

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects, the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.

drawings for Permitting application and Building Regulations purposes only) and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works.

at Pea Consumption stop) include excavations within the ground (sometimes done and often dirty; adjacent existing structures and including the drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent to the ground and the services (240 volt electrical circuits and incoming gas lines) and where temporary works are required when forming new openings (within masonry walls, or where walls are being removed to open up spaces and where there are walls and doors above which can often contain significant loads). Temporary structural works need to be carefully considered prior to any start of the works to site and where necessary these works need to be designed by a structural engineer.

The Principal Contractor must:

- Plan, measure and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, the health and safety of all employees is protected.
- Consider the work environment as a whole, including the health and safety of the work environment. Consider the general principles of Prevention within design, technical and organisational aspects are being defined when planning the work and when estimating the period of time required to complete the task.
- Prepare a suitable Construction Phase Plan before the start of the work.
- Consider the legal obligations (and the DOW list).
- Consider the legal obligations (and the DOW list) and coordinate implementation of all applicable legal requirements for health and safety.
- Ensure the employers consistently apply the General Principles of Prevention (adequately Part 4 of the Health and Safety at Work Act), including adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work, possess safety, provide a safe place of work and working environment, develop a health and safety policy and undertake risk assessments.

A	Client amendment	23.07.2025
REV	DESCRIPTION	CHECK DATE

MR. J. COGGINS

PROJECT
Proposed Alterations to 188 Railway Street,
Summerseat, Bury, BL9 5QB

Plans and Elevations as Proposed

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	May 2025	agw	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0997-02		A	

