

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

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 on this project may require both the issue of a notification to the HSE and the appointment of a Principal Designer (as per the HSE guidance) and the appointment of a Principal Contractor (as per the HSE guidance) 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 1999. The building owner is to carry out the necessary works to the party walls prior to commencement of the proposed works.

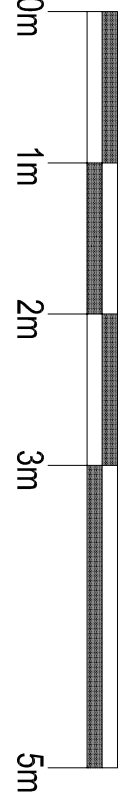
The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.

Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction phase of the project. The Principal Designer will be responsible for the 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.

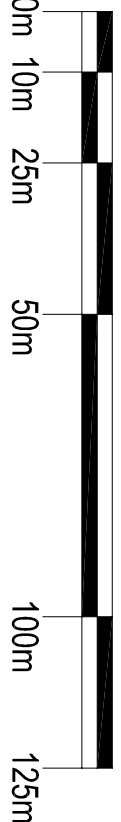
The significant risks that the Principal Contractor needs to be aware of at Pre Construction stage include: excavations within the ground level, working on / or directly adjacent above ground live services (240 pipes), working on / or directly adjacent above ground live services (240 wall electrical circuits and incoming gas main) 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 floors above which can often comprise significant loads. Any structural works need to be carefully considered and to any structural engineer and a structural engineer's advice must be followed. The Principal Contractor must:

- Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, the health and safety of all persons is protected.
- Consider the General Principles of Prevention when design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work.
- Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it).
- Organise cooperation between Contractors and coordinate the implementation of all applicable legal requirements for health and safety.
- Ensure that employers consistently apply the General Principles of Prevention (especially 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 processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments.

1:50 SCALE



1:1250 SCALE



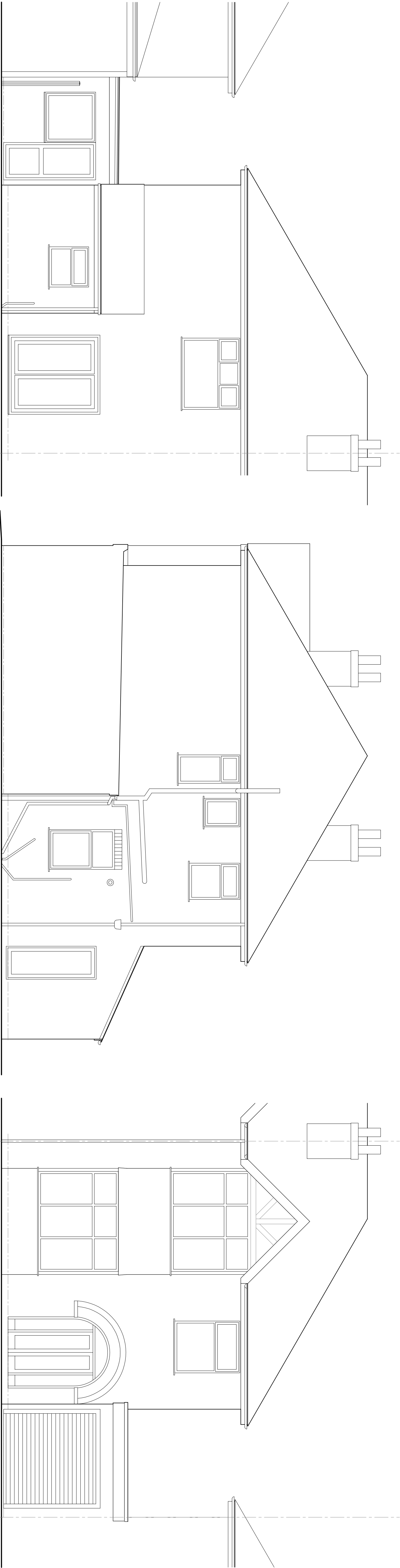
PROJECT
Conversion of Garage / Side and Rear Extensions
30 St. Peters Road, Bury, BL9 9RB

