

The proposed drawings have been developed  
 i) as instructed by the client  
 ii) with the full knowledge & agreement of the client.

The contents of these proposed drawings as submitted in this issue to the Local Authority Planning Group DO NOT purport to imply that Planning Permission will be granted  
 It is the clients responsibility to ensure that the contractor works only from the Local Authority approved planning drawings

Proposal for:  
 Existing Use as Flats

NORTH



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Clients shall convene a "kick off" meeting with appointed builders, Oliver's & themselves to discuss project issues prior to commencement date two weeks before construction start date

Client shall advise OLIVERS of any changes prior to, or during project construction

Client is advised to notify their Insurers of this project Insurers responses to be advised to OLIVERS

Client is advised to allow for a contingency fund of 10% of the project cost for  
 a) Items which are subject to discovery  
 b) Client, third party & design requirements  
 c) Construction constraints

CONSTRUCTION NOTES

- General**
- 1) Builder to check all drawing dimensions on site
  - 2) All work to be to the satisfaction of the Local Authority Representative & to be in accordance with the Building Regulations (latest edition)
  - 3) All new work to match existing
  - 4) All work commenced prior to Planning and Building Regulation approvals is at client's risk
  - 5) Client to confirm boundary positions, building structure dimensions to Builder at project start
  - 6) Client to advise location of Local Water Authority maintained sewers. Builder to check all drawing drainage routes for line and level
  - 7) All errors and omissions to be notified prior to Building work commencement.
  - 8) Client shall be responsible for costs of all changes required by L.A. Rep during this project
  - 9) No responsibility can be taken for defective materials & workmanship carried out by the Client, Builder and /or their representatives
  - 10) The terms of the Client's instructions do not include a Structural survey of the total property
  - 11) The builder shall be totally responsible for all "temporary" works necessary to enable him to complete the permanent workscope in a safe manner, to the Client's satisfaction
  - 12) The client shall be totally responsible for the felling of all trees on his property, if they are or are not, subject to Tree Preservation Orders
  - 13) The client shall be totally responsible under the terms of the Party Wall etc. Act 1996 as it applies to this work.
  - 14) Client shall provide all documentation to prove Permitted Development compliance

Rev	Date	Issued for B.R. Issued for Planning Description
B		
A		

**OLIVERS** Building Consultants & Chartered Structural Engineers  
 Client: Marvland Investment Corp

Project Flats  
 19 Holmdale Road  
 London, NW6 1BJ

Drq. Title Site Plan

Drn			
Date	August '17	Scale	1:1250@A4
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IF IN DOUBT - ASK