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Post

PROPOSED SITE PLAN_{scale 1:100}

GENERAL NOTES

- 1. Foundations** 225mm min thickness, slip foundations provide 150m x 150m either side of support wall. Provide 750mm cover to foundations to ensure they are not exposed and taken down or immediately covered through any of the existing passings under and immediately adjacent to the building. Although signs of passing under have been shown on the drawing there may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the local Authority must be provided. **Alternative Foundations** to be designed by Structural Engineer.
- Concrete mixes to be approved with BS8901 - 1.
- 23. Unsuitable material**
- Vegetable matter such as turf and roots should be removed from the ground to be covered by the building at least to a depth in potential later growth. The effects of root removal on buildings will not be assessed. Mature tree trunks and stumps present on sites with shrinkable clays the potential damage arising from ground heave to services and floors slabs and overcrete concrete should be assessed. Reference should be made to BRE Digest 2862. Where soils and vegetation type would require significant quantities of soil to be removed, and where the foundation should be made via the use of precast piles and driven to the FBS Foundation for the Built Environment 18/05/2025

- [illegible]

When does the Part 1 Act say it will be built up against buildings or outside the boundary? (1)

When you are a party to a boundary dispute, you can't surprise the boundary line, you must inform the adjoining owner by serving a notice. (2)

You also have to give a 14 day notice if you are serving a notice if you plan to build a wall wholly on your own land but against the adjoining boundary line. (3)

You also have to give an enforcement proceedings for failure to serve a notice. However, you starting work without having first given notice is the greater way. Adjoining owner may seek to stop your work by applying to court for an injunction. (4)

How long a notice do I have to serve the adjoining owner? (5)

At least one month before the planned starting date of the work. (6)

At least 14 days before the planned starting date of the work if you are building a wall wholly on your own land but against the adjoining boundary line. (7)

What happens after I serve notice about building? (8)

Notice the adjoining owner. (9)

If the Adjoining Owner agrees within 14 days of the building of a new wall to satisfy the boundary line, the work (as agreed) may go ahead. (10)

If the adjoining owner does not agree, you may apply to the court. The owners share the benefits and cost of that wall will be shared. The agreement must be in writing and should record details of the agreement. (11)

What if the adjoining owner does not agree? (12)

Well, the decision of costs and any other agreed conditions. (13)

If the adjoining owner does not agree, I building within 14 days, I can proceed to build a new wall wholly on my own land. (14)

What if the adjoining owner does not agree, however, you have a right to place necessary reinforcements for the new wall under the new wall's land subject to compensating for any damage caused by building the new wall. (15)

What if the adjoining owner does not agree, however, you may build reinforced concrete against your neighbour's land without their express written consent. (16)

What if the adjoining owner does not agree, however, you may build a new wall within one month after the notice was served. (17)

What does the Act say? If I want to avoid expensive neighbourly disputes, what should I do? (18)

Get the adjoining owner to execute and consent foundations for a new building or structure, with 3 metres of a neighbouring owner's building or structure, where that work will go deeper than the neighbour's foundations. (19)

Get the adjoining owner to execute contract foundations for a new building or structure, with 3 metres of a neighbouring owner's building or structure, where that work will not be a lean down against the neighbour's building or structure. (20)

You must inform the Adjoining Owner or owners by serving a notice. (21)

"Adjoining Owners" may include your next-but-one neighbour if you are building a new wall wholly on your own land. (22)

What if you propose to strengthen or adapt the foundations of the building or structure belonging to the adjoining foundations. Plans must be submitted to the local authority. (23)

Excavation or foundation and the location of any proposed building must be agreed with the adjoining owner. (24)

The Act contains an enforcement provisions for failure to serve a notice. However, you starting work without having first given notice is the greater way. Adjoining owner may seek to stop your work by applying to court for an injunction or seek other legal relief. (25)

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.

Approved Document P (Electrical Safety)

All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical Installation certificate issued under a "Competent Persons" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

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

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Dwg Title:	PLANNING: PROPOSED PLANS & DISABLED ACCESS SITE PLAN
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Drawn:	D.L
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