

DESIGN AND LEGISLATION:

THE FOLLOWING NOTES ARE INTENDED TO BE USED FOR PLANNING AND BUILDING REGULATIONS APPROVAL ONLY. NO WORKS SHOULD TAKE PLACE UNTIL THESE APPROVALS ARE IN PLACE IN WRITING FROM THE AUTHORITIES. ALL WORKS CARRIED OUT PRIOR TO APPROVAL ARE AT THE OWNERS RISK AND STUDIO OL3 TAKE NO RESPONSIBILITIES FOR THESE WORKS. ALL DIMENSIONS ARE TO BE CHECKED BY THE MAIN CONTRACTOR PRIOR TO WORK COMMENCING AND DURING THE PROGRESS OF THE WORKS. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION INFORMATION ARE TO BE REPORTED TO THE DESIGNER FOR RESOLUTION BEFORE ANY FURTHER WORK IS CARRIED OUT. NO COMPONENTS TO BE ORDERED OR FABRICATED WITHOUT ALL RELEVANT ASSOCIATED DIMENSIONS BEING CHECKED AND CONFIRMED. DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONSULTANTS DETAILS AND SPECIFICATIONS.

GENERAL NOTE:

WORKMANSHIP AND MATERIALS TO COMPLY WITH: BUILDING REGULATIONS, N.H.B.C. REQUIREMENTS, BRITISH STANDARDS OR CODES OF PRACTICE, OTHER AUTHORITATIVE DOCUMENTS OR TECHNICAL APPROVAL CERTIFICATION INCLUDING: CONSTRUCTION PRODUCTS DIRECTIVE (89/106/EEC), THE INTERNATIONAL STANDARDS ORGANISATION (ISO), THE EUROPEAN COMMITTEE FOR STANDARDISATION (CEN), THE BRITISH BOARD OF AGREEMENT. CURRENT AT THE TIME OF THE BUILDING REGULATIONS APPLICATION.

ALL MATERIALS SHALL BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. ALL MATERIALS SHALL BE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE USED.

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 ACCOMPANYING DRAWINGS OR IN THE SPECIFICATION.

NOTE: SUBJECT TO CONFIRMATION OF THE DESIGNER - SIMILAR "APPROVED" MATERIALS OF EQUAL PERFORMANCE MAY BE SUBSTITUTED WHERE THOSE SPECIFIED ARE NOT AVAILABLE.

ALL DRAWINGS AND DOCUMENTS ARE SUBJECT TO COPYRIGHT. NO DRAWING OR DOCUMENT IS TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THE OWNER.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 DESIGNERS' IDENTIFICATION AND ASSESSMENT OF RISKS WHICH CAN REASONABLY BE FORESEEN, AND AS NOTED ON CONSTRUCTION DRAWINGS:

GENERAL BUILDING OPERATIONS deemed to be hazardous with LOW RISK attached, except where stated otherwise.

Refer to individual notes applying to specific operations with HIGH RISK attached.

GENERAL NOTE REGARDING THE USE OF LADDERS

The use of ladders must take into account their length and their stability and security at the top and bottom.

CDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof timbers, felt, battens and tiles.	To prevent falls scaffolding and boarding of joists required. To reduce manual handling, mechanical measures as appropriate.
Verges, fascias soffits and barge boards.	To prevent falls, scaffolding required.
Windows above g/f level.	To prevent falls, scaffolding required.
Plumbing/rooflights in loft areas.	Scaffolding/boarding required.
Plastering/rooflight in area of stairwell.	Scaffolding/boarding required.
Beams and lintels.	Mechanical measures as appropriate except where reasonably impracticable, when Manual Handling Regulations must be observed.
Chimney stacks and flashings.	To prevent falls, scaffolding required.
Gutters, rwp's and smp's.	To prevent falls, scaffolding required.
Gables.	To prevent falls, scaffolding required. Ensure both leaves built together to reduce affect of high winds.
Precast concrete upper floors.	Mechanical measures as appropriate except where reasonably impracticable, when Manual Handling Regulations must be observed.
Glazing.	To prevent falls, scaffolding required.
Mastic pointing.	To prevent falls, scaffolding required.
External decoration and maintenance.	To prevent falls, scaffolding required. Do not stand on bay roofs. Do not use lean-to roofs.
High level cleaning. Windows, doors, rooflights etc.	To prevent falls, scaffolding required.

