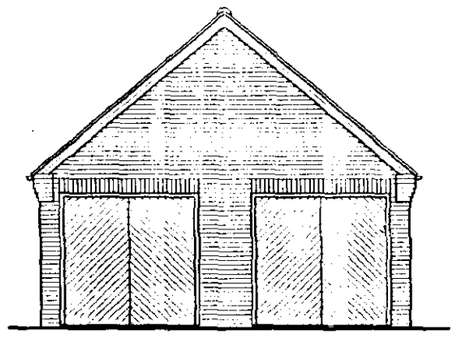
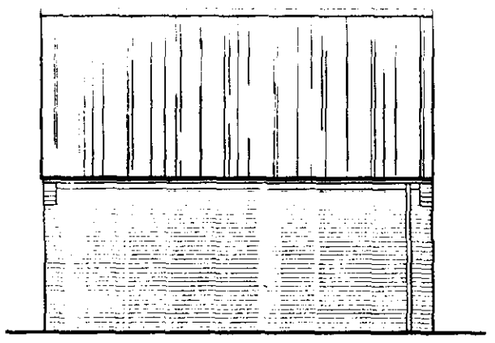
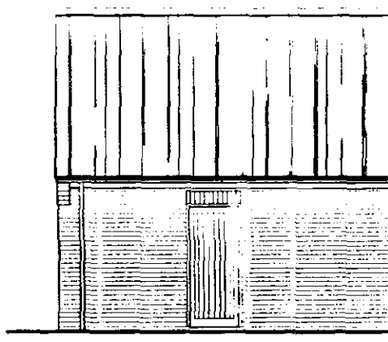




FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 40 deg. . 38 x 100 ridge node binders 38 x 100 ceiling binder: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1,5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 100mm Tarmac Hemelite insulation block to form 215mm wall

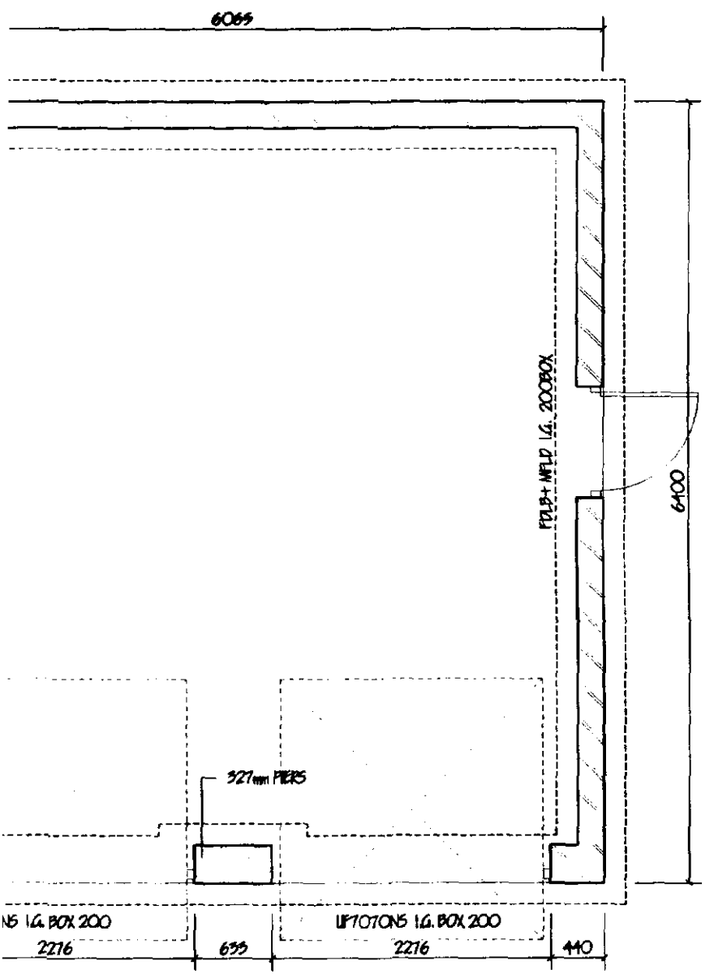
SUB STRUCTURE WALLING.
2 x 100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5T4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

