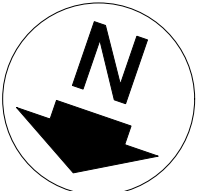


IMPORTANT NOTES TO BUILDER AND CLIENT PLEASE READ

- Work not to commence until planning permission (where applicable) and full building regulations approval is confirmed, Please check with Agent. Client and builder should ensure that any planning conditions are adhered to.
- The client or builder must inform the agent at least 10 days before starting the building work so that a building control application can be submitted and any notifications and comments from the water authority can be dealt with properly.
- It is the builder's responsibility to comply with the requirements of current building regulations and arrange the appropriate inspections so that a completion certificate can be issued to the client and Local Authority.
- All work to comply with Part 7 of the building regulations, materials and workmanship.
- **DO NOT SCALE FROM DRAWING** these drawings are for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions and manufacture of specialist items like doors and windows (which should be measured on site to constructed openings).
- Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
- Any heating, mechanical and electrical alterations and additions shown represent client's requirements only and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler to take additional radiators. All work should comply with current industry regulations and certification before use.
- All electrical work to be carried out to meet requirements of Part P i.e. prior to completion of the work the Building Inspector should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition.
- Any work to existing or new gas appliances is to be carried by GAS SAFE registered personnel and a final test certificate issued before continued use.
- All work must be carried out strictly in accordance with the engineer's calculations and details.

1 **PROPOSED ALTERATIONS**
Scale: 1:50



TITLE		
PROPOSED FLOOR PLAN - LOWER GROUND		
DRAWING NO.	SCALE	DATE
11	1:50 @A3	Aug 2024
DRAWN BY	FILE NAME	
AP	FLAT 2, 9/10 REGENT SQUARE, WC1	