Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of EOHMA Ltd.

PLANNING

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STATUS		COMPFIL		XREF	
Drawn by	date	checked by	date	Scale at A1	Scale at A3

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1_CHATSWORHT_GROVE

1951 (20) PROPOSED SINGLE STOREY

Job No.	CPI cat.	Dwg No.	Revision
1951	CPI CAT	20 003	REV

PROPOSED BASEMENT FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED LOFT FLOOR PLAN