

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 client on this project may require both the issue of a notification to the HSE and the appointment of a Principal Designer (as per the regulations) 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 situated in the Party Wall Act 1994. The building owner is to serve the Party Wall Act Notice on the adjoining owners to commence 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.

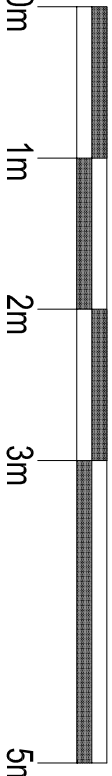
Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will partially not be involved during the on-site construction phase of the project. The Principal Contractor will be responsible for the appointment of a Principal Designer and a Principal Contractor for the project. 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, including the drains and possibly buried electrical cables and gas pipes, 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 these works need to be designed by a structural engineer.

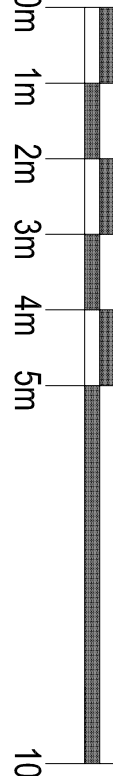
The Principal Contractor must:

- 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 no-one is exposed to unacceptable risks.
- 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 employees 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

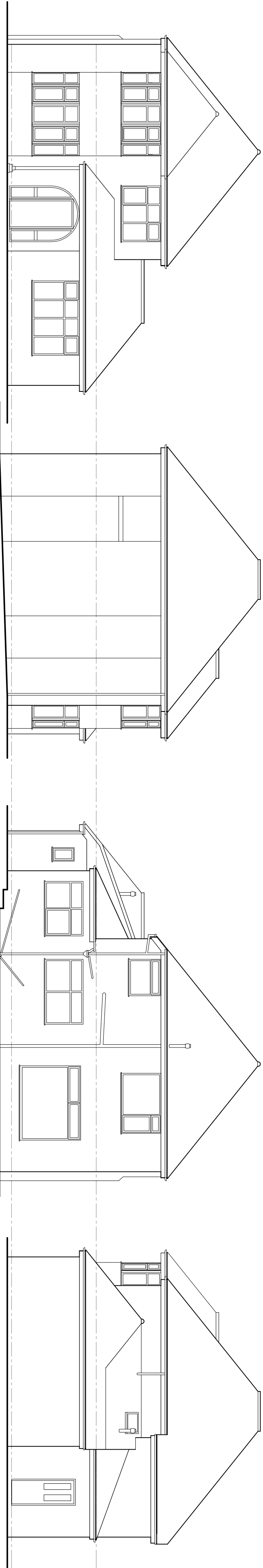


1 : 100 SCALE



REV	DESCRIPTION	DATE	CHECK	DATE
MR. J. SLUKS				
PROJECT				
Proposed Extension and Alterations to 31 Park Lane, Middleton, Manchester, M45 7HL				
DRAWINGS				
Plans as Existing				

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	June 2026	agw	
DRAWING NO.	CD REFERENCE NO.	REVISION	
R-1115-01			



