

PROPOSED LANDSCAPING PLAN scale 1:100

Specification

Preparing of topsoiling
Subsoil that is to recive topsoil shall, whether obviouslsey overcompacted
or not , be thoroughly broken up by hand by heavy rotovator, bu subsoiler or tined
equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm,
cleared of all large stones, bricks, perennial weeds tree roots (excluding living tree roots), coarse
vegetation and other extraneous matter

Subsoil grading

Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversesd by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels

When subsoil is deposited in low lying areas to raise formation levels, it shall be lighly consolidated and left broken up ready to recive topsoil. Imported fill material shall be naturalsubsoil free from metal, concrete or organic material with anyone dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil

Topsoil to be supllied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS3882:1994 Grade B fertile agricultural soil of uniform composition throughout of light to medium texture, not more tahn stoney with stones not exceeding 50mm in any dimension. The soil shall be free off weeds, roots , sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps

The depositing of tempory heaps of topsoil shall be so arranged that possible damageto existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Lanscape Architect, temporary soil heaps shall be on protected ground. Such protection shall shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractors own experse. Areas excavated to recive topsoil but have not had the base lossened shall not be used as temporary off loading areas. If the bottom of excavation has been loosened off, loading on these areas is permisssable.

Spreading topsoil

Prior to topsoil replacement the formation lavel shall be cleared off all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by tosoil 400mm thick.
Topsoil shall be spread in a in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by Landscape Architect.

Mulching

A 75mm compacted layer of medium grade pulverised bark with a particle size of not more then 100mm and containing no more than 10% fines, shall be spread to form continuous layer covering the whole of the bed, or in the case of standard tress shall be in the form of a circle of 600mm diameter around the base of a tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

Rejection Of Plants

Any plant material which in the opinions of the Landscape Architect does not meet the requirements of the specification or is unsuitable or defective in any other way will be rejected. The minimum specified sizes in the plant schedule will be strictley enforced.

Planting

All plant material shall generally be planted between November and March in open cool weather. Planting shall not be taken place in frosty, snowey or water logged conditions. Where approved pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Tom or damaged roots and branches shall be cleanley pruned before planting.

Planting of whips, transplannts and scrubs

The nature of material to be planted is variable and the contractor shall allow for planting to be properly carried but in all cases as described in BS 4428:1989 5.8 Woodland 5.9 schubs. All plants shall be planted at the same depth, or very slightley deeper as they were grown. Roots shall not be bent broken or forced into inadequate pits or notches. Plants shall be upright firmed in and wind resistant with no air pockets around roots. All pots and root wrappings shall be carefully removed before planting. All pots and wrappings arising shall immediatley be picked up and stored ready for removal to tip. Plants shall be planted to the specific centres. On steep slopes this shall be a horizontal measure.

Tree Planting

Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless otherwise directed.
Feathered trees 900x900x450 up to 3 metres high(0.36m) Selected standards 1000x1000x600 up to 4.25 metres high(0.60m) Extra heavy standards 1200x1200x600
Excvated subsoil or stone shall be carted off site to tip. The bottom 250mm of pit shall be dug up broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost For Planting Pits

Compost shall be proprietary product, bark basedincorperating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied . Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill in the following rates.
Feathered trees- 1 baag:80 Litres
Selected standards-1.5 bags: 120 Litres
Extra heavy standards- 2 bags: 160 Litres.

Stakes For Trees

stakes shall be peeled round pressure treated softwood pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished gound level as follows unless directed otherwise:
Feathered trees-750mm (one tie)
Selected standrads-900mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree Ties

Trees shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvernised and shall hold ties securley into the steak. Ties shall not be over light on the tree stems. Ties available from J Toms Ltd ,Wheeler Street, Headcom,Ashford, Kent TN27 9SH ,Feather type 04 select standards Type L1 Extra Heavy standrads Type L3.

Planting of Trees

The tree shall be set upright and at the same depth. The roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming the layers. The soil shall be left level and tidy and subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Turfing

Soil Preparation And Cultivation

All areas to be turfed shal be cultivated to a depth of at least 100mm, allll weeds, stones and refuse larger than 50mm shall be removed to Contractors tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf

Turf shall be extra quality meadow turf and shall comply with BS 3969. The contractor shall supply a sapmle of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turfes are similar to approved sample. The contractor shall inform the Lanscape Architect of the location of the supply so that turf can be inspected prior to lifting.

Season

Turf shall be laid when waether and soil conditions are suitable and where possible preferences should be given to autumn and early winter operations. No turf shall be laid in exceptinally dry to frosty weather or in other unsuitable waether conditions.

Delivery And Stacking

For large areas turf shall be delivered at appropriate intervals throughtout the work so as to avoid stacking for long periods.

