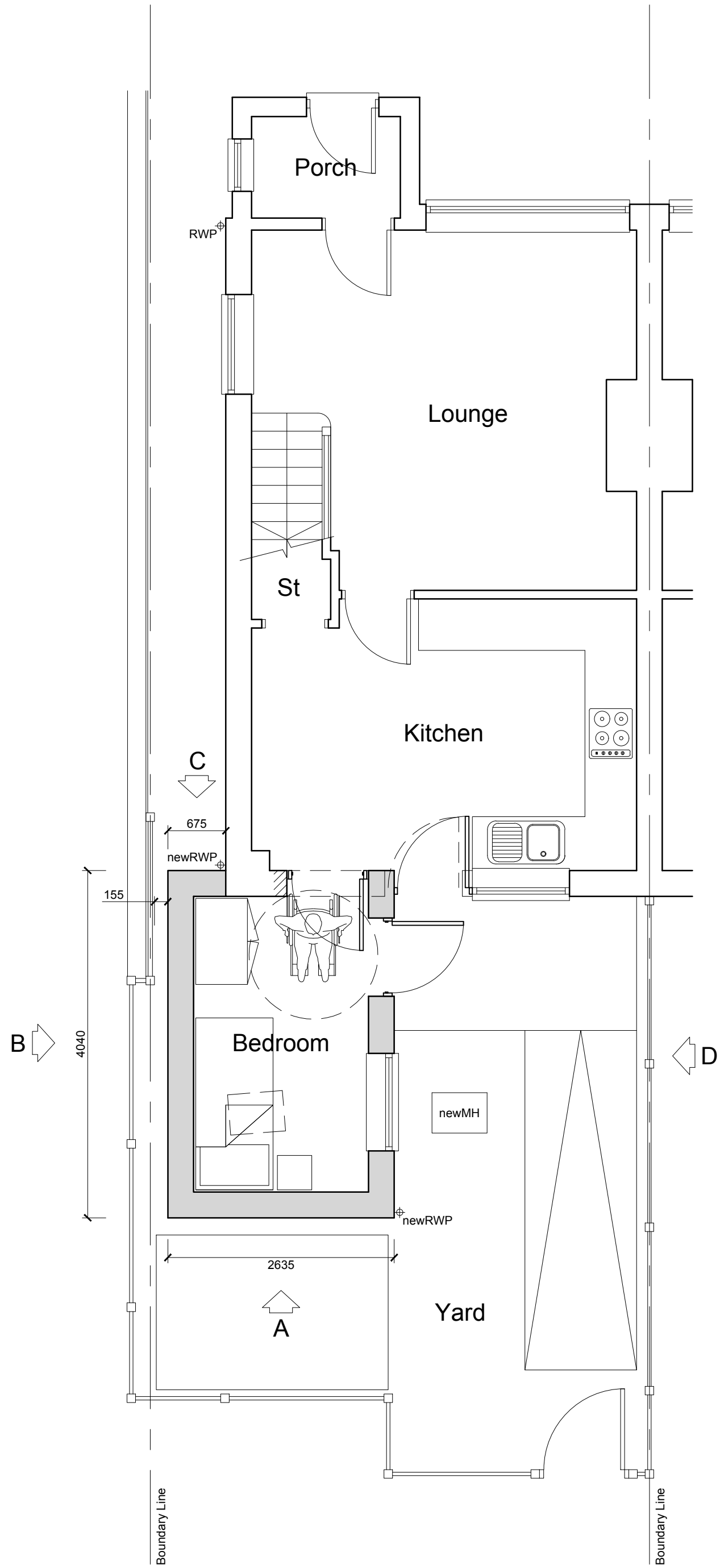