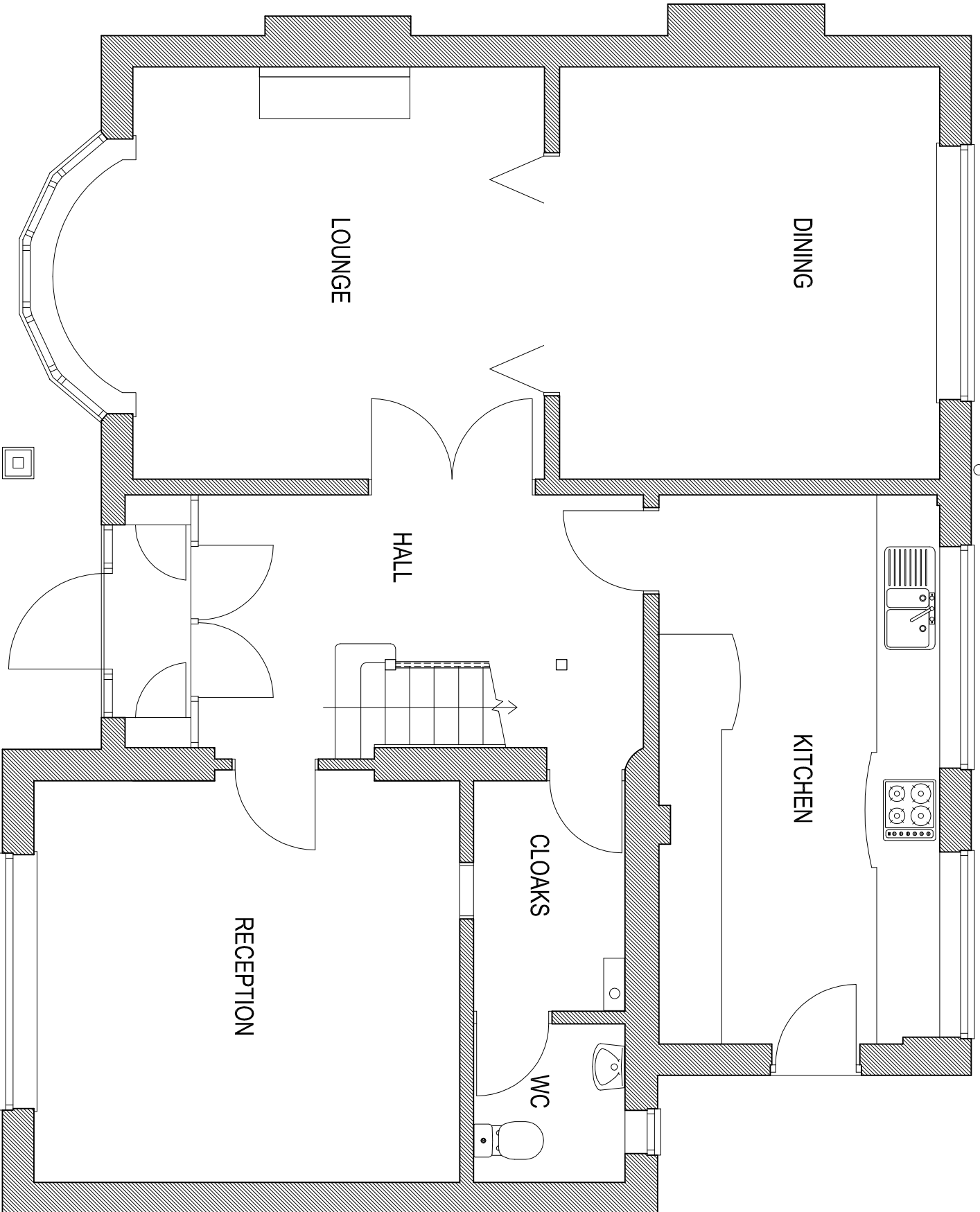
FRONT ELEVATION
AS EXISTING

SIDE ELEVATION
AS EXISTING

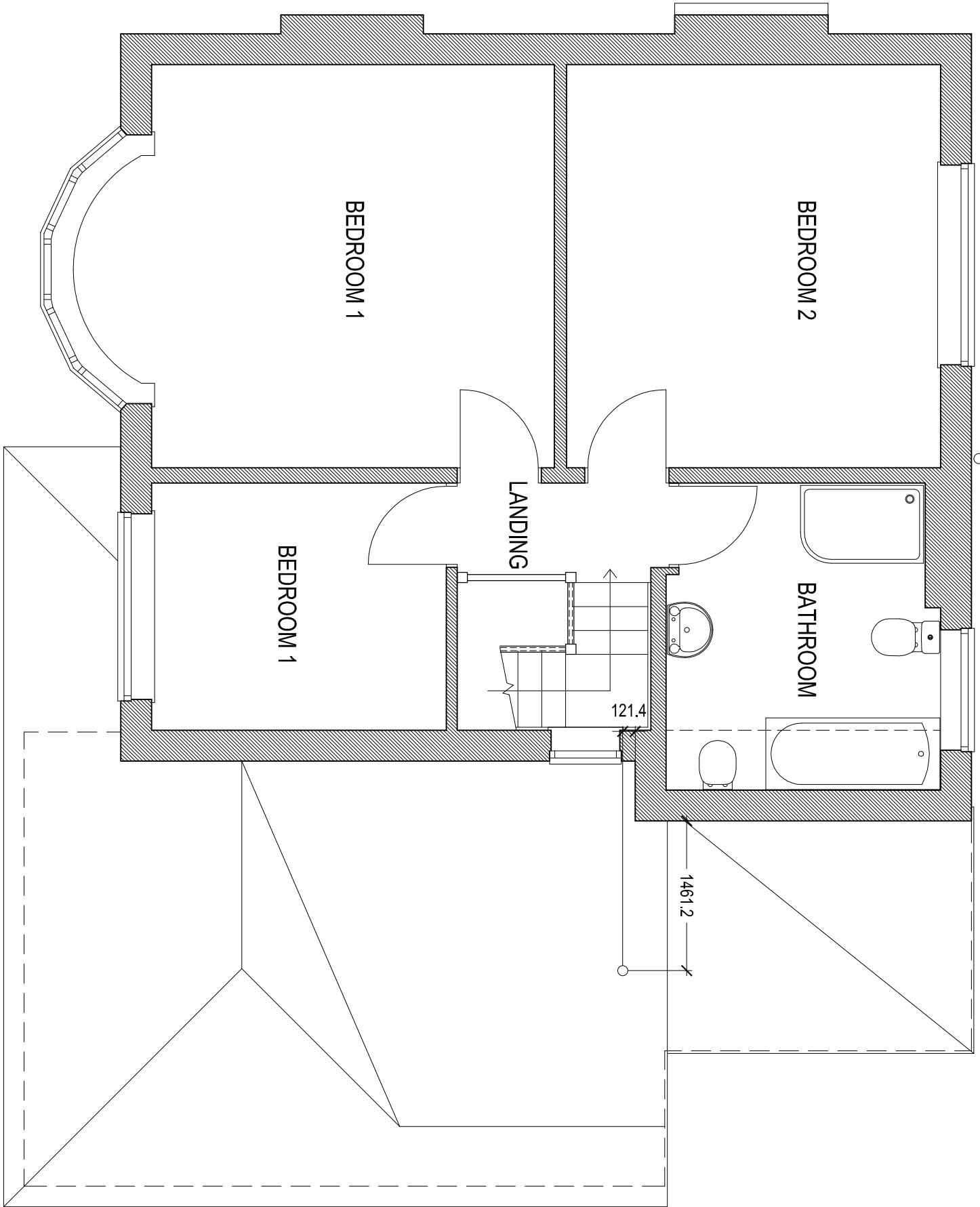