Laying

No turf shall be laid until the soil prepartion has been satisfactory completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on pnaks laid closley side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid of planks working over turves previousley laid. Where necessary the turves shall be lightley and evenly fimed with wooden beaters to bottom of the beaters being frequantly scraped clean of accumilated soil or mud. A Dressing of finley sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to levels indicated allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings walls or fences shall be taken to the face of the structure giving complete soil cover.

Laying Around Trees

Turf shall not be laid to within 300mm of any tree trunk.

Watering

The contractor shall be responsible for the replacement of any schorced turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

Maintenance

All maintenance to be caried out up to handover to the adopting authority/housholder from the date of planting and turfing to ensure succesfull establishment. All dead diseased damaged plants must be replace during this time unless local Planning Authority states, in writing and variation to this.

Weeding

All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning

At appropiate time, prune plants to remove dead, dying or diseased wood and ssuckers to promote healty growth and natural shape. Dress cut ends exceeding 25mm diamtere with fungicidal sealant.

Watering

The contractor shall ensure that sufficient water is applied to maintain healty growth.

Grass Cutting

The initial cut shall be carried out wthn first growth is apparent,blades set 20mm above ground. The contractor shall continue cutting as appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, Weeding, Cutting, Repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the houshalder.

Litter

Site to be kept free of litter.

Protection To Existing Trees

The recommendations to BS 5837(2005) trees in relation to construction must be complied with at all times.
No pruning, lopping, felling or servenance of roots is to take place without prior consent of the local authority. Any work to the existing trees is to be carried out by a qualified tree surgeon. The position and construction of of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any material be stored under the canopy of existing trees, and no cement diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees. No fires should be lit in close proximity to existing trees, No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be raised or reduced. Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837
Any excavations under existing tree canopy spreads shall be done by hand.

SITE INVESTIGATION TO FOLLOW BY OTHERS

PLANNING CONDITIONS OF APPROVAL

all hard and soft landscaping works shall be carried out in accordance with the approved details. the work shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed previously with the LPA. any newly planted trees or plants forming part of the approved landscaping scheme which, within a period of 5 years from the completion of the planting, are removed, damaged or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the LPA gives written consent to any variation.

ground conditions as per submitted report.

storage of wheelie bins as indicated on plan

any parking during the construction shall be restricted to within the site boundaries wherever possible and unobstructed turning facilities shall be provided within the site for the delivery of materials and plant. wheel cleaning facilities will be provided via a jetwash on site. and the access road will be cleaned once weekley by the developer.

prior to bringing the development into use the car parking and turning facilities indicated on the approved plan shall be provided to the full satisfaction of the LPA and thereafter kept unobstructed and available for their intended purposes. vehicles will be able to enter and leave the site in forward gear at all times.

during the demolition and construction there shall be no burning of waster or other materials on the application site.

during demolition / construction, no work (including deliveries and vehicular movements) shall take place on sundays or bank holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday.

bin storage and collection as indicated on plan.

Landscaping schedule as indicated on plan.

GENERAL NOTES

1, FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 900mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing these may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once trial hole has been dug.- Alternative Foundations to be designed by Structural Engineer.
Concrete mixes to be in accordance with BS 8500 - 1.

CONDITIONS RELATING TO THE GROUND
There should not be:
a. non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
b. weaker or more compressible ground at such a depth below the foundation as could impair the stability of the structure.

2, Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.

3, All exposed timbers to be treated with a suitable preservative to BS.1282:1975.

4, All new cavities to be closed with 9mm supalux, all new cavities to be linked with existing.

5, All new drains to be Hepworth supersleve and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintols inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS:5572. All boxing in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. (Refer to item D of diagram 4 of the Approved Document L). Deep flow gutters and 64 / 75 mm diameter P.V.C. rainwater pipes.

6, Insulated D.p.c's inserted to all head, jambs and cills of new external openings or thermabate closers

7, All disturbed surfaces to be made good.

8, All new rain water pipes to trapped gulleys.

9, 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm mild steal straps.

10, Opening lights to be min 1/20th total floor plan area.

11, All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5msq in doors, and to screens/ windows within 800mm of finished floor level.

12, Steelwork as noted on plan to comply with BS449, BS4995 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1/2 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer.

Cavity tray to be fitted to lintels within external wall with stop ends and weepholes at each end and @ 900mm cs. Loadbearing internal walls to be 100mm concrete blockwork.

13, D.p.c's to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf.

14, Facing brickwork/stonework to extend min 2 courses below ground level.

15, New concrete lintols over new openings to BS5977 Part 2 1986 (150mm or 225mm) deep where shown.

16, Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS:1234:1978 and to have proprietary Upvc retaining clips to secure the insulation to the inner leaf. Jambs to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around door / window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.