No. Date Description Issued by

PLANNING

12 Carr Bank Avenue,
Ramsbottom

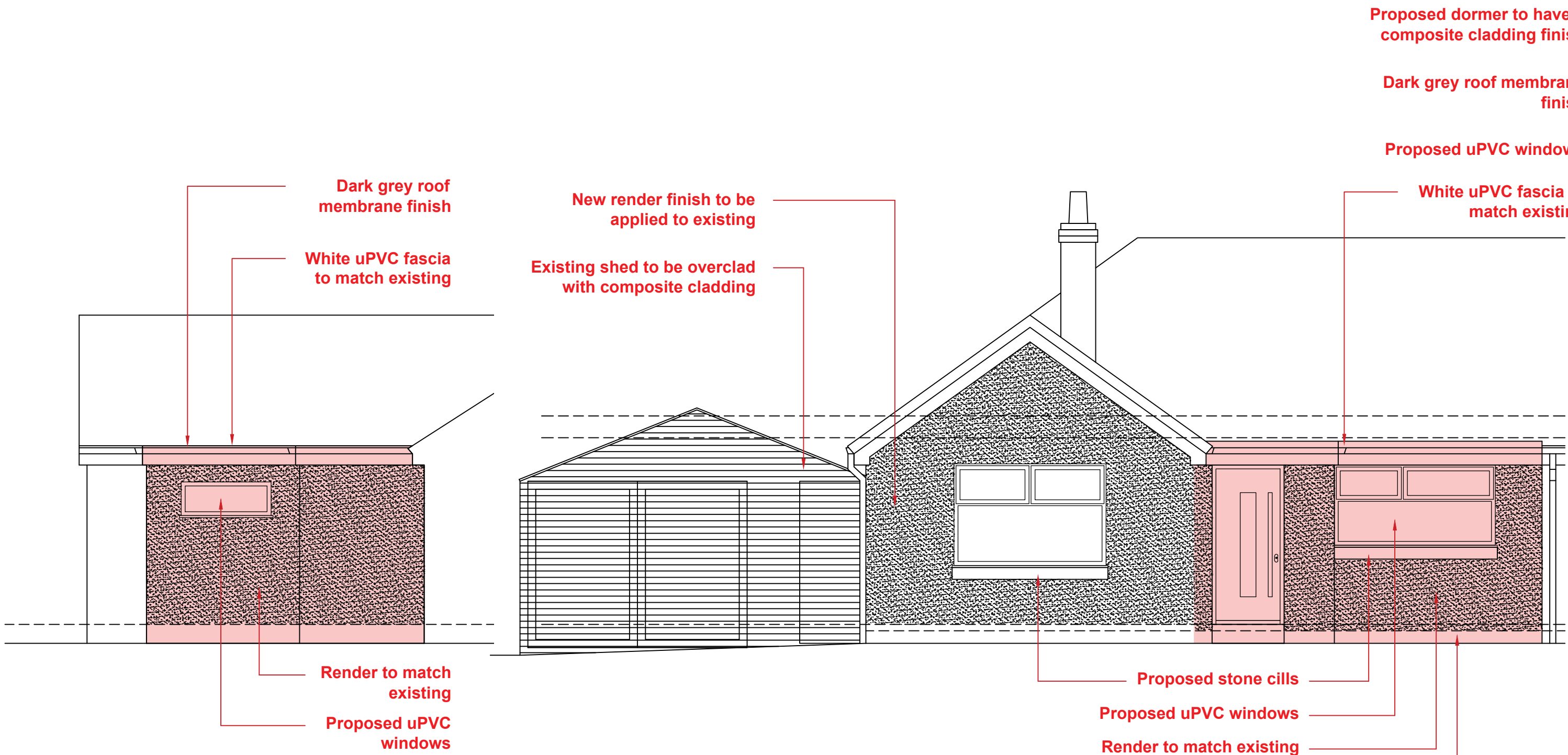
Proposed Single Storey Front Extension
and Rear Dormer Extension

Proposed Elevations

Project number 930
Date 27/04/2022 P-03
Drawn by SN
Checked by CD Scale @ A1 1:50

