

NOTES - DESIGN ADAPT & BUILD LTD

The architectural and design services provided for this project have been prepared for planning or building regulations application purposes only, where detail is inserted for proposed structural alterations this is for guidance only, a full structural engineers report must be obtained with full calculations to complete work on site.

You must give further consideration to all work on site either before or during the construction of the proposal, including the possible need to engage a structural engineer. Where the client engages a structural engineer, this drawing along with all calculations must be read in conjunction with the structural engineer's information and notes.

All drawings and specifications should be read carefully and confirmed with the building control officer as works proceed.

Sizes
All sizes, measurements and dimensions must be checked and verified on site by the contractor prior to starting or completing any work, before ordering materials or installation, no liability will be accepted for any errors or omissions in the drawings, all plans, sizes, specifications are for guidance only, all works must comply and be agreed with the local building control officer.

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.
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:

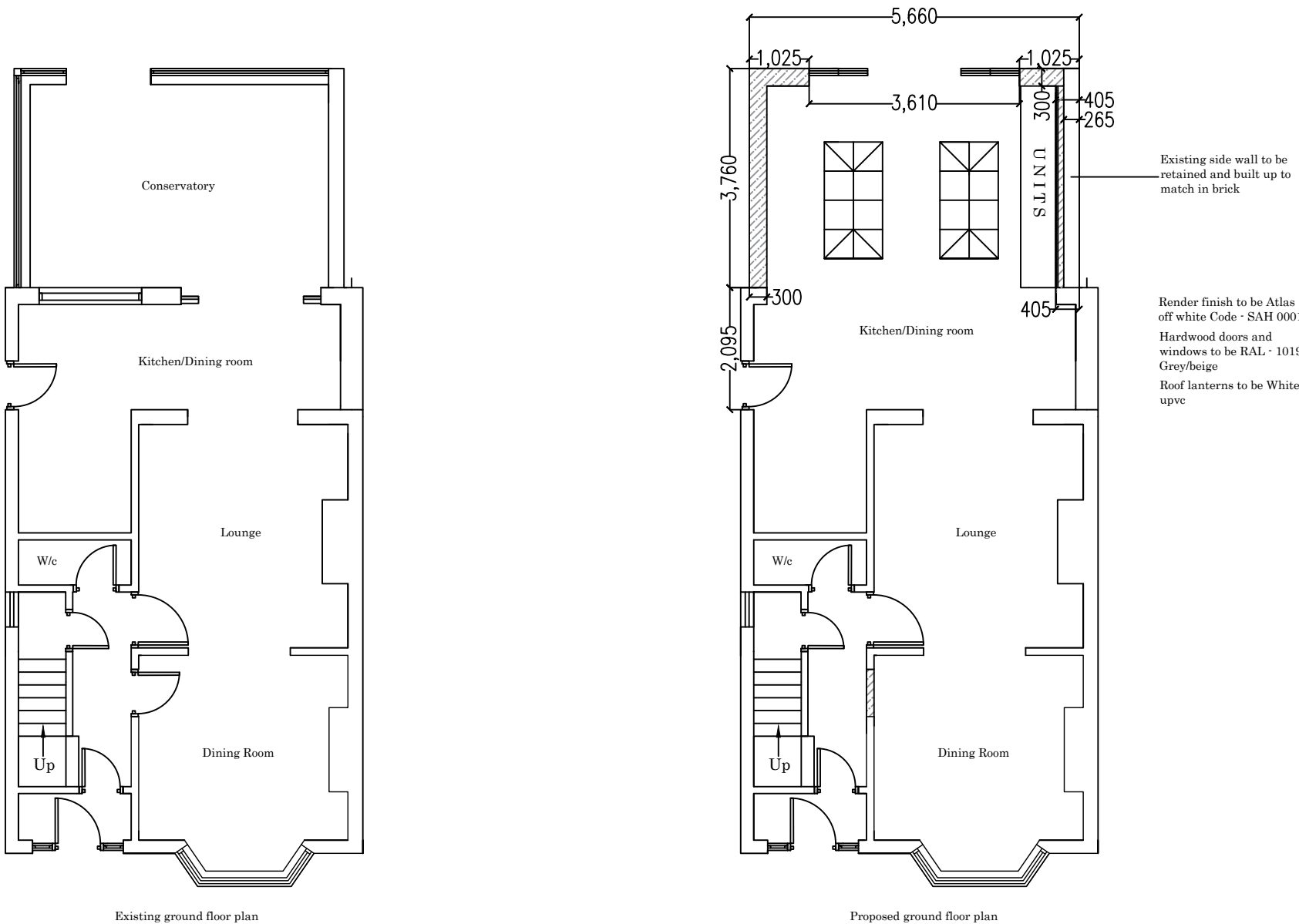
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 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.

MATERIALS AND WORKMANSHIP
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.

DRAWINGS
The drawings produced by Design adapt & build ltd are copyright and should not be copied without written approval from the company.

GENERAL
All work completed on site must comply with the latest building regulations and in accordance to the local building control direction on site.
Changes can be made in relation to any aspect of the work to be carried out when requested by any statutory authority.



Design adapt & build ltd

Architectural design & building regulations

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Date: May 12th 2026

Scale @ A2: 1:100

Drawing no: PL-01938-1 - Floor plans

Project: Single storey
rear extension

Drawn by: AB