

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 the Principal Designer must ensure that the issue of a notification to the HSE is submitted to the HSE prior to the start of the construction work. 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 1994. The building owner must also ensure that the necessary consent 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.

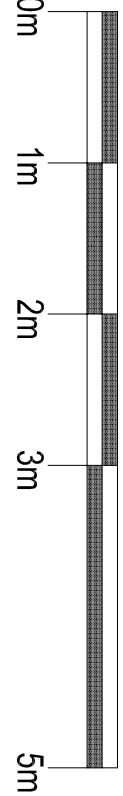
Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction work. The Principal Designer must ensure that the necessary consent is obtained from the relevant authorities prior to the commencement of the proposed works. 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 volt 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. Temporary structural works need to be carefully considered and to any steelwork used to support the walls and floors necessary access needs to be designed by a structural engineer.

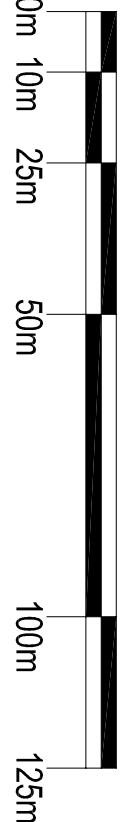
The Principal Contractor must:

- 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 and that the work is carried out in a safe and sound manner.
- 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



