

Generally any departure from the approved plan may require a re submission for building reg, or planning approval. It is advised that work stops until any such approval is obtained.

Permission will be required from owner of adjacent property or land for any works beyond boundary.

The contractor should discuss the proposed works directly with Building control at all stages.

The primary responsibility for achieving compliance with the building regulations rests with the person carrying out the work. This is either the builder or the owner/applicant.

A full plan building regulation application must be made well in advance of when the works is to start.The local authority will check the plans consult with any other authorities (Eg Public sewers) .Time scales is 5-8 weeks for full approval.

Once approved work can then proceed. As part of the checking and consultation stage the plans may be altered to show compliance. It is important that the builder/Applicant or owner checks that they are working to the correct issue plan.

If a building project has both planning and building regulation approval, then you must not build anything other than what has been approved .It is important that the builder/owner/applicant reads all the latest issue and /or approved plans to ensure they understand the various details contained therein.This includes all letters ,notifications and calculations ETC.

All workmanship and materials to comply with current and relevant,codes of practice, building regulations and British standards

CDM Regulations 2015: CDM regulations apply to projects where construction work lasts longer than 30 working days and has more than 20 workers on site together at any point or if the project exceeds 500 person days. Such projects are legally notifiable to HSE. Wherever there is more than one contractor, the client must appoint a Principal Designer to be responsible for the coordination of health & safety during the preconstruction and construction phase of the project.

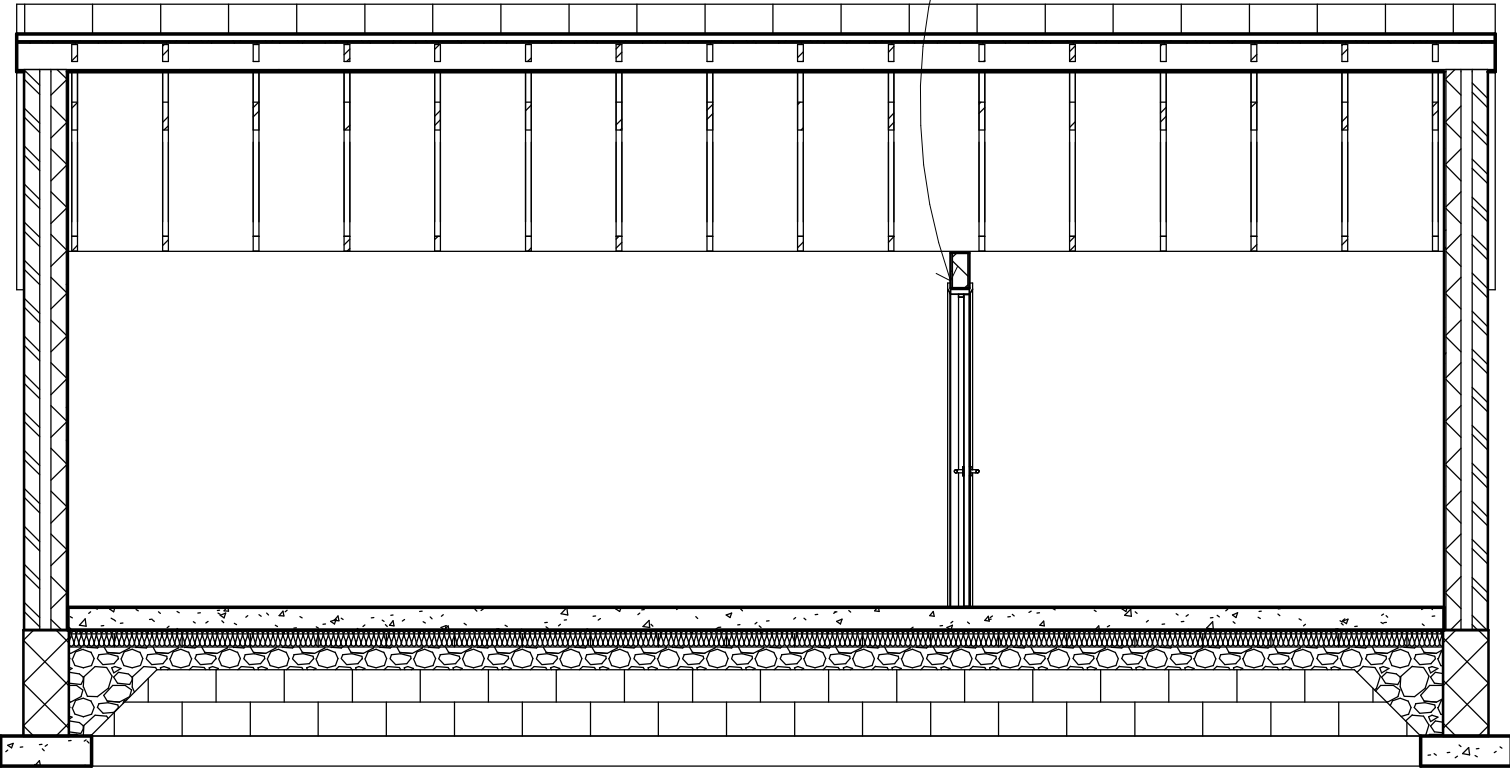
All workmanship and materials shall comply with the current and relevant Building Regs,British standards and codes of practice. All materials shall be fixed ,applied or mixed in accordance with the manufacturers instructions or specifications.All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works ,to the satisfaction of the inspector whether or not shown on the drawing

