

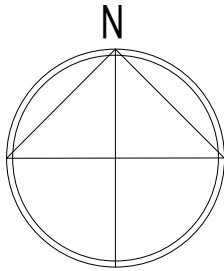
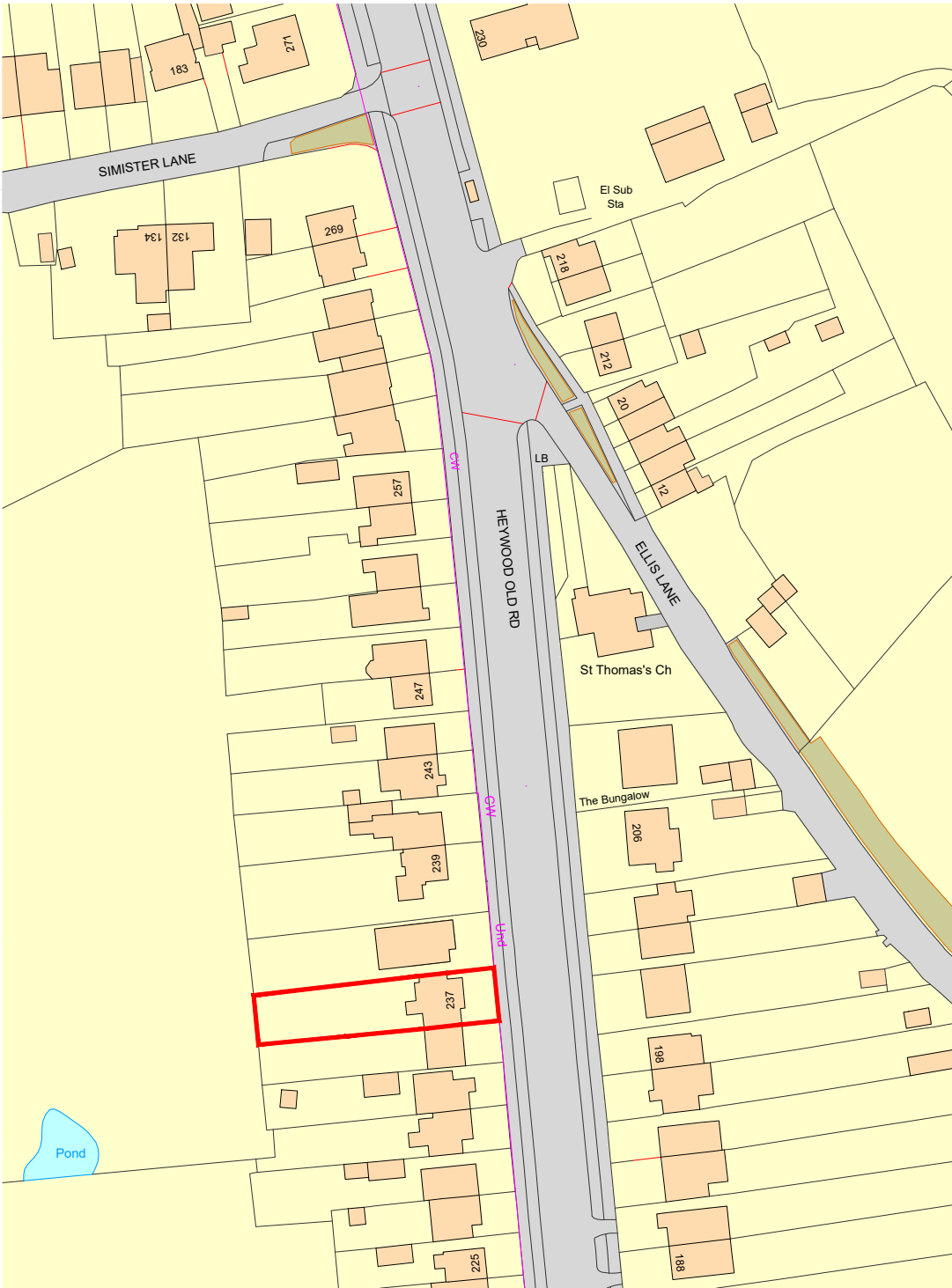
NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