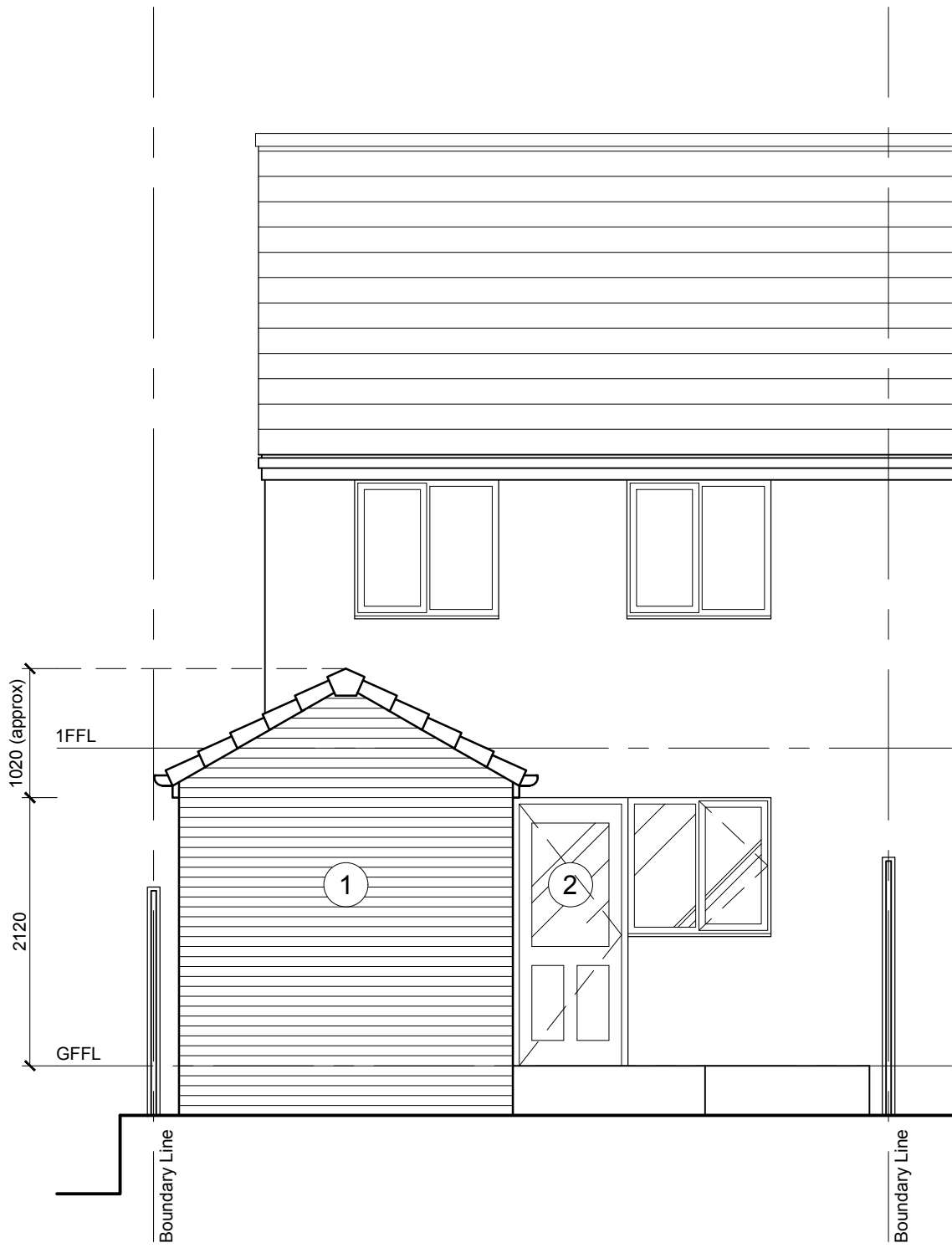