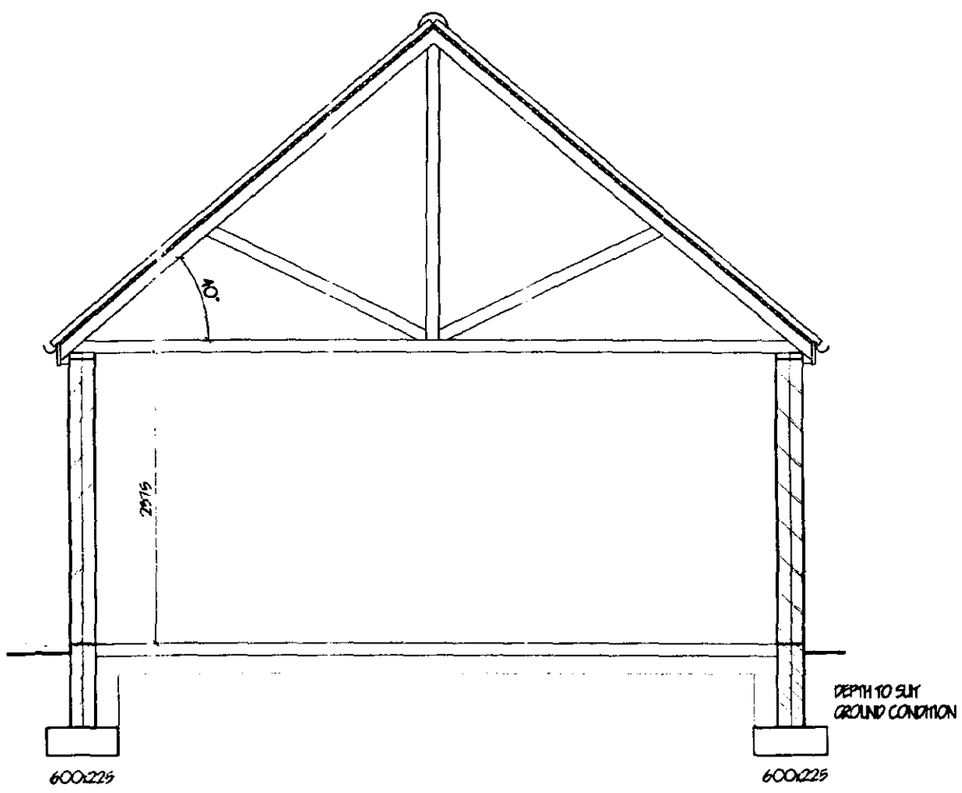
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all 5T4 mix to B.S. 5328 1990
All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.



FLOOR PLAN



SECTION

SHDC
Planning & Development
18 APR 2002
Ref CH53/02

D

ref revis

G

E-Mail

Project
PRO
MILL
WHA
SPA

Client
J. P

Drawing

Job Ref
457

Date
MA

Scales
1:5(

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This drawing
The General
All details shown
to the area. No
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considered. Sit

