

A3	Metres	10	20	30	40	50		10	20	30	40	50	1	2	3	4	5	6	7	8	9	10		1	2	3	4	5																							
	Scale	1:1250										1:500										1:200										1:100										1:50									

mbat (Mark Bebbington Architectural Technician) is a trading name of NWD Architects Limited
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General Notes. All work is to be carried out in accordance with the Local Authorities'/Building Contractors' approvals only. Drawings are to be carried out in accordance with the British Standards Codes of Practice and good building practices. All heating appliances are to be installed in accordance with the relevant Regulations, and Certificates of Installation shall be provided upon completion of works. All existing services are to be protected and preserved. The Contractor shall ensure that all work is carried out in a safe manner and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other drawings/specifications provided. The Safety Requirements of the Health and Safety at Work Act 1974, The Management of Health and Safety at Work Regulations 1992, The Construction (Design and Management) Regulations 1996 are all to be adhered to. Similarly, The Construction (Design and Management) Regulations 2015 (www.hse.gov.uk/construction/cdm2015/domestic-clients.htm) are to be adhered to, and it is the complete responsibility of the contractor to ensure that they are aware of all times during construction, to confirm, m-h-l have not assumed the role of principle designer in this instance. The client should therefore ensure that they discuss this matter with their chosen contractor to establish your duties, and those transferred over to the contractor (if a single contractor) or principal contractor (for projects with more than one contractor). At all times on the site, operatives are to wear full protective clothing in accordance with the Regulations. The contractor is to comply in all respects with the current Building Regulations. Detailed specifications stated on this drawing/in this specification document, or noted at this stage of the building operation. All planning approval conditions, whether stated on the drawing or variation must have the approval of Planning, Building Control and the client. The client is to be notified by the nominated contractor of any 'cost variation' to building work before it is carried out. Any deviations from the drawings and specification are carried out at the risk of the contractor/client. Do not scale off the drawings. All dimensions are indicative, and to be checked on the site first. Client is responsible for fulfilling their obligations under the Party Wall Act. Construction of the following requires notice as specified: 1) New walls or Buildings on boundaries between adjoining properties or land, and/or 2) Carry out repairs or modifications etc to existing Party Wall including underpinning or inserting a damp proof course (DPC) and/or 3) Excavations near to a neighbours buildings or wall and excavate deeper than the adjacent structure, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbour or parties involved prior to work commencing. Failure to comply with the terms of the Party Wall Act 1997 may result in prosecution to a fine and/or paying compensation to party/wall-etc-sic-1996-guidance. Similarly, client is responsible for fulfilling their obligations of a Build-over or Near-to Agreement with the necessary water authorities if works are to be carried out or near to a drain run, inspection chamber or manhole, that is to a public sewer. Client/contractor to investigate prior to commencement of works on-site, and liaise with the client, relevant authorities, and all other necessary aspects of existing construction are to be investigated by the contractor on-site and where required proved to be adequate/suitable prior to commencement of works. Drawings/specification are intended to be part of a Building Regulation full plans submission, and therefore subject to Building Contract assessment, and subsequent approval/conditional approval. Please note, there may be subsequent changes to the design, construction, detail and specification following Building Control's assessment.

PLEASE NOTE:- All dimensions, in mm, are estimated.

Rev. A 12.10.21 Revisions.

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Clients

Mr. Imran Ashiq
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Project:

Proposed Balcony and Decking Area
at High Ridge, Oak Alyn Court,
Wrexham LL12 9YT

Drawing:

PROPOSED

Rear Elevation/Elevation X-X

Scale:	1:100	HROAC-021A
Date:	September 2021	