

Do not carry out any building work without full building regulations approval, any works carried out prior to this will be at the risk of the builder and property owner.

Party wall act 1996 A notice of intention to work must be given to all affected neighbours if the work involves: Work on an existing wall shared with any property* Building on the boundary of another property* Excavating near a neighbouring building. Full details of the proposal are to be made available to the neighbours and a clear statement of notice under the party wall act (1996) be served 2 months before the planned date of work. Note: Boundary ownerships and their exact location are the responsibility of the client and are to be determined / agreed with the contractor / neighbour prior to the commencement of any building works and are not the responsibility of the authors of this drawing. No dimensions are to be scaled from the drawings only exact dimensions are to be taken, any discrepancies are to be flagged up to the designer immediately.



Site Location Plan

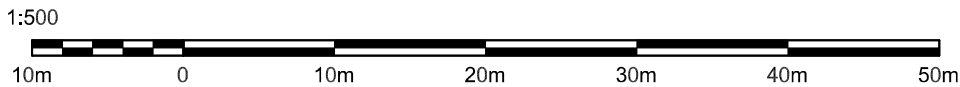
1:1250 @ A3

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Site Block Plan

1:500 @ A3



GENERAL NOTES.

1. This drawing is to be read in conjunction with all relevant structural engineers and other specialist details and specifications. Do not scale from drawings except for planning application purposes.
2. It is the responsibility of the contractor to check all setting out information (levels, dimensions, co-ordinates etc.) indicated on this drawing prior to commencement of this work. The Engineer shall be notified of any discrepancies and no works shall be commenced until further instructions are received in writing.
3. For setting out of structural steelwork refer to the Structural Engineers drawings.
4. The contractor is to comply in all respects with current building legislation, British standard specifications, building regulations, construction (design and management) regulations, party wall act etc whether or not specifically stated on this drawing.
5. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.
6. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design and planning/density negotiations. Sketch proposals may be used upon enlargement of os sheets and visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of cdm regulations.
7. Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.
8. This plan should only be used for its original purpose, KADS (Design) Ltd accepts no responsibility for this plan if supplied to any party other than the original client.
9. Care is to be taken when scaling from hardcopies. KADS (Design) Ltd cannot verify the accuracy of hardcopies.

HEALTH AND SAFETY
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.

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).

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 the building work involves works on or to an existing Party Wall including:

Support of beam
Insertion of DPC through wall
Raising of wall or cutting of 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.

ASBESTOS
All buildings pre dating the year 2000 should have an asbestos survey conducted by a competent surveyor prior to commencement of works.

Project Existing Plans & Elevations

Client Details Mr. & Mrs. Barry
71 Newstead Avenue, Burbage,
Hinckley, Leicestershire, LE10 2JA.

Orig. Status Survey Drawing ☒ Planning Drawing ☐
Design Proposal ☐ Building Regs. ☐

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Sheet 3 of 3

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Scale A3 Date April 2025

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