CLIENT
MARY ELLEN MCTAGUE

REV	DESCRIPTION	DATE	CHECK	DATE

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	June 2025	agw	
DRAWING NO.	CDM REFERENCE NO.	REVISION	
R-1011-01			

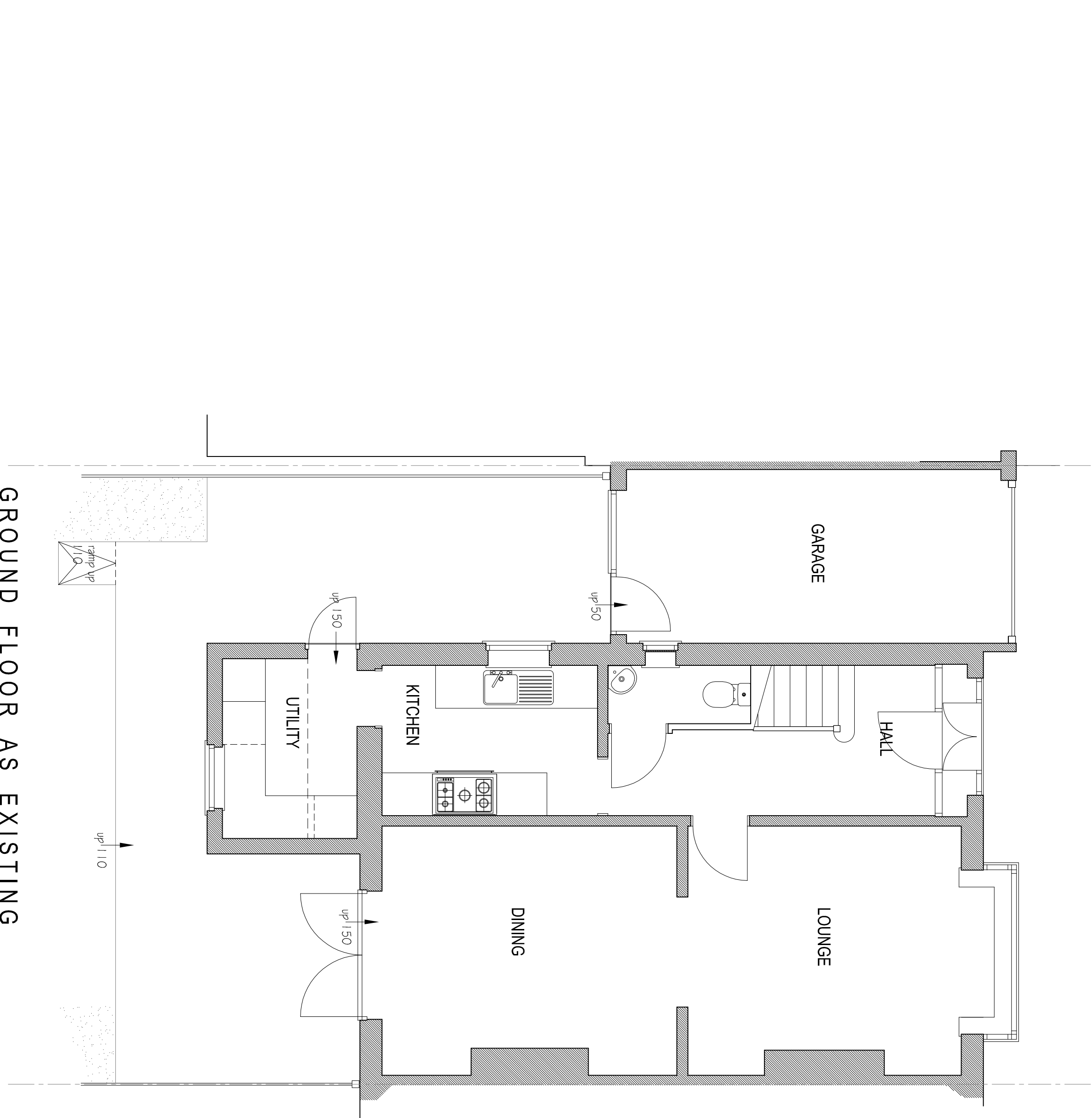
Drawings
Plans and Elevations as Existing