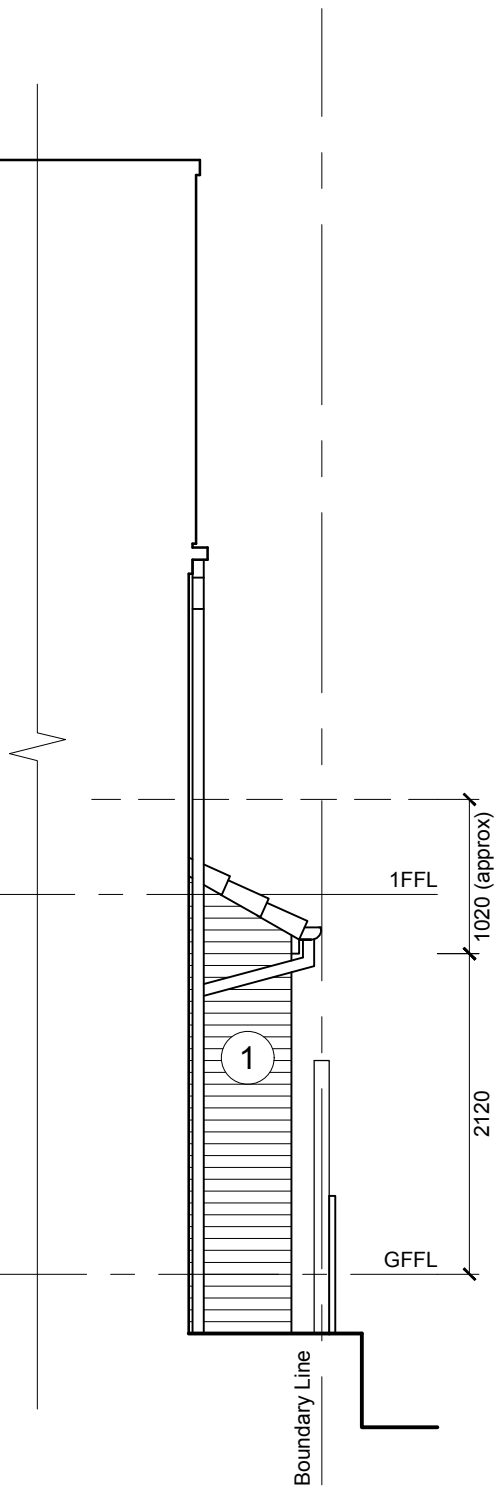