LANDSCAPING, TREE PLANTING & FENCING SCHEME

A 1.8 metre high close boarded acoustic fence
B Lincolnshire post & rail fence

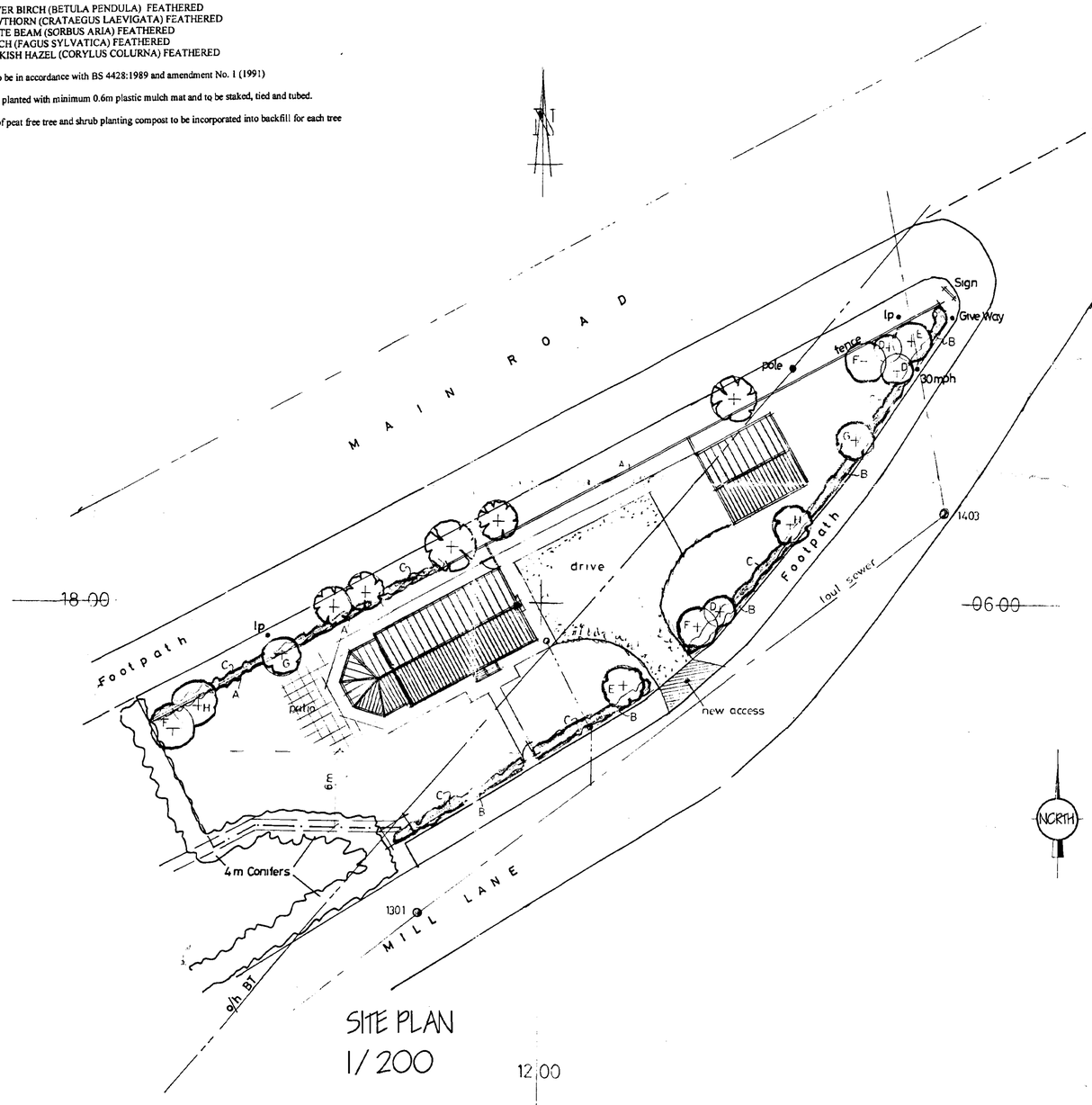
C MIXED HEDGE
- (a) Hawthorn (Crataegus Monogyna)
- (b) Beech (Fagus Sylvatica)
- (c) Blackthorn (Prunus Spinosa)
- (d) Buckthorn (Rhamnos Cathartica)

D SILVER BIRCH (BETULA PENDULA) FEATHERED
E HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
F WHITE BEAM (SORBUS ARIA) FEATHERED
G BEECH (FAGUS SYLVATICA) FEATHERED
H TURKISH HAZEL (CORYLUS COLURNA) FEATHERED

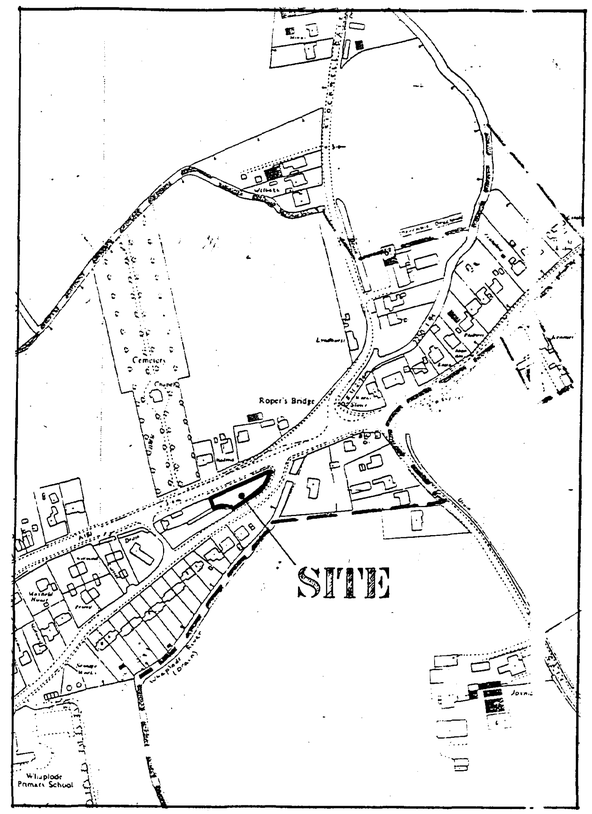
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1/200