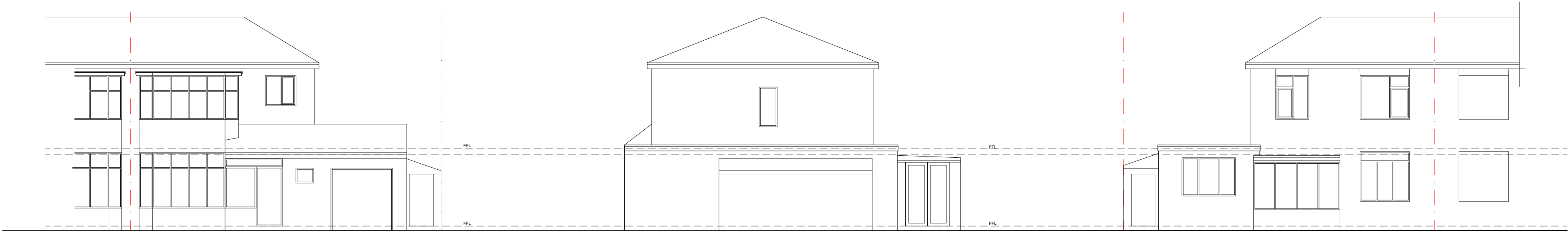
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES

THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY

THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM CUBE7/DESIGN.