REV	DESCRIPTION	CHECK	DATE
C	CLIENT AGREEMENTS		08.08.25
B	CLIENT AGREEMENTS		28.07.25
A	CLIENT REQUEST		21.07.25

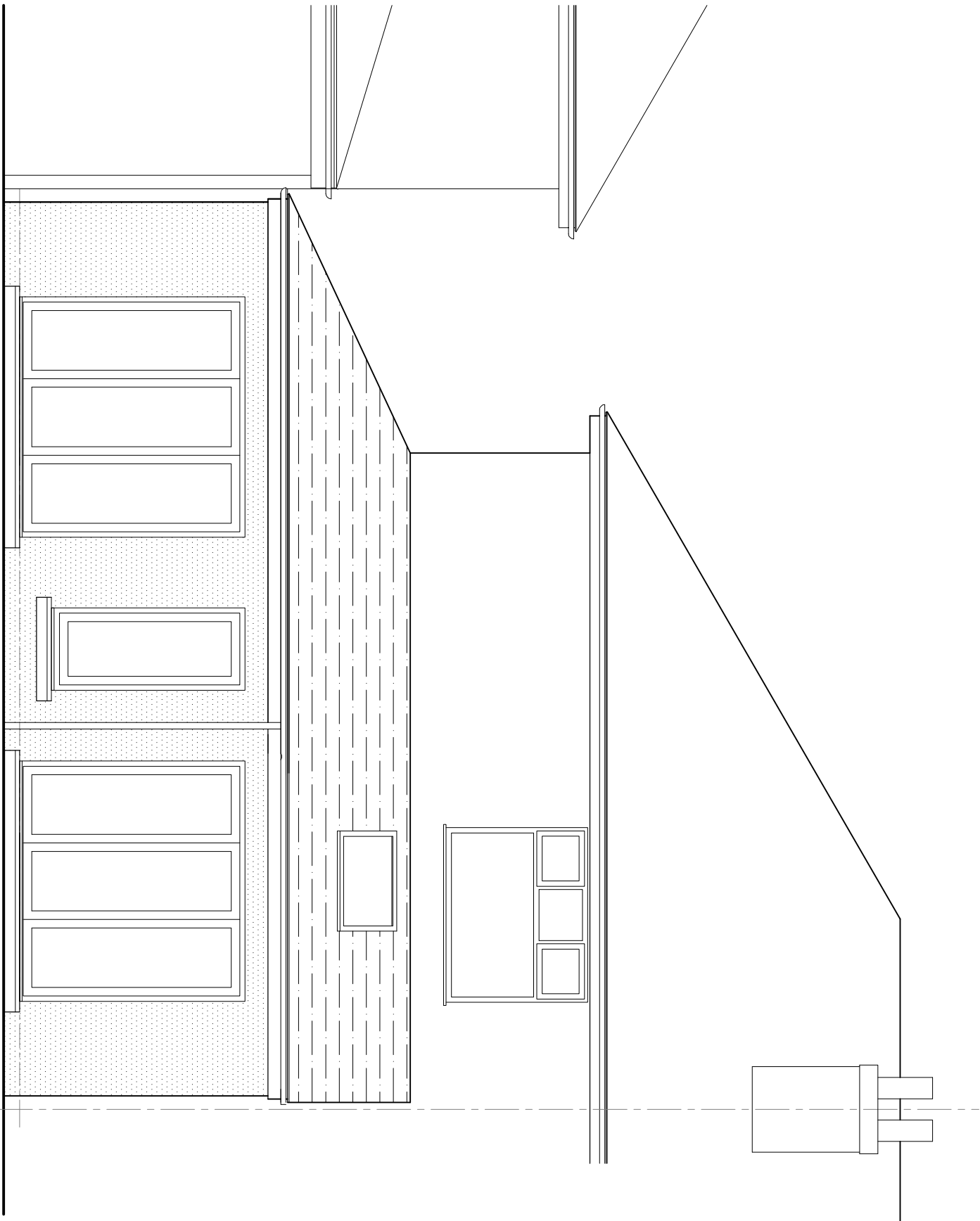
CLIENT
MARY ELLEN MCGAGUE

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