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These plans details and drawings have been produced detailed and draughted for the sole purposed of applying to the local authority in order to obtain the relevant and necessary housekeep planning consent and building regulations full plans/plan check approvals only

RAINWATER DRAINAGE New
rainwater goods to be new
110mm UPVC half
round gutters taken and
connected into 68mm dia
UPVC downpipes and into
extg drain as indicated on plan

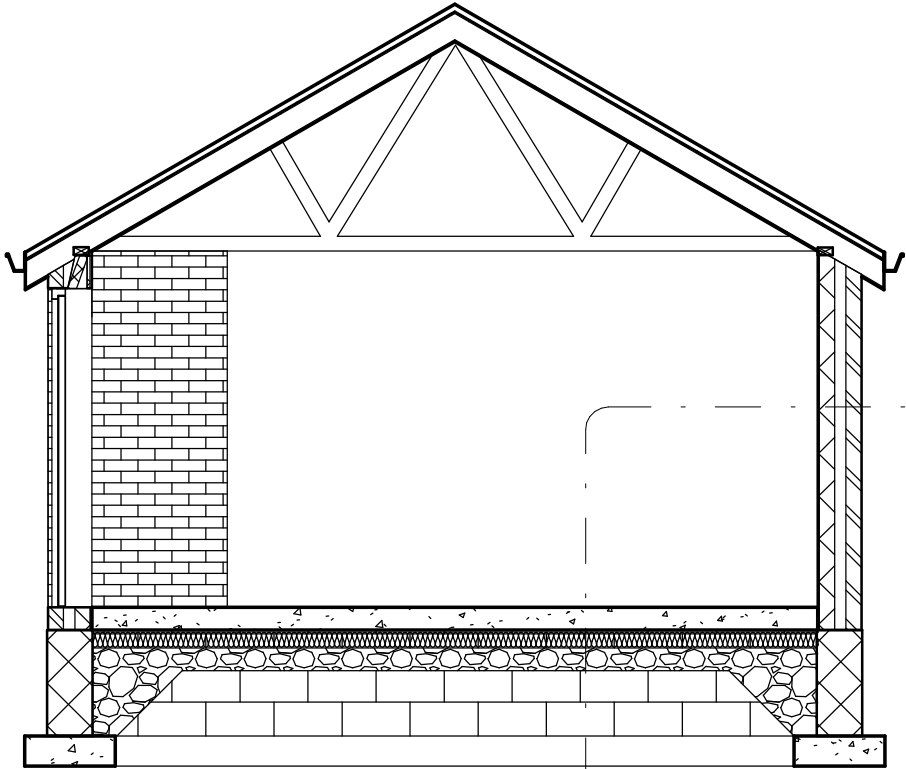
INTERNAL MASONRY PARTITIONS
Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab (To be confirmed on site) and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls.



Section 1

1

1 : 50



Section 2

2

1 : 50

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A3

1
1 Of 4



Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Garage To Rear Of 102 Ainsworth
Road, Radcliffe, Manchester, M26 4ED.

SHEET

Sections

CLIENT			
Alpha Properties			
Date	Project number	Scale (@ A3)	
17/11/2022	NDH/LR/10/22	1 : 50	
Drawn by	DRAWING NUMBER		REV
Neil	4 Of 4		
Checked by			
Checker			