This is an important document and needs to be read in conjunction with all other drawings produced for the project

- All projects approved in relation to Building Regulations and /or Planning Permission must be completed in compliance with the approved documents. Any variations to works as detailed on the approved drawings must be agreed in writing with Building Control / Planning dept. prior to commencement.
- The drawings have been produced for the purpose of gaining Planning Permission and / or Building Regulation approval. There are various items that are not specifically detailed that need to be checked by the Builder and the scope of work / price agreed with the client before work starts. e.g. details of joinery, openings and frame sizes; type and location of services (including new items and adjustments to existing) , finishes, landscaping, external works etc. For the avoidance of any doubt these drawings are not intended to be fully detailed construction drawings, they have been produced for the purposes of gaining permissions. The builder must ensure that he allows for all and any work required to complete the project to a style and standard that matches the existing construction and in compliance with all relevant standards. No claims will be considered by the client for any items not included for at pricing stage that are required to produce a finished project to the correct style and standard.

  The builder must carry out a dimension check of the property including setting out, the roof and its pitch at pricing stage and any discrepancies on the drawings be brought to the clients attention so that the design can be clarified or modified prior to the price being agreed and the work starting.
- **The builder should specifically check and allow for the following:-**

  Adjustment to drainage items above and below ground.
  The scope of adjustments to heating, plumbing, electrical and telephone services.
  Decoration / finishes.
  Details of kitchen and bathroom fittings, new and/or adjustments.
- All work (whether detailed on the drawings or not) must be completed in compliance with current British Standards, Building Regulations, codes of practice and manufacturers recommendations. Where there is no specific relevant code, best practice should be followed. Unless otherwise specified, details to brickwork, joinery and finishes should match the existing work.
- All materials should have a BBA Agreement certificate where ever possible.

Clair Hughes
Chdesign
Call with any queries

DRAW No. : DWG 1 – OAKFIELD – CHURCH LANE – BOWLING BANK.DWG	
Builders are to work to dimensions only. If setting out points or dimensions are required, call the number below rather than scaling off the drawing.	
DO NOT SCALE FOR WORKS DATE: October 2021	Ch DESIGN Athenia – The Green – Northop – Mold CH7 6BD. – [redacted]
DRAWN BY: Clair Hughes CHK'D BY:	PLAN AHEAD, before starting any section of work or ordering materials check for discrepancies or lack of information. Please ask for help.