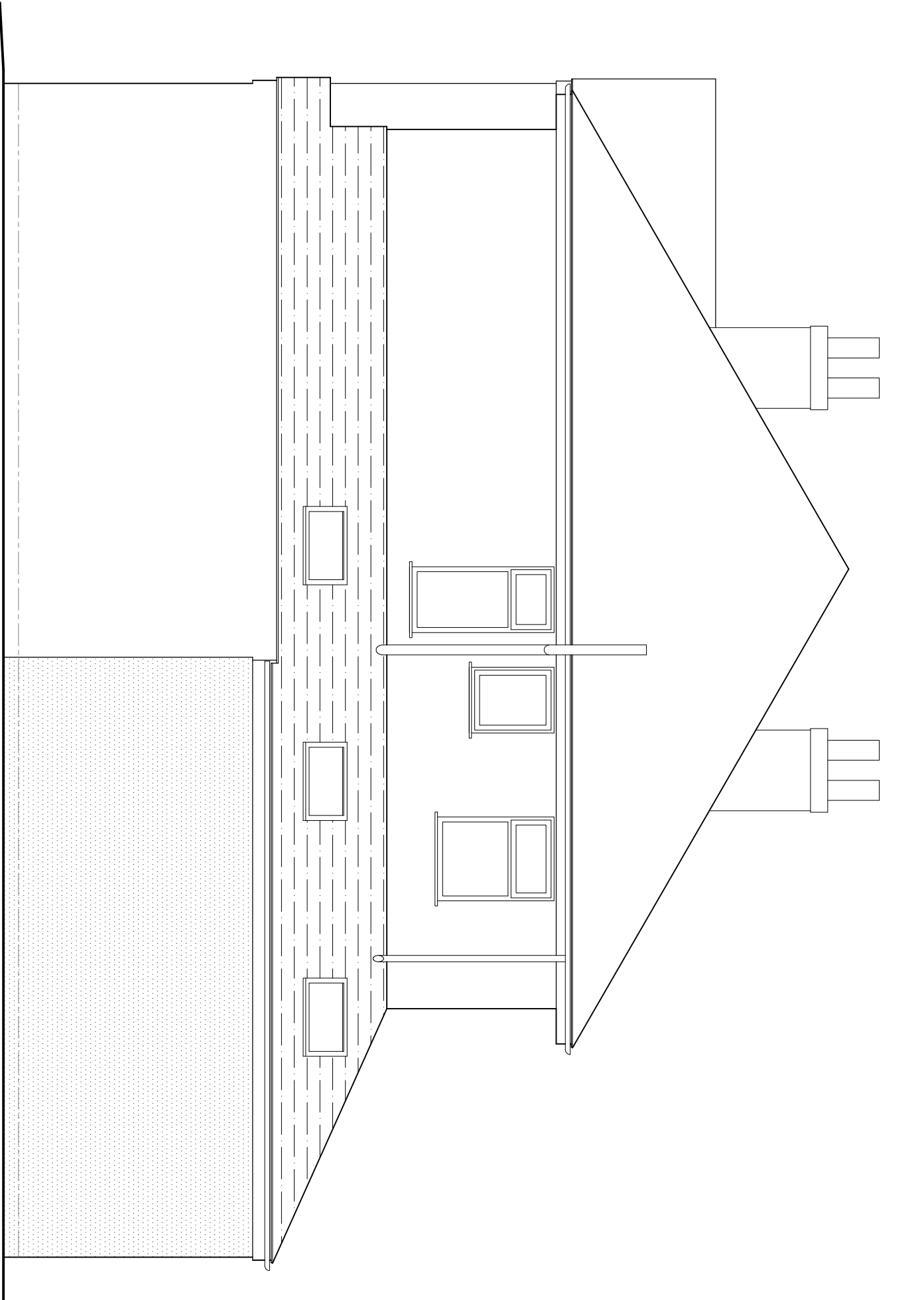
DRAWINGS

Plans and Elevations as Proposed

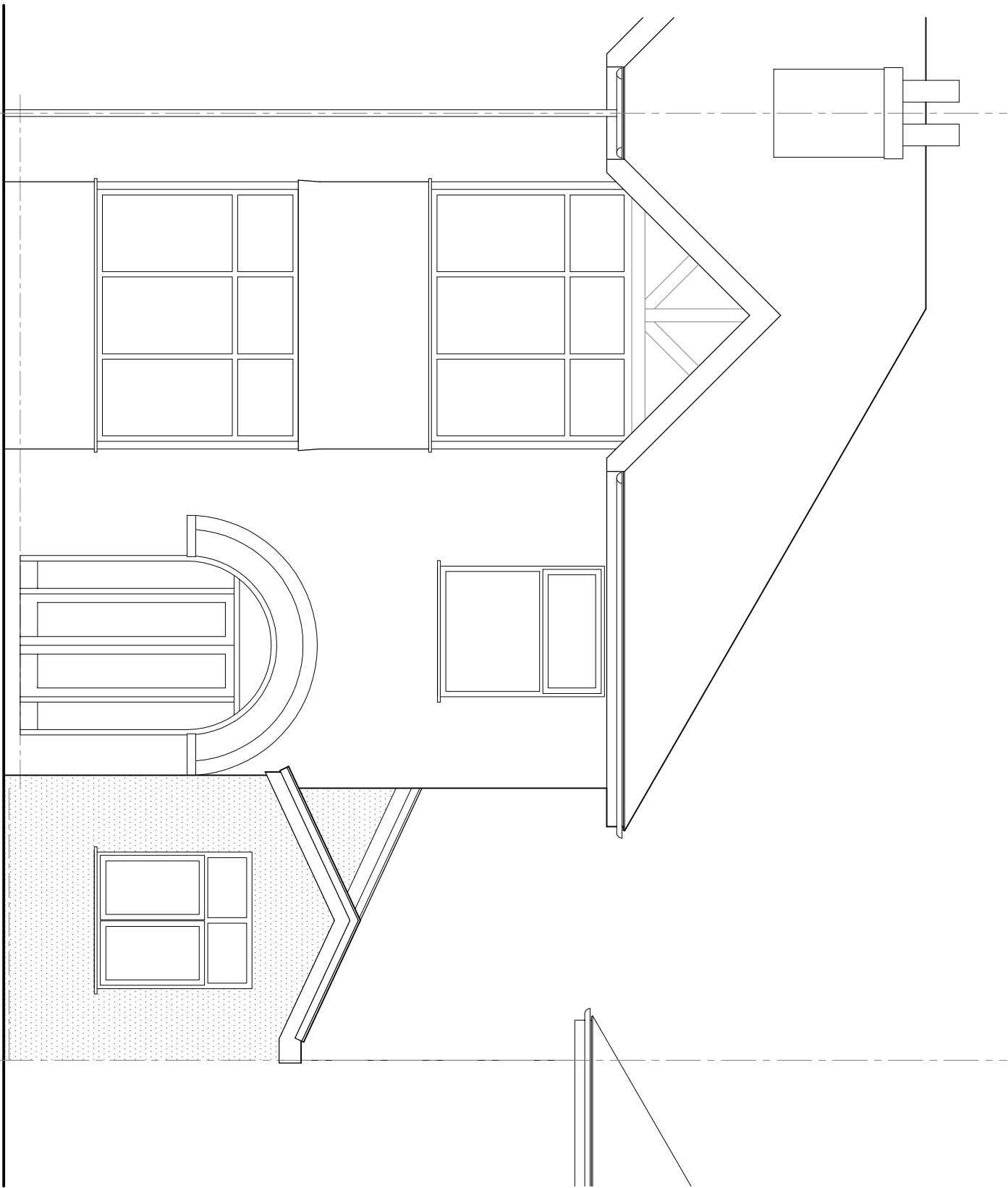
SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	June 2025	agw	
DRAWING NO.	CDM REFERENCE NO.	REVISION	
R-1011-02		C	



