



IMPORTANT NOTES FOR CLIENT/ CONTRACTOR

WITH EFFECT FROM 01 OCTOBER 2018, SECTIONS OF SEWER PIPES OR DRAINS WHICH ARE SHOWN WITH ANOTHER PERSON'S PROPERTY, OR ARE KNOWN AS ANOTHER PERSON'S LAND AND WHICH HAD BEEN PRIVATELY OWNED WERE TRANSFERRED BY LEGISLATION TO BECOME 'PUBLIC SEWERS' WHICH ARE OWNED AND MAINTAINED BY THE SEWERAGE COMPANIES. DETAILS OF THE CHANGES CAN BE FOUND AT WWW.SOUTHERNWATER.CO.UK/DMSETOCUSTOMERS

THE LOCATION OF THESE NEWLY ADOPTED SEWERS WILL NOT BE SHOWN ON THE OFFICIAL 'MAP OF SEWERS' AND THEIR POSITION IN RELATION TO PROPOSED BUILDING PROJECTS WILL BE LABELED 'UNKNOWN'. CONSEQUENTLY, APPLICANTS WILL NOT BE ADVISED BY THESE SEWERS BY THE USUAL CONSULTATIONS WITH THE SEWER AUTHORITY WHICH TAKE PLACE WHEN PROPOSALS ARE BEING CONSIDERED FOR PLANNING PERMISSION OR BUILDING REGULATIONS PURPOSES.

IF YOU SUSPECT YOUR PROPOSAL MAY INVOLVE A PUBLIC SEWER IN EITHER OF THE FOLLOWING WAYS, YOU SHOULD CONSULT THE RELEVANT SEWER AUTHORITY BEFORE COMMENCING CONSTRUCTION WORK TO MINIMIZE ANY POTENTIAL DELAYS:

- 1) YOUR PROPOSAL INVOLVES BUILDING OVER, OR WITHIN 5 METRES OF, A PUBLIC SEWER, OR
- 2) YOU WISH TO MAKE A CONNECTION TO, OR ALTER THE FOOTING OR ACCESS TO, A PUBLIC SEWER

ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING, APART FROM BY LOCAL AUTHORITY.

NO WORK IS TO BE COMMENCED UNTIL FULL PLANNING PERMISSION/ BUILDING REGULATIONS HAVE BEEN APPROVED AND ANY CONDITIONS DISCHARGED. ANY WORK STARTED PRIOR TO APPROVAL IS ENTIRELY AT CLIENT'S/ CONTRACTOR'S RISK.

THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL LEVELS, DRAINING ETC, PRIOR TO ORDERING MATERIALS AND STARTING WORK. ANY DISCREPANCIES ARE TO BE REPORTED BACK TO RMR ARCHITECTURE LTD PRIOR TO COMMENCEMENT OF WORKS.

WHERE APPROVAL OF MATERIALS BY LOCAL AUTHORITY IS A CONDITION OF THE PLANNING/ CONSENT, SAMPLES MUST BE SUPPLIED TO THE RELEVANT OFFICE OR APPROVED IN WRITING BEFORE RELEVANT WORKS ARE COMMENCED.

ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY/ BUILDING CONTROL OFFICER IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFINISHED BUILDING WORKS MAY BE REQUIRED ON SITE.

IT IS THE RESPONSIBILITY OF THE BUILDING OWNER OR TENANT, TO COMPLY WITH THE REQUIREMENTS OF 'THE PARTY WALL ACT 1996' IN RESPECT OF EXCAVATION AND CONSTRUCTION IN PROXIMITY TO CERTAIN BUILDINGS OR STRUCTURES AND FOR CONNECTED PURPOSES.

IT IS THE RESPONSIBILITY OF THE BUILDING OWNER TO NOTIFY RMR ARCHITECTURE OF ANY PUBLIC SEWERS WHICH MAY PASS THROUGH, OR NEAR TO THE PROPERTY, AS A SEWER SURVEY WILL NOT BE PURCHASED UNLESS WE ARE NOTIFIED OF THEIR PRESENCE.

DRAWINGS HAVE BEEN PROVIDED FOR PLANNING PERMISSION/ BUILDING REGULATIONS SUBMISSIONS ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

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PROJECT TITLE: PROPOSED EXTENSION

STATUS: PRELIMINARY

DRAWN BY: EL
DATE: 5TH FEB 2021
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN
SCALE: 1:100 @ A1
DRAWING NO: P203

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REV
3/6/2021
DATE

AMENDMENTS
DESCRIPTION