REAR ELEVATION
AS EXISTING

SIDE ELEVATION
AS EXISTING

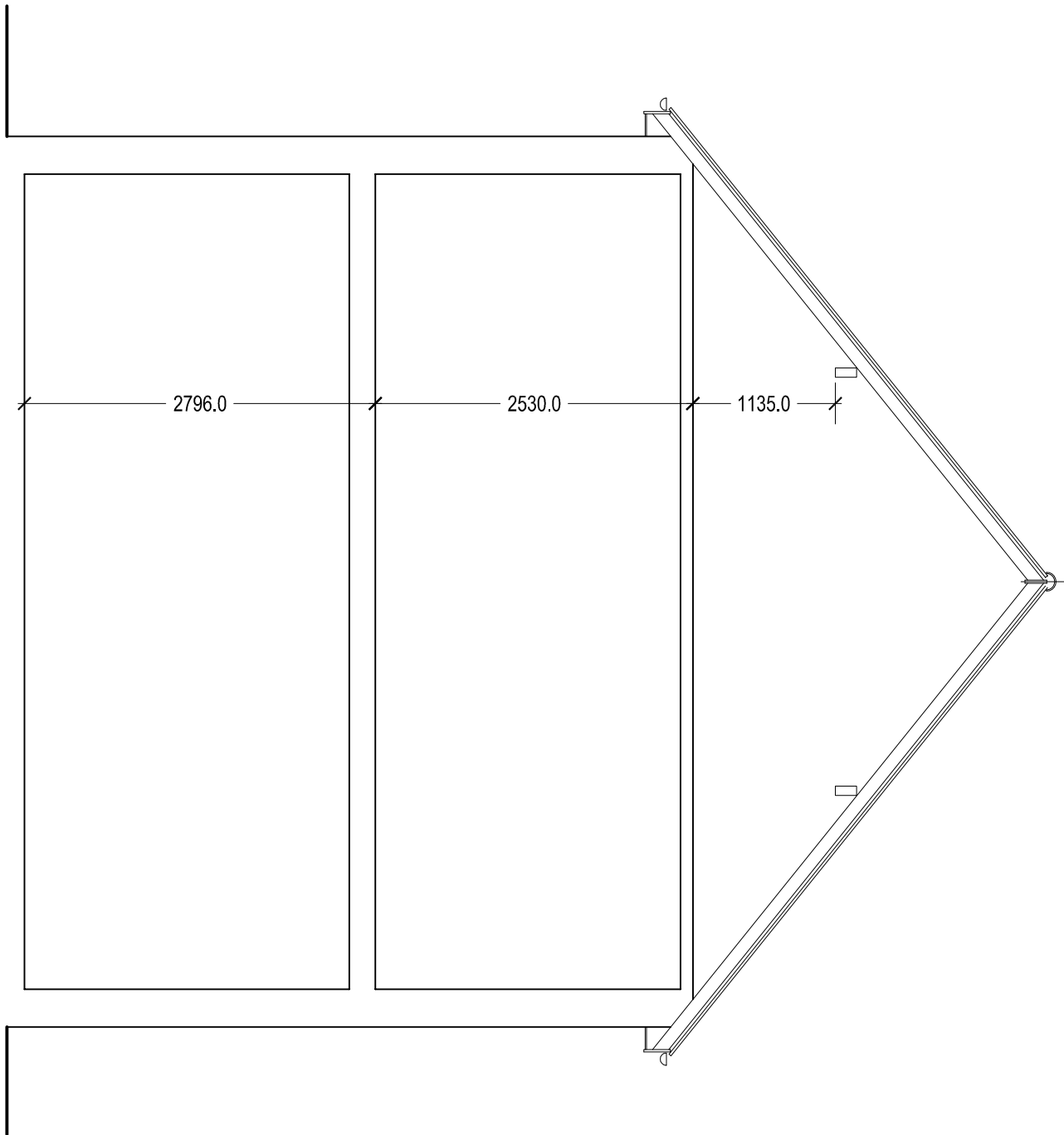
1:100 SCALE ELEVATIONS