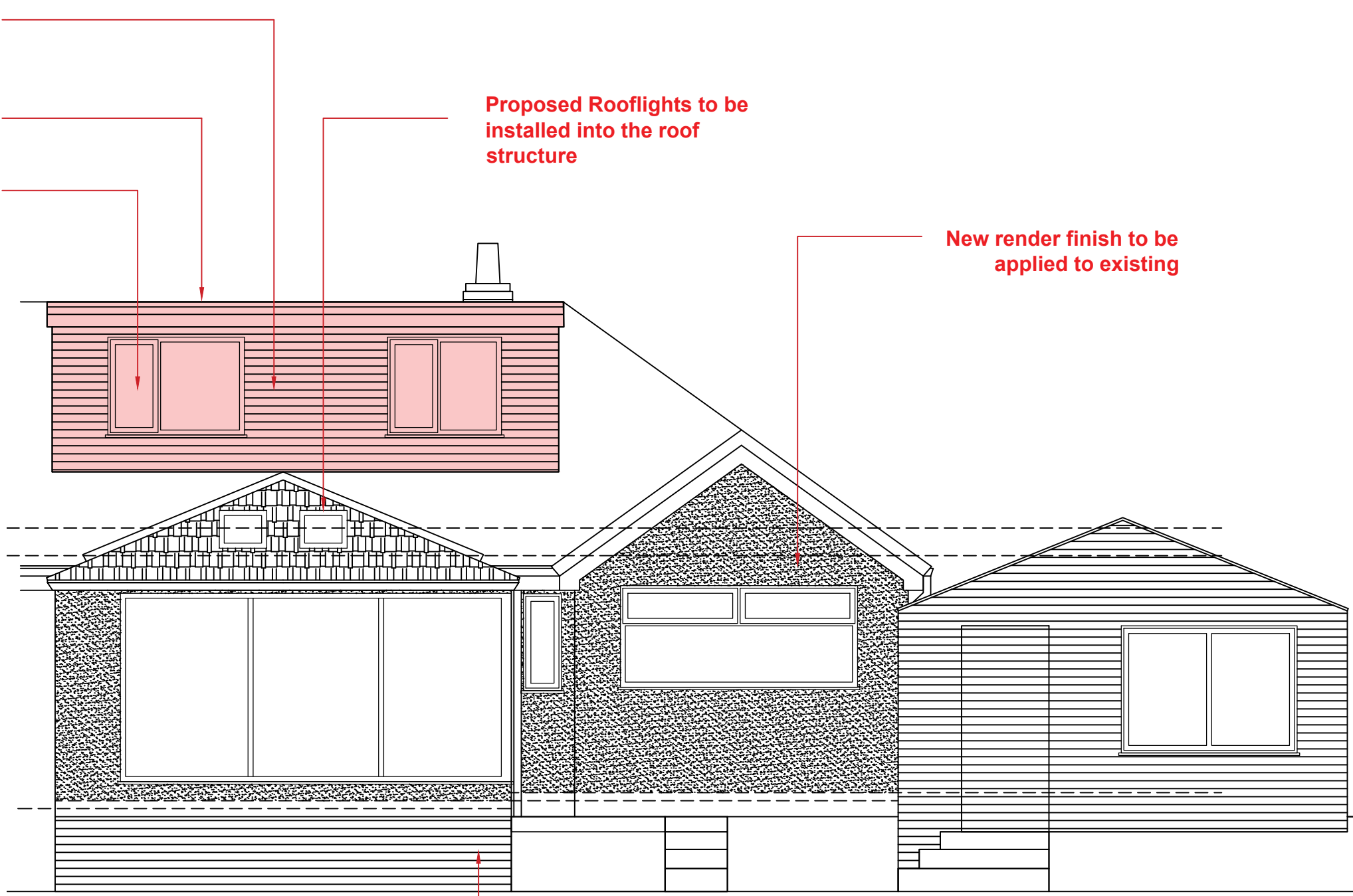
STUDIO OL3
ARCHITECTURAL DESIGN

Unit 23 Broadway Business Park Broadgate OL9 9XA
Email - design@studio-ol3.co.uk Web - www.studio-ol3.co.uk



