

[illegible]

The Designs emphasised on this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.

For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guides Nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.

7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.
8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
9. Danger of collapse to trenches caused by heavy machinery, working above or near.
10. Danger of persons falling into trenches.
11. Use of power tools and equipment. Refer to Provision and Use of Work Equipment Regulations 1988 and Electricity at Work Regulations 1989 Electricity Safety, Quality and Continuity Regulations 2002
12. Avoid chasing of walls for Services.
13. Risk of working with glass. Risks of working at height and from falling objects.

17. Risk of overhead power cables within and around the site.
18. Installation and use of flammable materials. Refer to Fire Precautions (Workplace) Regulations 1997
19. Access into and out of site - traffic management into and out of site. Refer to Driving at Work - Managing work-related road safety. INDG 382
20. Precautions to be taken when Working in confined spaces. Refer to Confined Spaces Regulations 1997 And Safe work in confined spaces.
Approved Code of Practice, Regulations and Guidance. L 101

24. Health and Safety (Young Persons) Regulations 1997
25. Ionising Radiations Regulations 1999
26. Management of Health and Safety at Work Regulations 1999
27. Noise at Work Regulations 1989
28. Pipelines Safety Regulations 1996
29. Pressure Systems Safety Regulations 2000
30. Reporting of Injuries Diseases and Dangerous Occurrences Regulations

What does the Part wall Act say if I want to build up against or astride the boundary line?

If you plan to build a party wall or party fence wall astride the boundary line, you must inform the Adjoining Owner by serving a notice.

You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but to serve against the boundary line.

The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.

If the Adjoining Owner does not agree, in writing, within 14 days, to the proposed new wall astride the boundary line, you must build the wall wholly on your own land, and wholly at your own expense. However, you have a right to place necessary footings for the new wall under your neighbour's land subject to compensating for any damage caused by building the wall or laying the foundations. There is no right to place reinforced concrete under your neighbour's land without their express written consent.

excavate, or excavate for and construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, where that work will cut a line down downwards at 45° from the bottom of the neighbour's foundations. You must inform the Adjoining Owner or owners by serving a notice. "Adjoining Owners" may include your next-but-one neighbour if they have foundations within 6 metres. The notice must state whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the Adjoining Owner. Plans and sections showing the location and depth of the proposed excavation or foundation and the location of any proposed building must also accompany the notice.

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

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