LOCATION PLAN
1/2500

DETERMINED PLAN

SHDC
Development
18 APR 2002
Ref 0453/02

ref	revision	date
A	AMENDED COTTAGE DESIGN	APRIL 02

G. R. MERCHANT
I.ENG AMICE FIIWO
GRM
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail G. R. Merchant @ Merchant. FS. Co. UK

Project
3 BEDROOM COTTAGE
MILL LANE
WHAPLODE
SPALDING LINCS

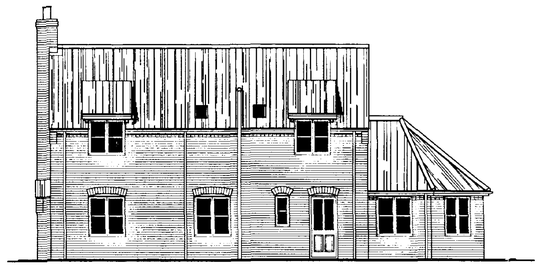
Client
J P BUILDERS

Drawing
SITE & LOCATION PLANS

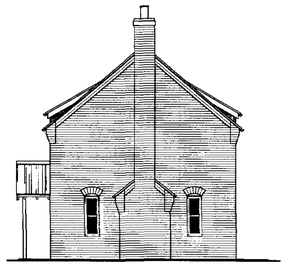
Job Ref	Drawing No
457-02	03-A
Date: MARCH 02	Drawn: GRM

Scales
AS INDICATED

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All materials to be new unless other- as stated and all components and materials etc. to be used fitted or installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to - respective British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all means ma necessary to achieve compliance with Health and Safety Legislation on Building sites and which- sides. The Employer / Client is advised that of cubic the works need to comply with the Construct- n Design and Management Regulations an Independent Planning Supervisor will be required. -e works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the w -rks shall be deemed to be included.



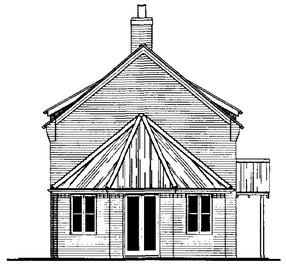
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired combination boiler (min SEDBUK B2A) All with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling and Boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipework to be insulated to B.S. 5422:2001. Heating Engineer to provide a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1/1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units with Low 'E' 0.9 Glass) max 'U' value 2.0 W/ sq.m. K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexible jointed and laid to makers' instructions to a fall of 1:40 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both side: of wall with ribbed sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Baths, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mtr. conc. infill around flue as work proceeds: 7mm roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J. (part C 1-29). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messers. I.G. Codes LI/S 75 and LI/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 firetire board or receive 12mm render and skim. Provide Pan-end weep holes and stopends to cavity tray

WALLING.
285 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: bded into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/1268 & 86/1584. 100mm Tarmac Hamelite solid insulation blocks or similar: Cavity walls tied toaether using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Part 1:1975. External walls to have max. 'U' value of 0.35 W/ sq.m.K : internal walls of 100mm Tarmac Hamelite solid insulation blocks: All to receive 10mm S/C render and 3mm skim (except garage). Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/ c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

LEVEL ENTRY THRESHOLD
Provide "Bolton & Paul" Mobility door frame & threshold (FN29M-MOD) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS/ DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follow:: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 75mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. brg min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore:

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC3 grade joists stamped "DRY" or "K" to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/ c 30 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 2No. joists with end bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on blockwork below.