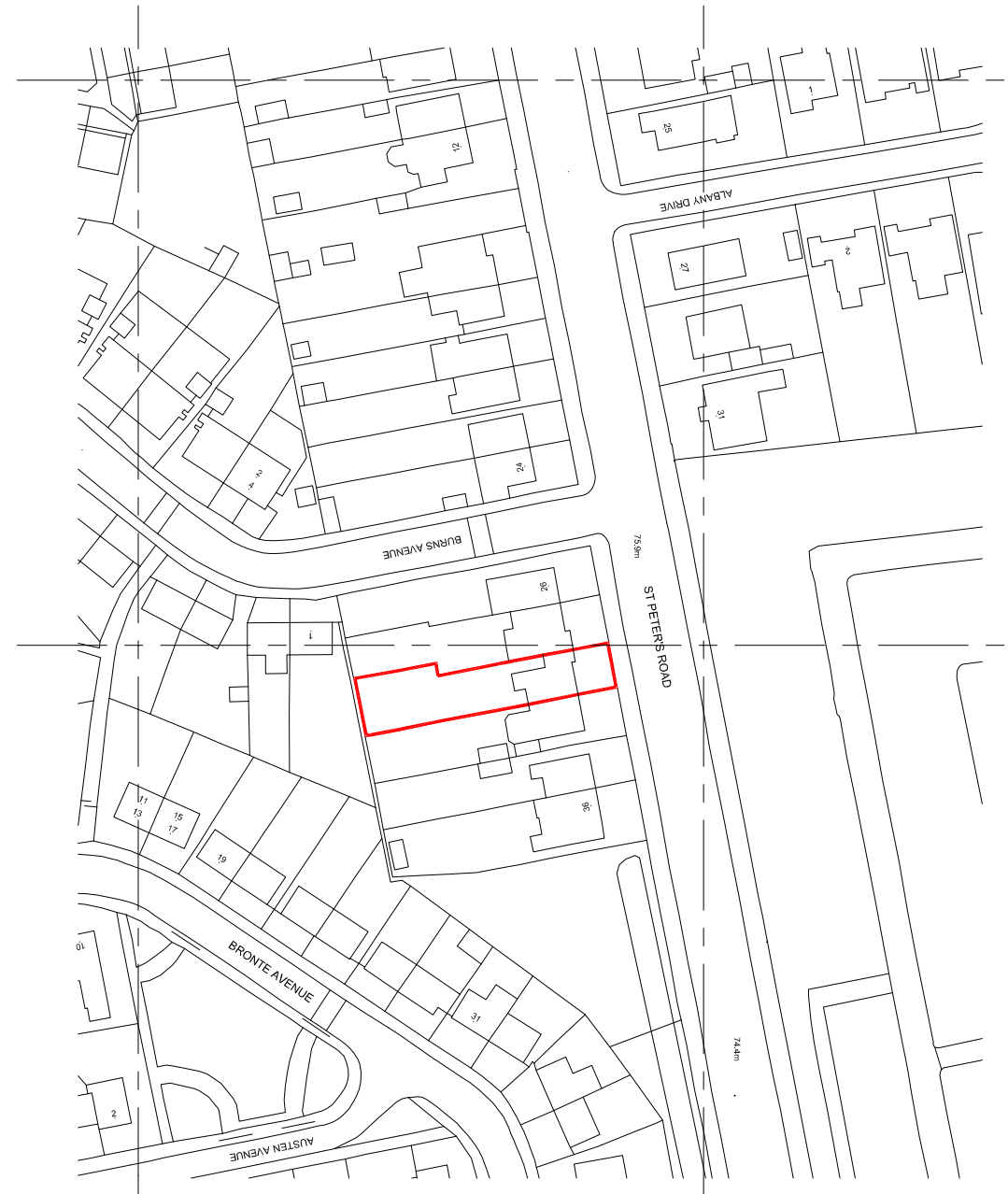
REAR ELEVATION AS EXISTING

SIDE ELEVATION AS EXISTING

FRONT ELEVATION AS EXISTING



GROUND FLOOR AS EXISTING



1:1250 SCALE LOCATION PLAN