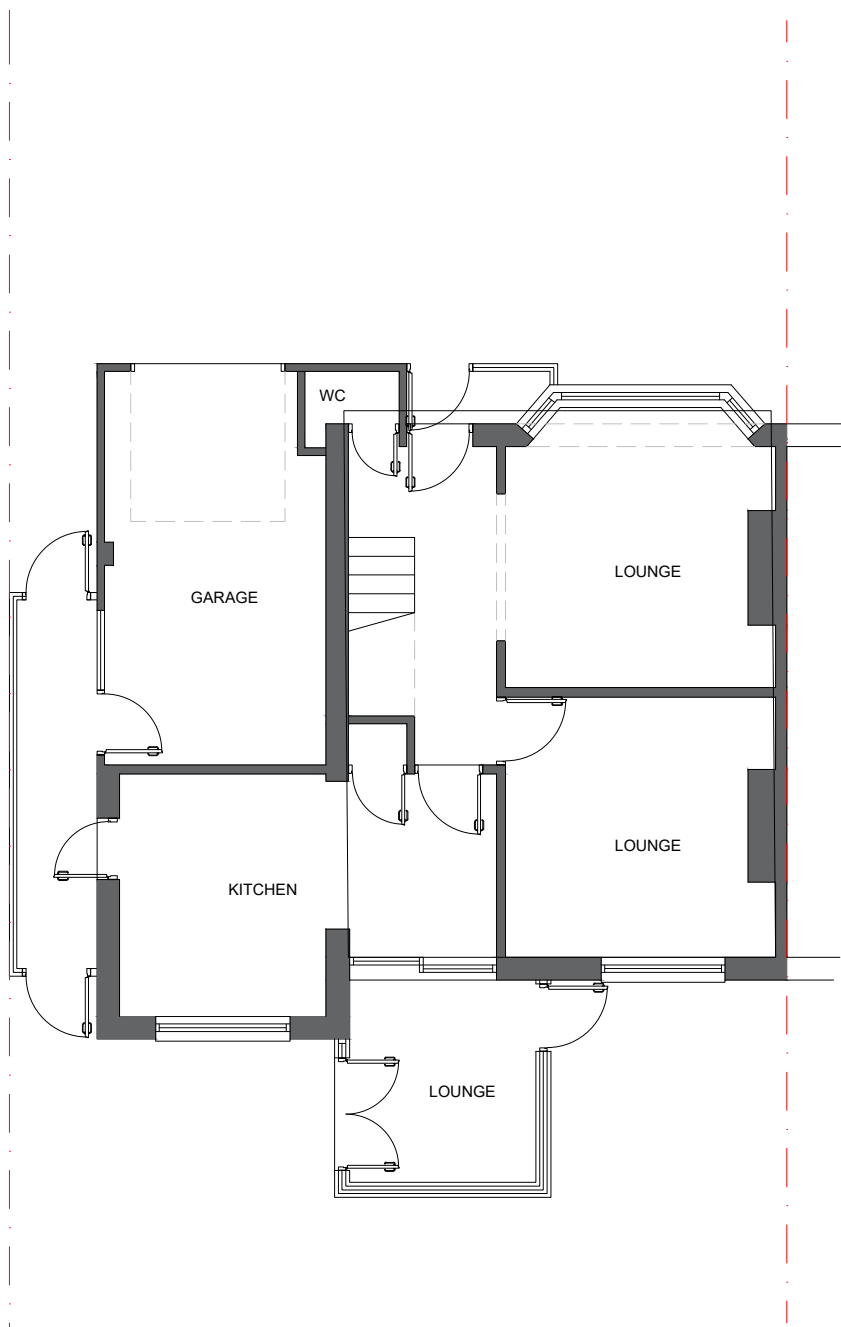
LOCATION PLAN
1:1250



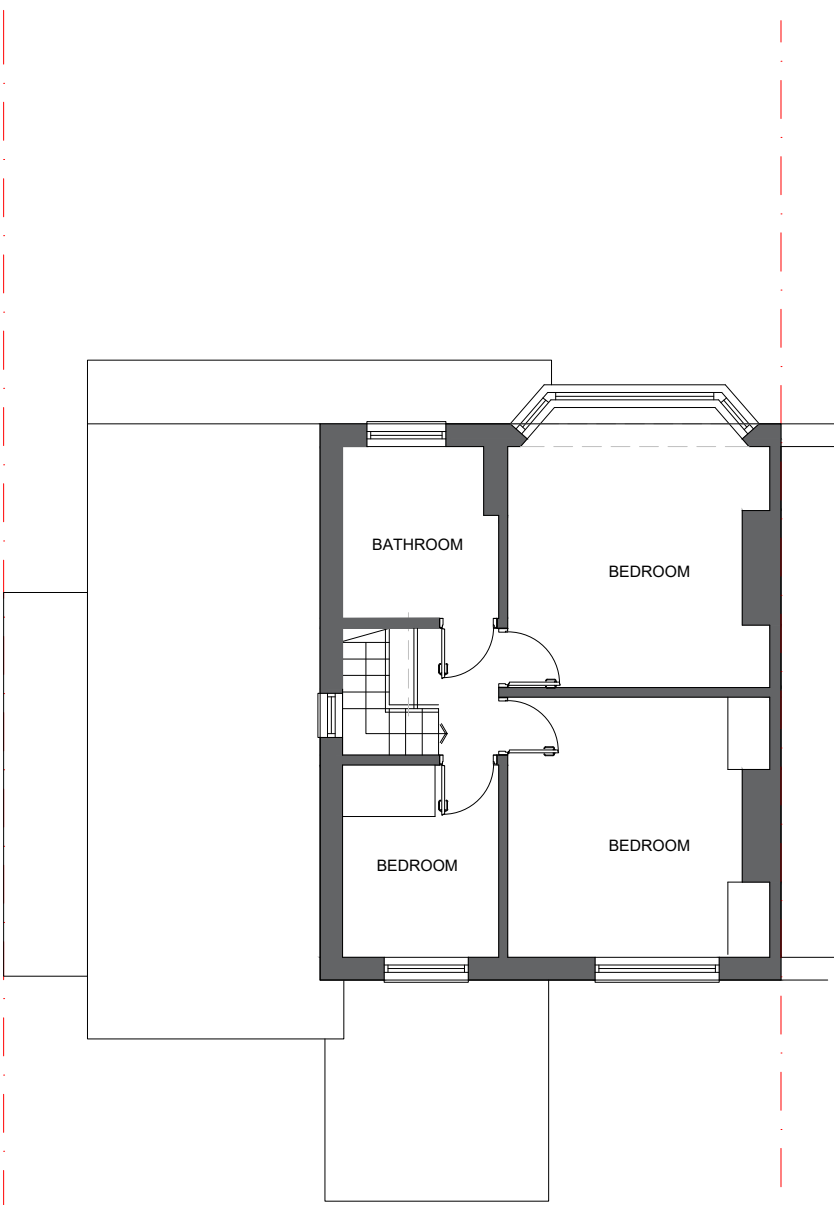
EXISTING FRONT ELEVATION
1:100

EXISTING SIDE ELEVATION
1:100

EXISTING REAR ELEVATION
1:100



EXISTING GROUND FLOOR
1:100



EXISTING FIRST FLOOR
1:100

Building Notes:

Contractor to ensure the following:

Cdm regulations:

The contractor and client are expected to understand their obligations under the cdm regulations and be fully aware of their application. Cube7design offer no cdm service and accept no responsibility for owner/builder failure to fulfil their obligations. Builder/owner to confirm with 'hse' whether project is deemed as 'notifiable'. If so an appropriately qualified planning supervisor is required to be employed.