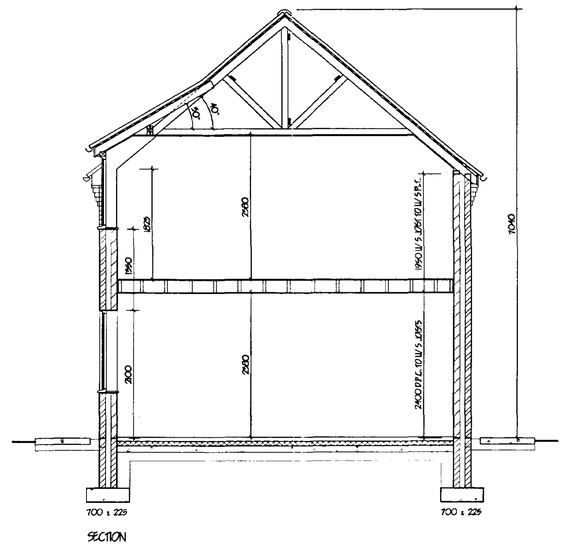
STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/ a strings 13No. risers of 200mm ca. 25 x 225: 225 going, ca 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395-1977. Staircase to have ca. 95 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S 6399, Pt 2. Twinpaste specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 40 deg. 38 x 100 ridge rode binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 90 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade. stamped "DRY" or "K" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over the ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

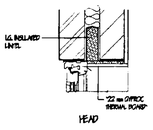
DORMER CONSTRUCTION
Form 30 deg. pitch oak slide dormer as shown on plans roof covering as main roof on 47 x 125 rafters at 400 c/ c on 75 x 100 head plate: 12.7mm plasterboard and skim to ceiling with 50mm "Celotex" TS1 insulation board laid between rafters: Form external walls and cheeks of Code 4 lead on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 89 c.l.s. timber studs at 400 c/ c : 50mm "Celotex" TS2 between studs: Finish internally with 12.7mm Gyproc "duplex" plasterboard and skim: Form code 4 lead flashing to dormer cheeks.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper storey's of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.mm. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) The bottom of the openable area should not be more than 1100mm above floor level

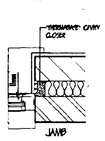
CEILINGS.
Flat ceilings 250mm glassfibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 50mm "Celotex TS2" between rafters. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted slops: Access panel to be 12mm ply with layer of 12.7mm firetire board fixed to face. 100mm Jabbite to top surface. Provide slide bolt fasteners & draught seal all round



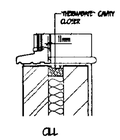
SECTION



HEAD



JAMB



CILL

REVEAL DETAILS

DETERMINED PLAN

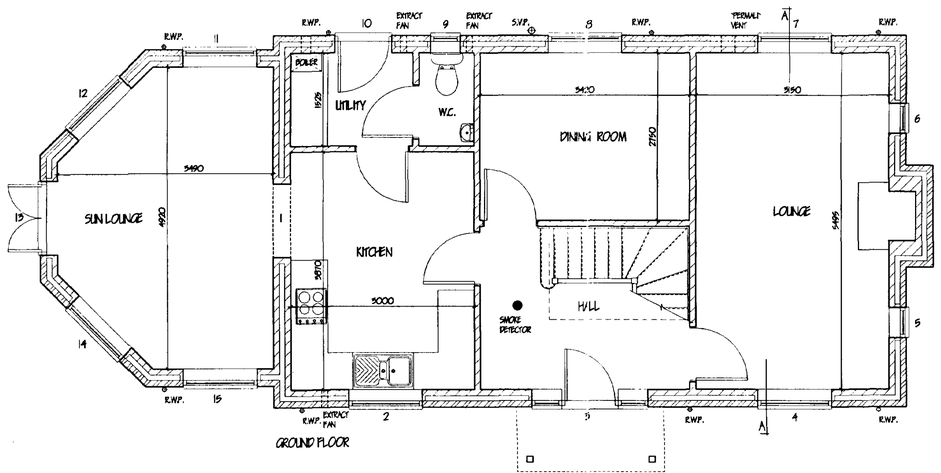
LIMITATIONS.
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The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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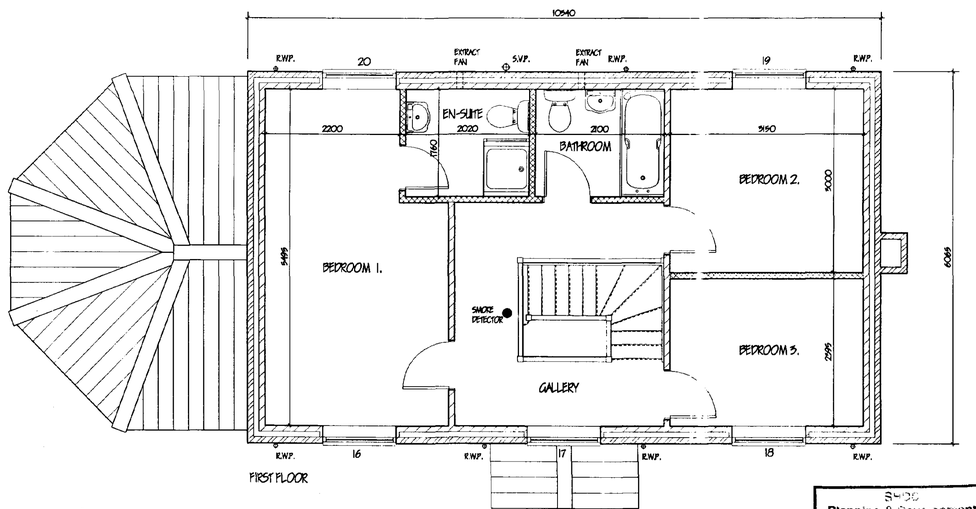
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
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SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