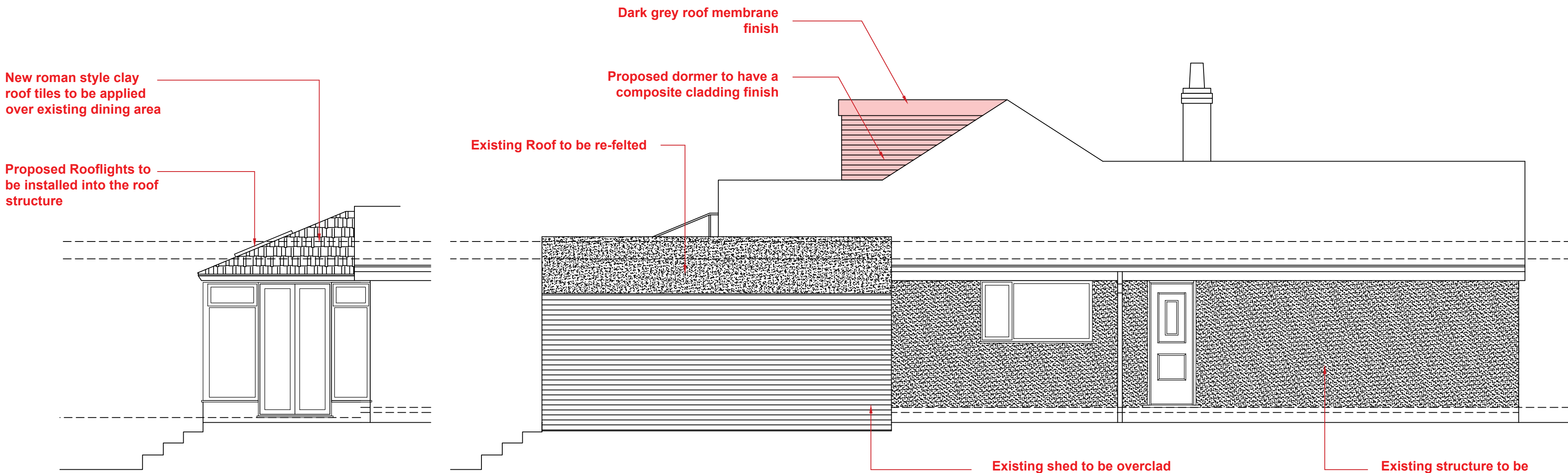
PROPOSED SIDE ELEVATION
Scale @ 1 : 50

PROPOSED FRONT ELEVATION
Scale @ 1 : 50



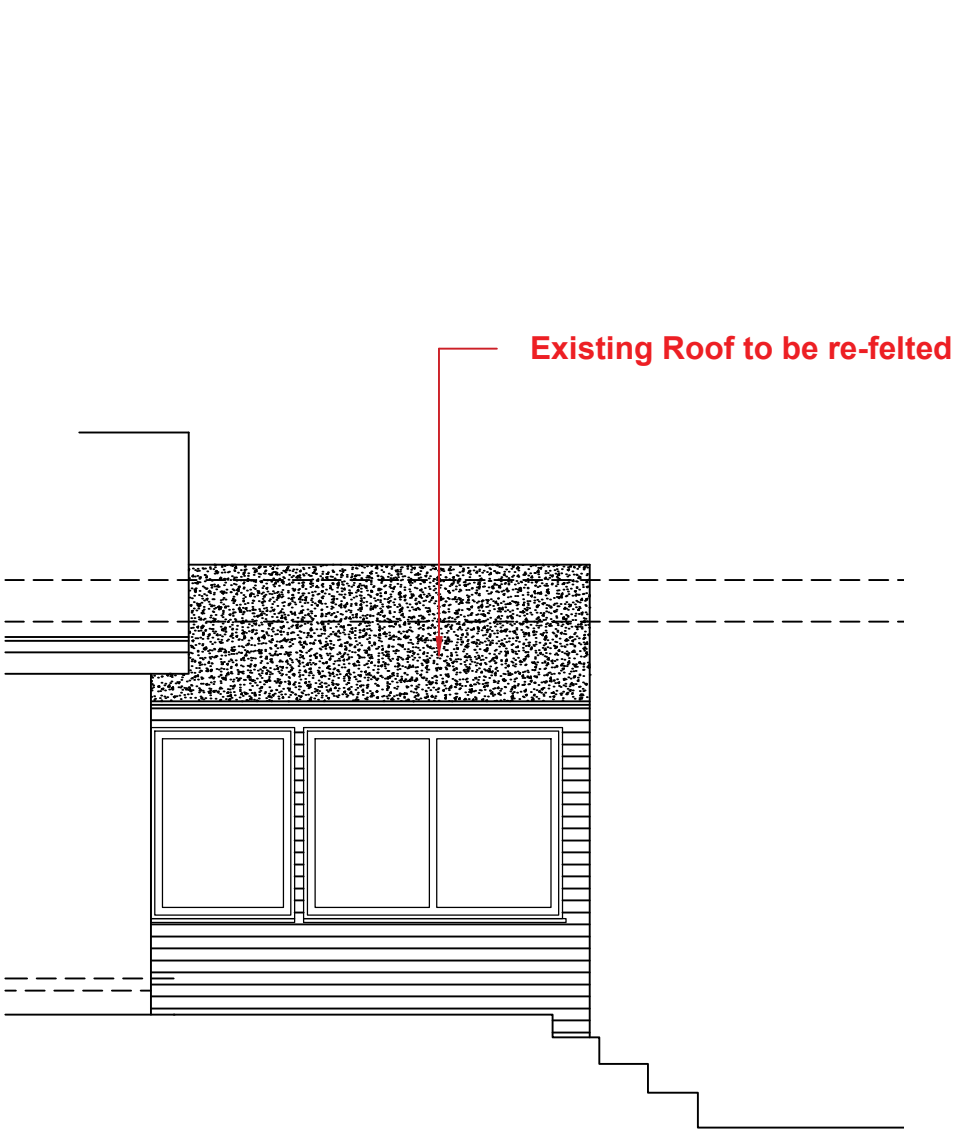
PROPOSED REAR ELEVATION
Scale @ 1 : 50

Existing external blockwork
below DPC to be overclad
with composite cladding and
timber decking to be carried
across to the full width of the
dining room external wall



PROPOSED SIDE ELEVATION
Scale @ 1 : 50

PROPOSED SIDE ELEVATION
Scale @ 1 : 50



PROPOSED SIDE ELEVATION
Scale @ 1 : 50