

This scheme is subject to town planning and all other necessary consents.
Dimensions, area and levels where given are only approximate and subject to site survey.
All dimensions are to be checked on site.
Any discrepancies are to be reported to the architect before work commences.

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 an building works involving more than 500 man hours or longer than 30 days duration. It is the clients responsibility to appoint a Planning Supervisor on all projects that require compliance with CDM Regs, 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 to safe practice in compliance with the Health & Safety Work Act 1974, and CDM 2015.

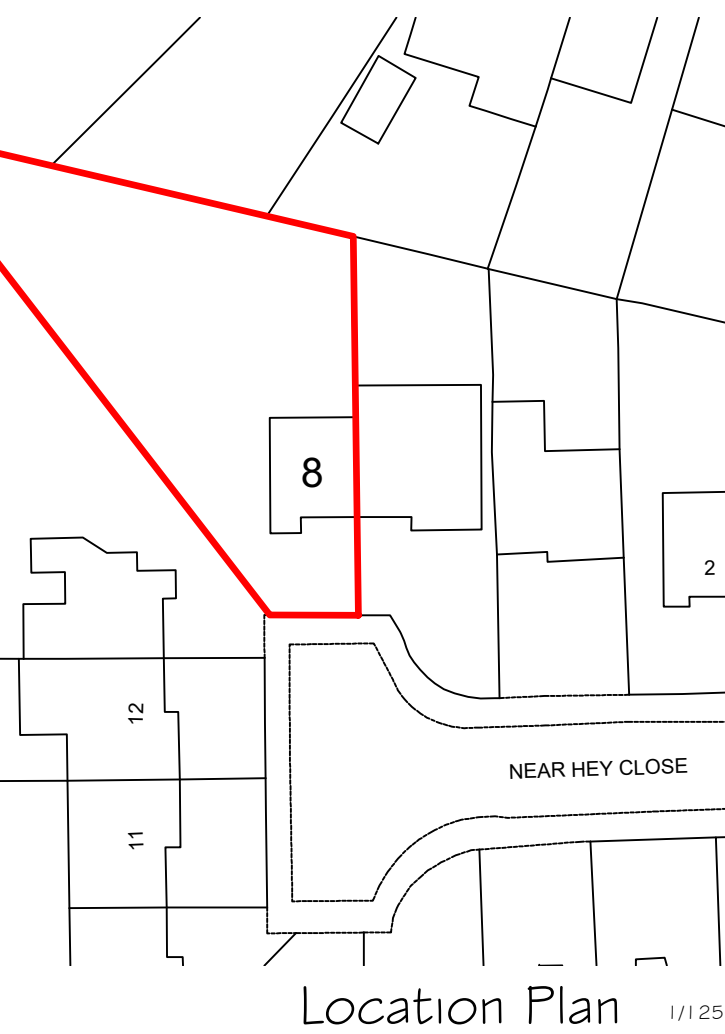
Materials and Workmanship :
All works are to be carried out in a workman like manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE mark.

Site Preparation :
Ground to be prepared for new works by removing all unsuitable material, vegetation, matter and tree or shrub roots to a suitable depth to prevent future growth. 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 eg landfill gases, radon, vapours or in the ground covered, or to be covered by the building.

Party Wall Act :
Party wall notification to be served where required by the client - all relevant details to be ascertained in writing where possible prior to works commencing on site. Where excavations adjacent to a party wall to be discussed with designer / BCB and where foundation depths are higher than proposed excavations.

Where proposed works are to take place on a leasehold property the home owner must ascertain all relevant permissions prior to works commencing on site from owner / agent.

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



AMENDMENTS		
REF	DATE	DESCRIPTION
E	09/26	Landscape / Boundary no



PROJECT
Proposed Two Storey side extension
Story Rear Extension together with
alterations / Improvements to existing
Dwelling at 8 Near Hey Close, Ra
Manchester M26 3YU

TITLE	Site layout, boundary details, external
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DATE	Sept 2026	DRAWN	GB
SCALE	1:1250 / 1:200 / 1:100	DRG No	28 AL