17, Notches and holes to timber joists to be within the following limits. notches - no deeper than 0.125 times depth of joist and not cut closer than 0.07 of the span, nor further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of joist: should be drilled at the neutral axis; and should be not less than 3 diameters (centre-to centre) apart; and be located between 0.25 and 0.4 times span from the support.
No notches or holes to be cut in roof rafters, other than supports where the rafter may be bietsmouthed to a depth not exceeding 0.33 the rafter depth.

18, All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK)

19, All masonry work to comply with BS 5628: P3.
Clay bricks to BS 3921. Engineering bricks to BS 3921.
Concrete bricks to BS 6073. Manufactured stone complying with BS 6457.

20, Mortar: Selection of mortar used below dpc to be in accordance with BS5628: Part 3.
Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.

21, DPM below slab to BS 6515: when the membrane is located below the slab a blinding layer of sand should be provided. The continuity of the membrane as follows:
laps in polyethylene should be 300mm and joints sealed, where necessary.
membranes beneath slab should link with wall dpc's

22, STAIRCASE Equal risers (Max rise 220mm) Equal risers (Min going 220mm) Min Going to Tapered treads of 50mm. 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.

23, Flues (if applicable)
Flues blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max., 45 degree (30 degree preferred), offset at base, bedded in cement mortar grout to comply with B.S. 1181: 1971. All floor and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.

24, Chases:
Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/3 of the thickness of the leaf.
Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall.
Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.

25, All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.

26, The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.

27, Contractor to visit site prior to commencement of work and check all dimensions and familiaries himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.

28, Trickle Ventilation.
Replacement windows , background ventilators to be provided as follows:
Habitable rooms - 5000mm² equivalent area
Kitchen, Utility room and bathroom - 2500mm² equivalent area
Addition of a habitable Room (not including a conservatory) to an existing building.
Background ventilators to be provided to new windows as follows:
If the Additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 8000mm² equivilent area to opening between rooms and to new windows ,and Purge ventilation is provided comprising of 1 or more openings with min total floor area as follows:
Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 1/5th of the room floor area.
For a hinged or pivot window that opening less than 30° opening part should be at least 1/5th of the room floor area.
External doors the Height x width of opening part should be at least 1/5th of the room floor area. ,
If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 1/5th of the room floor area.
Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame.
Openings between habitable rooms and conservatories must be closable.

29, 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 to prevent later growth. The effects of roots close to the building also need to be assessed. Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and oversite concrete should be assessed. Reference should be made to BRE Digest 29822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 24123 and 24224, and to the FBE (Foundation for the Built Environment) report25.

Construction Design And Management Regulations 1994. (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974
Designers CDM Statement
The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".
The Designs emcompassed 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 Buiding 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.

1, The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.

2, Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.

3 All necessary safety precautions to be taken when working at high level. i.e using saftey harness.

4, Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services. HSG 47. Control of Asbestos at Work Regulations 2002. Control of Substance Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmoghere Regulations 2002

5, All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended)

6, Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior

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 1998 and Electricty at Work Regulations 1989 Electricty 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.

14, Risks of working with dust /cement - protective gear/breathing protection to be used. Refer ot Control of Substance Hazardous to Health Regulations 2002.

15, Precautions to be taken when lifting heavy materials /objects and beams into position above 20kg - use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling Operations Regulations 1992

16, Covering of roofs. All work to be carried out with due regard to health and safety regulations.

17, Risk of overhead power cables within and around the site.

18, Installation and use of flamable 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

THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE.

21, New Roads and Street Works Act 1991

22, Construction Health Safety and Welfare Regulations 1996

23, Health & Safety (First Aid) Regulations 1981

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 1995

31, Supply of Machinery (Safety) Regulations 1992 (as amended)

32, Workplace (Health, Safety and Welfare) Regulations 1992 Guidance

33, Managing Health and Safety in Construction. Approved Code of Practice and Guidance. HSG 224

34, Successful health and safety management. HSG 65

Vibration Solutions. HSG 170

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 up 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.
How long in advance do I have to serve the notice?
At least one month before the planned starting date for building the wall. The notice is only valid for a year, so do not serve it too long before you wish to start.
What happens after I serve notice about building astride the boundary line?
If the Adjoining Owner agrees within 14 days to the building of a new wall astride the boundary line, the work (as agreed) may go ahead. The agreement must be in writing and should record details of the location of the wall, the allocation of costs and any other agreed conditions.
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.
You may start work one month after your notice was served.
What does the Act say if I want to excavate near neighbouring buildings?
If you plan to excavate, or excavate and construct foundations for a new building or structure, within 3 metres of a neighbouring owner's building or structure, where that work will go deeper than the neighbour's foundations; or 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 drawn 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.**
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.
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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 relevent 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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Project: PROPOSED 4No. NEW DWELLINGS	
Dwg Tile: ***PLANNING***: PROPOSED LANDSCAPING PLAN	
Date: NOV 2024	Scale: 1 : 100 @ A1
Job No: 10.18.311	Dwg No: PL01
Drawn: D.L	Checked: D.L