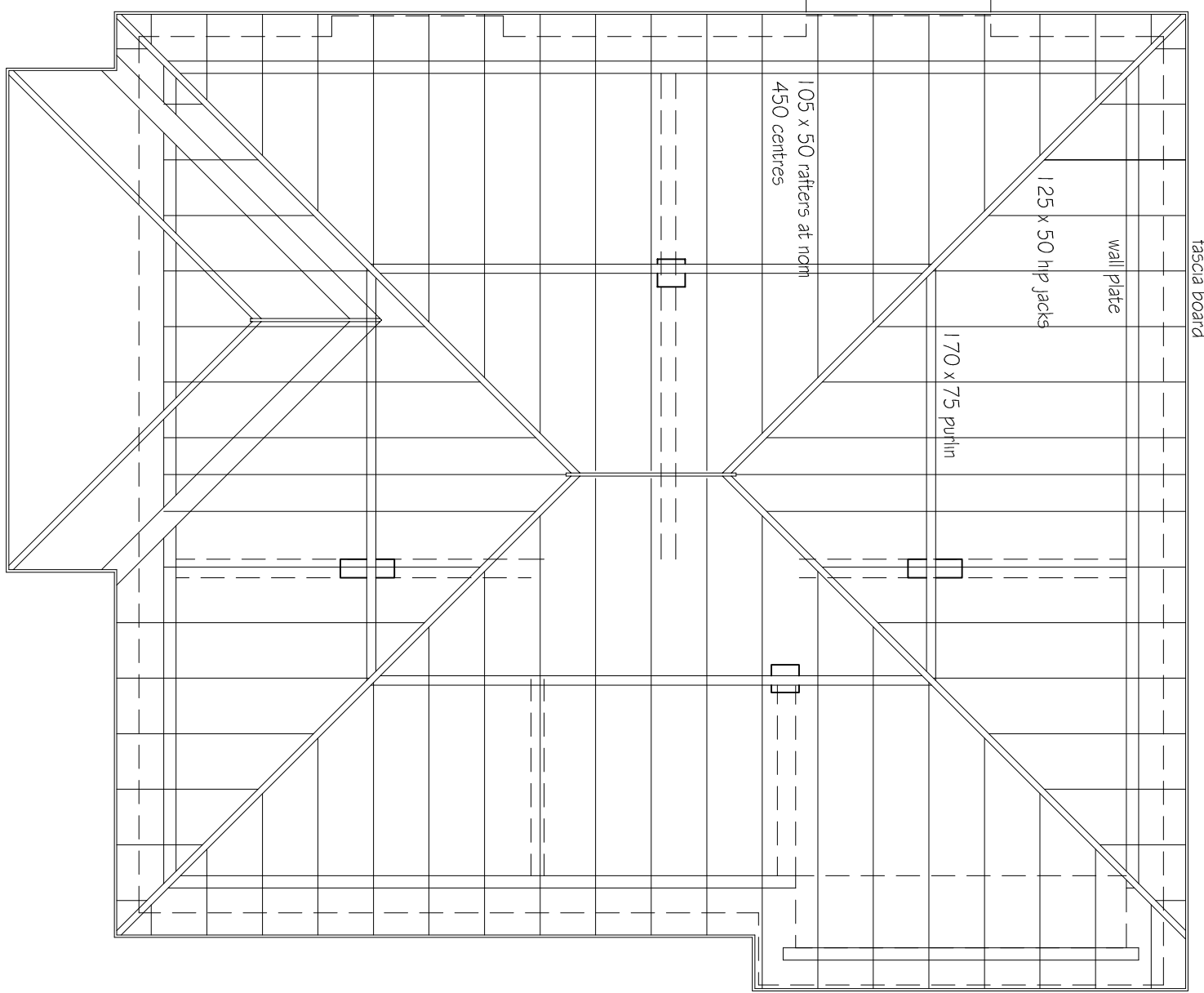
GROUND FLOOR PLAN
AS EXISTING



FIRST FLOOR PLAN
AS EXISTING



TYPICAL SECTION
AS EXISTING



LOFT PLAN
AS EXISTING