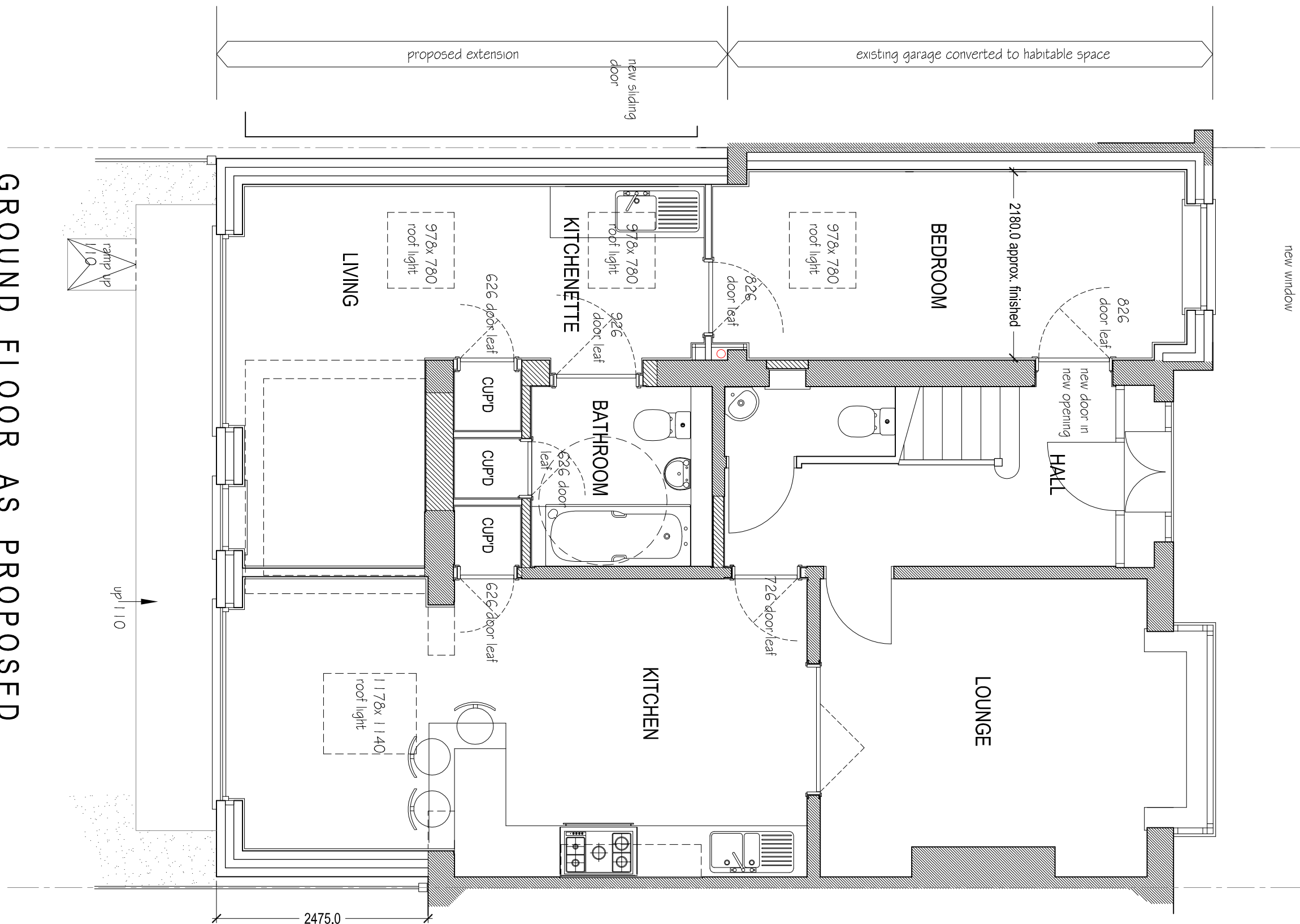
REAR ELEVATION AS PROPOSED



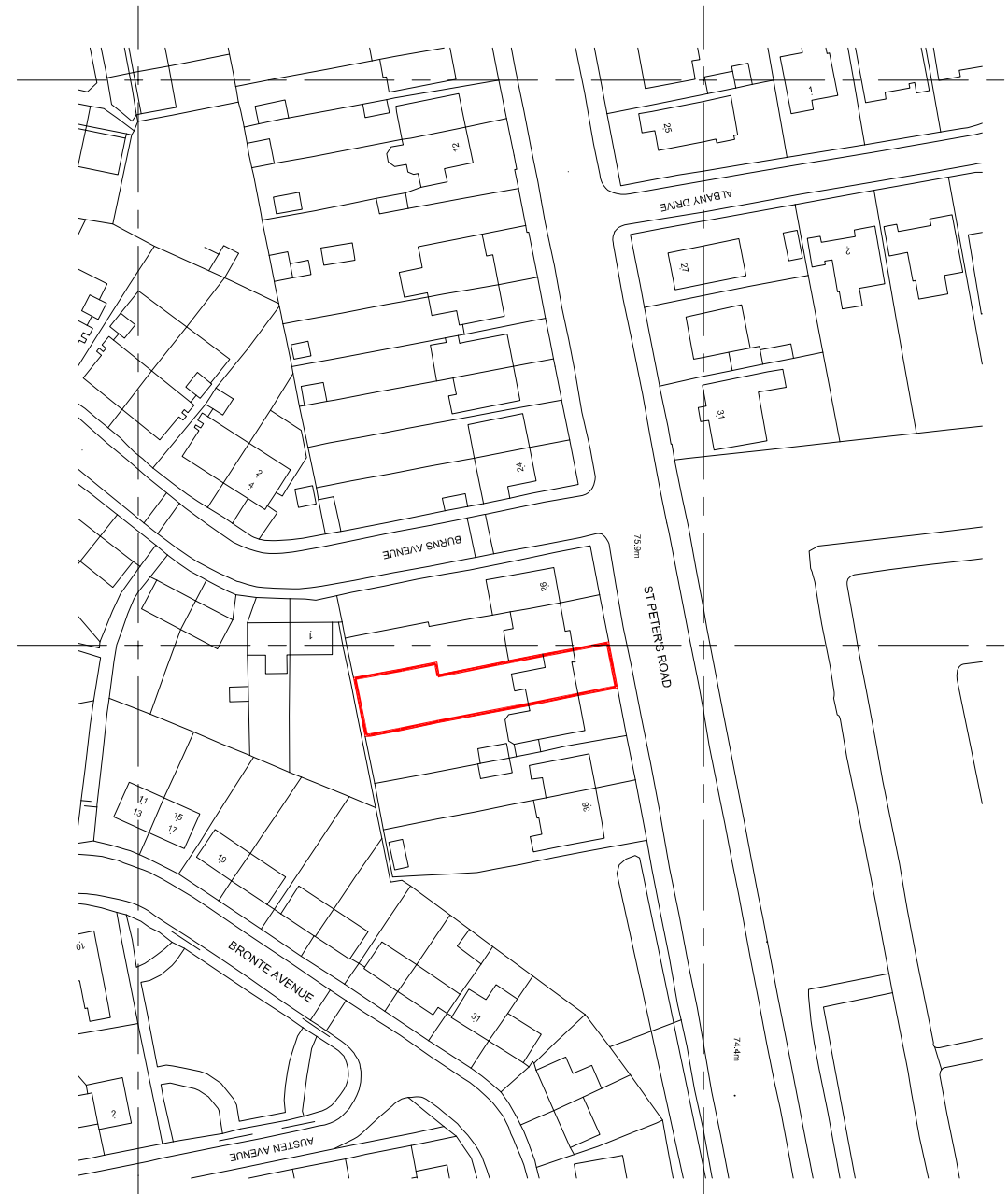
SIDE ELEVATION AS PROPOSED



FRONT ELEVATION AS PROPOSED



GROUND FLOOR AS PROPOSED



1:1250 SCALE LOCATION PLAN