Contractor to comply fully with the construction (design and management regulations) 2015 and the workplace (health and safety) regulations, and advise the health and safety executive and planing supervisor at all applicable stages

Before any appropriate work commences. The cdm regulations apply to most common building, civil engineering and engineering construction work.

You must notify hse of the site if the construction work is expected to either:

- Last longer than 30 days or
- Involve more than 500 person days of construction work.

The design has required the structural alteration of the existing building fabric as designed by the structural engineer to provide support to roof, floor and masonry construction. Beams will require the use of specialist lifting equipment to ensure the safe handling and positioning of the sections. The contractor will be required to assess the implications on stability prior to commencement on site, and provide the necessary props and shoring to ensure that vertical and lateral support is maintained within the property throughout the project, as discussed and agreed with the structural engineer at all times.

If the owner is to remain in residence throughout the project, the contractor may need to take specific precautions to safeguard the owners health and safety, including that of any visitors to site. The contractor should be aware that this project involves the use of heavy and potentially hazardous materials. In common with all building projects, his operatives should be made aware of the specific dangers of working in this environment, and be provided with the necessary safety equipment and work wear to ensure their health and safety is not compromised.

The contractor should assess the complexity of the scheme and provide a working method statement to ensure that health and safety is not compromised at any stage.

The client's, and contractor's attention are drawn to their responsibilities under the requirements of the 'construction design and management regulations' for health and safety throughout this project

General:

All work carried out to comply with the current Building Regulations, Town and Country Planning Act 1990, and all the relevant codes of practice, British and European standards. Compliance with the Party Wall Act 1996 is required

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

Support of beam

- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

Building Regulations:

Architect is required to obtain building regulations approval via the 'Full Plans' procedure. It is the contractor's responsibility to ensure that the building work is carried out in accordance with the current Building Regulations and the approved plans. It is also the contractor's responsibility to ensure that the Building Inspector is contacted at the relevant key stages of work in order to prevent the possibility of abortive work. Any abortive work due to insufficient notice to the Building Inspector is the responsibility of the contractor and not the client. The Architect is to obtain a building regulations full plans approval notice for the client's retention.

Protection

Before any work commences, the contractor is to discuss with the client any temporary protection works required during construction.

Demolition / Strip Out

Contractor to strip out and remove all rubbish from the house, together with all redundant fixtures and fittings, redundant structures, partitions, joinery, pipework and electrical wiring etc and cart away. Strip out to be done with care to minimise the making good. Contractor to remove and clear all rubbish generated by the works.

Water Services

Should the property have an existing lead incoming main, then the Contractor is to locate and remove existing redundant water main and blank off remaining pipework. The contractor is to renew the water main with all new pipework to be carried out in accordance with the NWWA/UA bylaws and BS8700. The final connection to the mains is to be provided by UU. Any new water supplies provided below concrete floors is to be sleeved in alkathene. Alkathene pipework from mains connection to stopcock to be lagged to UU requirements.

Gas

The Contractor is to protect and relocate the incoming gas mains and meter positions in accordance with the plans. All gas installations and works to comply with British Gas Regulations and CORGI requirements. The heating and plumbing sub-contractor is to be CORGI registered. It is the contractor's responsibility to ensure that the client is provided with a certificate of completion and safety following the completion of the plumbing and heating works.

Electricity

The Contractor is to protect and relocate the incoming electric mains and meter positions. Should the property be rewired then the work is to comply with Marweb requirements and the latest regulations published by the IEE. The electrical sub-contractor is to be an approved member of the NICEIC or ECA, and it is the Contractors responsibility to ensure that the client is provided with an installation test and completion certificate upon completion of the electrical installation works. All electrical works to be carried out by a suitably qualified competent person as required under the current building regulations.

Revision	Description	Date	Drawn	Checked
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Client:	Mr & Mrs Judge						
Project:	237 Heywood Old Rd, Middleton						
Phase / Location:	Construction						
Drawing:	Existing Drawings						
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
As noted	-	Jan 23	MF	-	2302	001	-