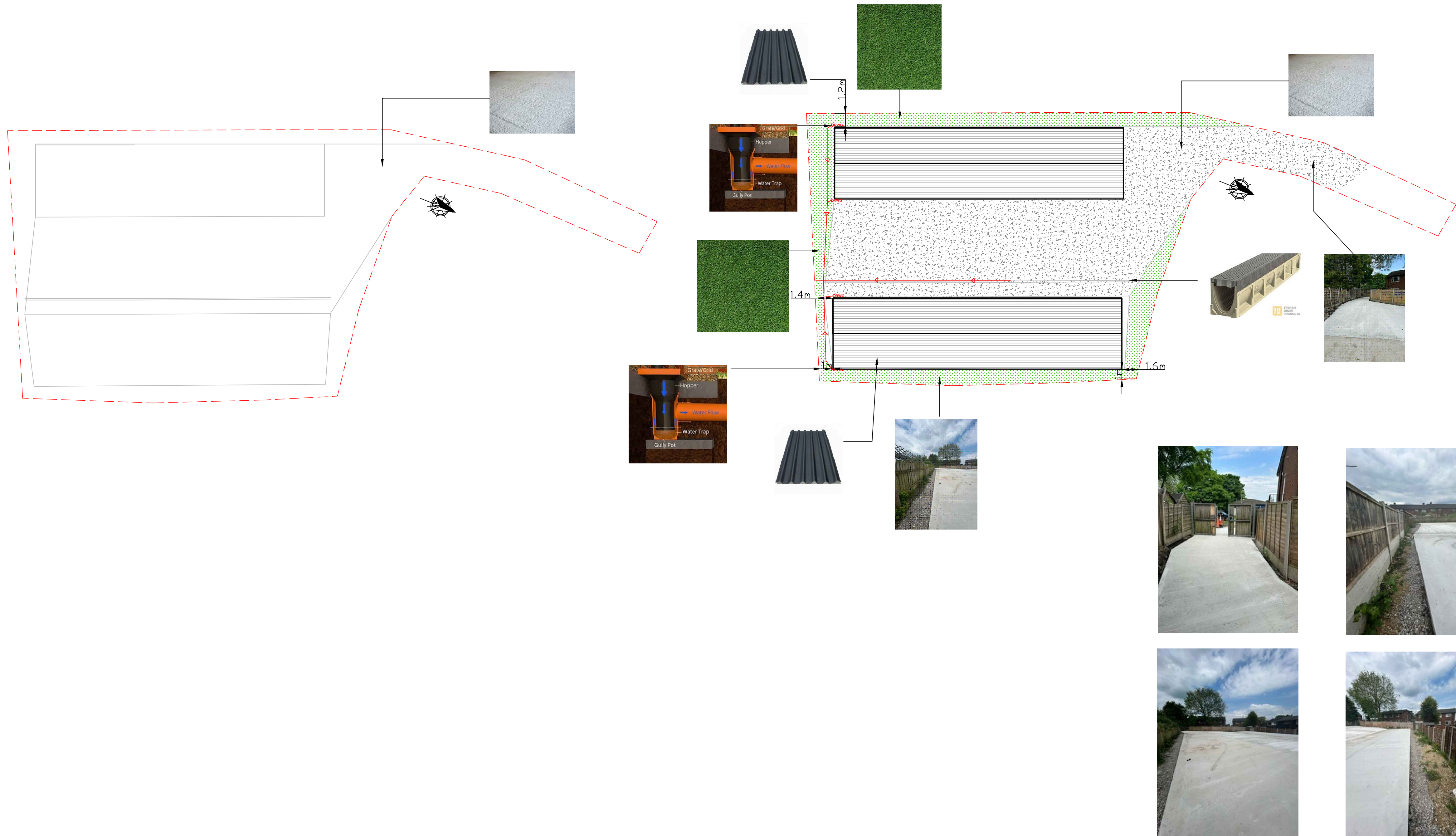




EXISTING SITE IMAGES

CDM REGULATIONS
The owner, main contractor should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations, this may be undertaken by the main contractor if agreed in writing.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974 and CDM 2015.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Mark) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

DEMOLITION
All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

DEVELOPMENT CONTROL
The parameters of permitted development have been explained to the client and it has been advised that a planning application may be lodged with the local authority for a certificate of lawfulness in order to get written consent / LA plan. The designer has been employed in producing the drawings and supporting information only and will take no responsibility where planning consent is not gained where required.

RETAINED STRUCTURAL ELEMENTS
Any proposed retained structural elements are to be fully exposed and assessed on site - then accommodating increased loadings as a result of the proposed scheme may require remedial works or replacing. Once exposed on site to be assessed by the building control body or structural design engineer to ascertain requirements.

PARTY WALL ACT
Party wall notification to be served where required by the client - all relevant agreements to be ascertained in writing where possible prior to works commencing on site - Any excavations adjacent to a party wall to be discussed with designer / RCB depending if foundation depths are higher than proposed excavations.

Where proposed works to take place on a household property the homeowner / client must ascertain all relevant permissions prior to works commencing on site from their owner / agent.

EXISTING SUB FLOOR VENTILATION - To be maintained where existing air bricks are to be covered as part of the proposed works on site - Note air bricks may not be visible at the time of the site survey and therefore may not be marked on the plans - Any existing sub floor ventilation issues on site can not be substantiated by the proposed works such as well / dry rot.

SERVICES
Where services GAS, Water, Electric require moving as part of the proposed works the client must seek adequate prior approval and determination of the proposed new location of such from the service provider regardless of whether such details are shown on these drawings.

EXTENT OF SERVICES
These drawings have been put together for the purpose of obtaining planning consent only for the proposed works - A separate building control application will be required to be designed and produced by other...

REV	DETAIL	BY	CHK DATE
REVISION			
CLIENT			
ADDRESS			
LAND TO THE REAR OF WESTMINSTER AVENUE RADCLIFFE BURY M26 3WD			
PROJECT			
PROPOSED GARAGE BLOCKS			
DRAWING			
PLANNING PERMISSION			
DRAWING CODE		DRAWING NUMBER	
LAWA-DC-BP		01	
SCALE		PAPER	REVISION
1:50	1:200	A1	02
DATE	DRAWN	CHECKED	
NOV 24	RG		