

Any work carried out prior to the receipt of Planning and Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

No manhole covers were lifted prior to construction, therefore, Contractor to determine location of all services prior to starting work on site (and to arrange any necessary approvals that may be required as a result of the proposals).

Any assumptions stated on the drawings (including direction of existing floor joists or other elements of the structure) to be checked by Contractor prior to commencing structural alterations. Any changes to be reported to S Biddle Ltd.

All specialist manufacturers should take site measurements for elements such as windows, doors, stairs and balconies.

New structural steel connection details to be determined by the Contractor's appointed steel fabricator/supplier

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads.

PUBLIC SEWERS AND OTHER SERVICES. It is the homeowner's responsibility to determine whether there are any public sewers or manholes (typically owned by Thames Water) on the property and to advise S Biddle Ltd accordingly as the position of sewers or manholes could have a significant impact on the final design if they cannot be moved. Any 'Build-over Agreement' required for building within 3m or over a public sewer is the responsibility of the homeowner to secure from Thames Water. It is also the homeowner's responsibility to contact any other utility services (water, gas, electricity) where the utilities are suspected of crossing the site and to notify their contractor accordingly.

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Client	Mr & Mrs H. Crowther			
Address	18 Radcot Close, Woodley, Reading RG5 3BG			
Drwg No	CROWTHER-0824-01			Scale: (A2) 1:50
Title	PROPOSED GROUND FLOOR PLAN			
	1m	2m	3m	4m