GROUND FLOOR



FIRST FLOOR

Planning & Development
18 APR 2002
Ref 0453/02

ref.	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
PROPOSED 3 BEDROOMED COTTAGE
MILL LANE
WHAPLODE
SPALDING LINCS.

Client
J.P. BUILDERS

Drawing
FLOOR PLANS-SECTION-ELEVATIONS

Job Ref	Drawing No.
457-02	01
Date	Drawn
MARCH '02	J.C.

Scales
1:50 1:100

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LANDSCAPING, TREE PLANTING & FENCING SCHEME

A 1.8 metre high close boarded acoustic fence
~~B Lincolnshire post & rail fence~~

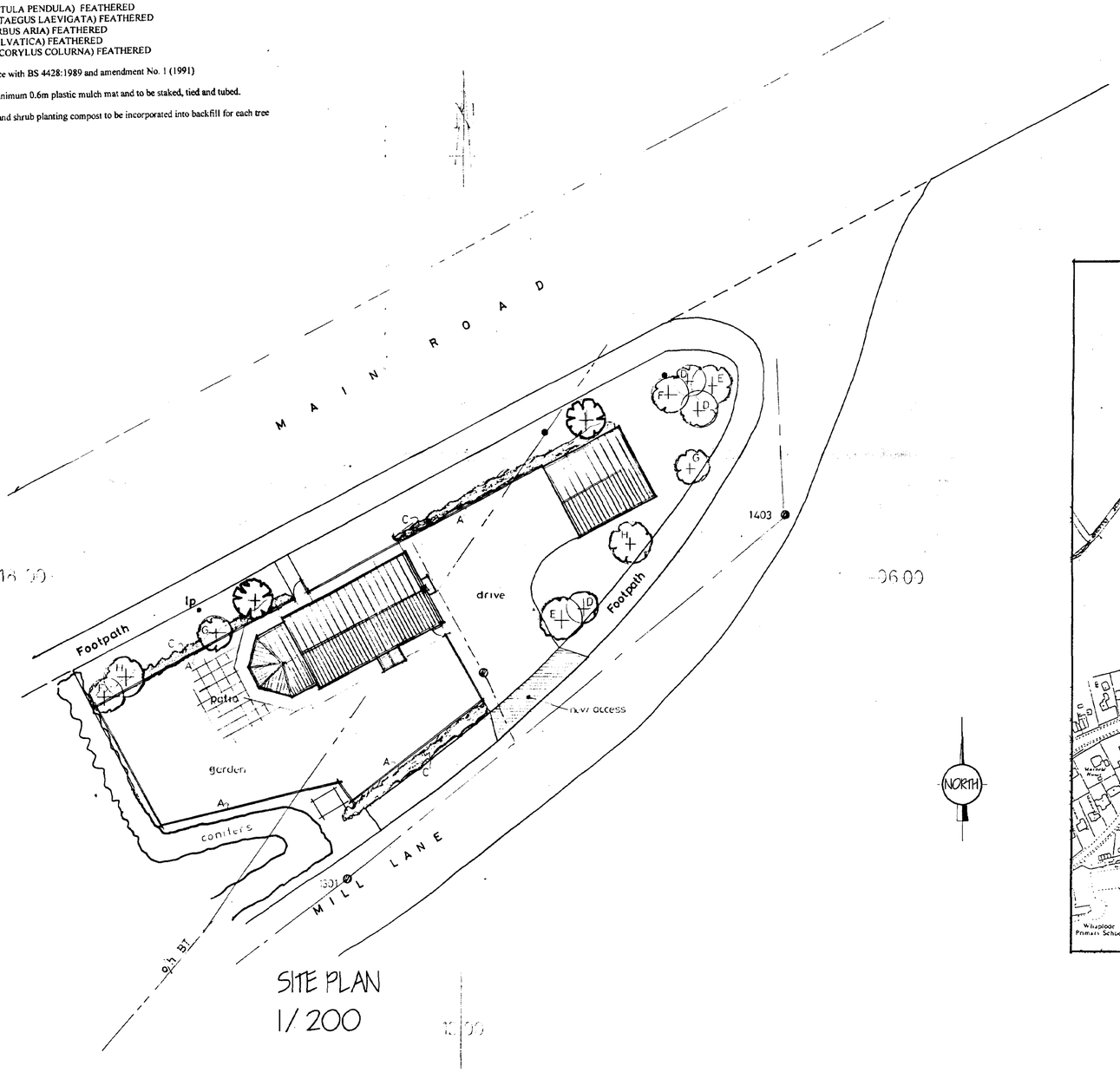
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D SILVER BIRCH (BETULA PENDULA) FEATHERED
E HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED
F WHITE BEAM (SORBUS ARIA) FEATHERED
G BEECH (FAGUS SYLVATICA) FEATHERED
H TURKISH HAZEL (CORYLUS COLURNA) FEATHERED

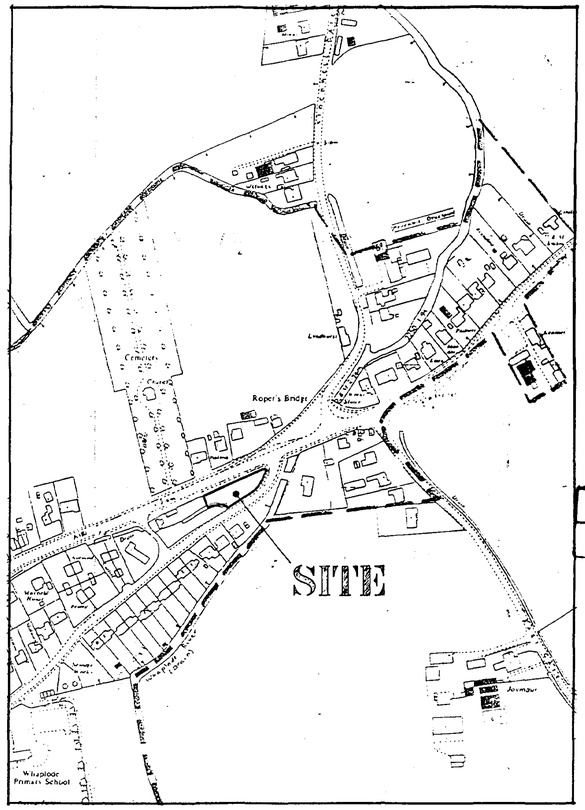
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



SITE PLAN
1/200



LOCATION PLAN
1/2500

AMENDED PLAN
Ref. A1

SHDC
Planning Development
18 FEB 2003
Ref 0453/02

ref	revision	date
B	AS BUILT	FEB 03
A		MARCH 02

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
3 BEDROOM COTTAGE
MILL LANE
WHAPLODE
SPALDING LINCS

Client
J P BUILDERS

Drawing
SITE & LOCATION PLANS

Job Ref	Drawing No
457-02	03 B
Date: MARCH 02	Drawn: GRM

Scales
AS INDICATED

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