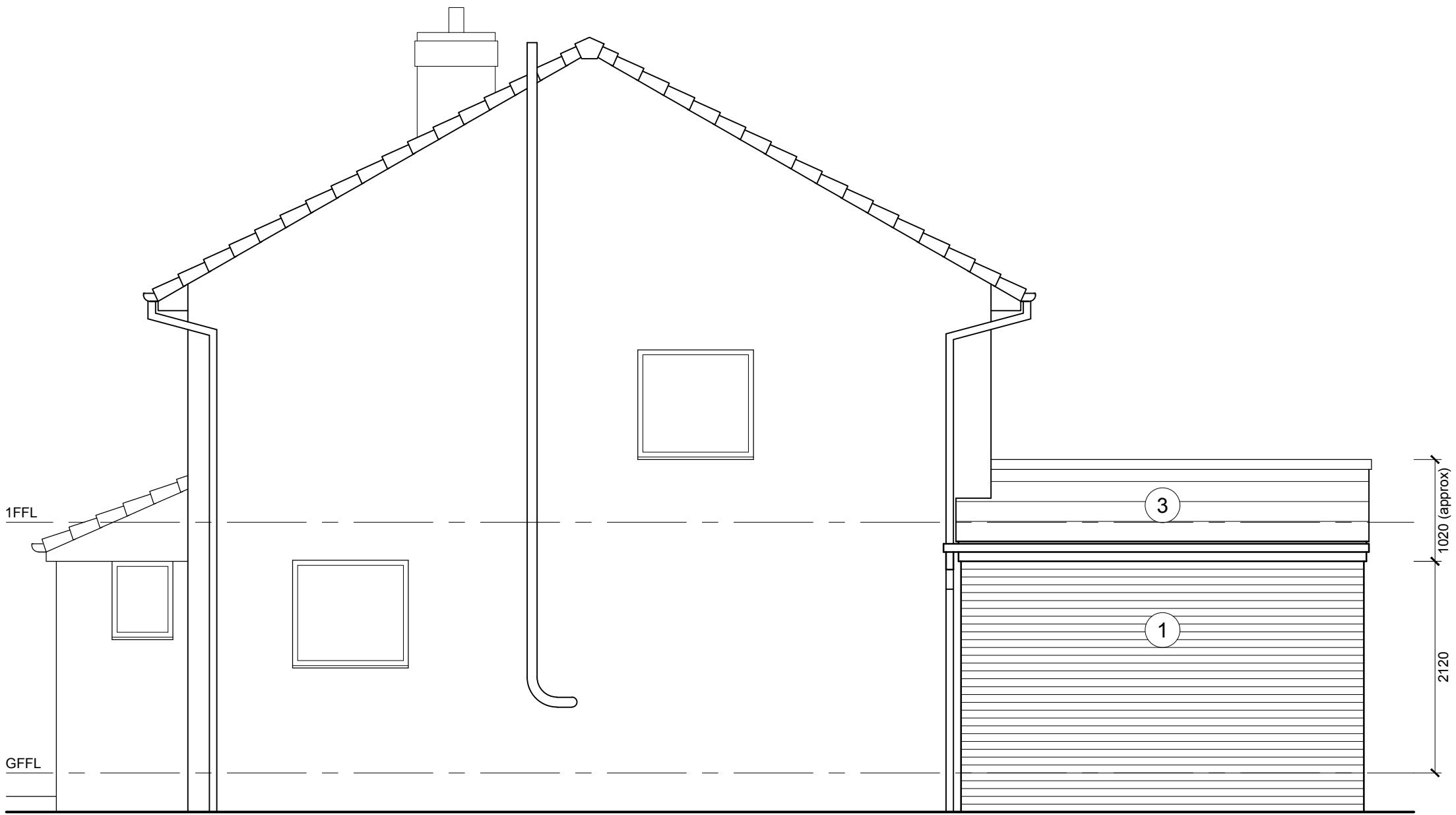
Proposed Ground Floor Plan



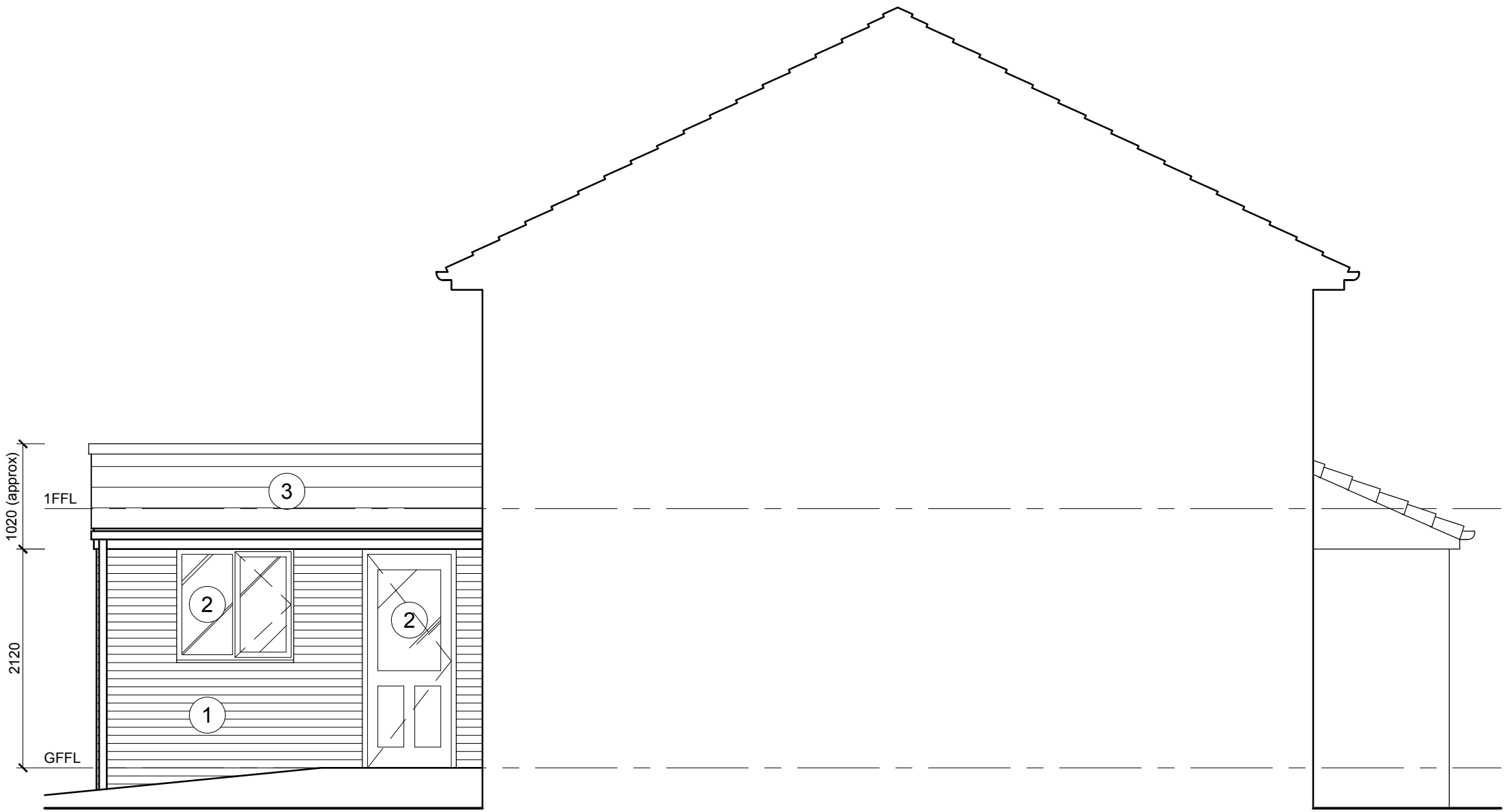
Proposed Rear Elevation (A)



Proposed Front Elevation (C)



Proposed Side Elevation (B)



Proposed Side Elevation (D)

NOTES

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This drawing is solely for the purpose of achieving Planning and Building Regulation approvals only and should not be classified as an actual construction drawing.

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 Building Regulations, 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.

Party Wall Notice :

- Appropriate Party Wall Notice under the Party Wall Act 1996 must be served on adjoining owner a minimum of one month prior to commencement of building works.

Materials and Workmanship :

- All materials must comply with British Standards or European Standards, Product Certification Schemes, Quality Assurance Schemes, British Board of Agreement Certificates, Construction Product Directives and Local Authority National Type Approvals.
- All materials should be fixed in strict accordance with manufacturers details and workmanship must be in strict accordance with BS 8500 : Workmanship on Building Sites : Parts : 1 to 16.
- Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred and in accordance with recognised good practice.

Building Regulations :

- All work must comply with the current Building Regulations and the technical design and constructional requirements of the current Approved Documents.
- The person carrying out the building works is to liaise with and meet the requirements of the LA Building Control / Certifying Body giving required notices of stages of works as required by the Building Regulations including :
 - Inspection of existing foundations / lintels where required to check suitability to support new storey loadings.
 - Foundation excavations before any concrete is laid.
 - Oversite covering to ground floors before any concrete is laid.
 - Foul and surface water drainage before any pipes are covered over.
 - Structural timbers (upper storey floor joists / beams and roof structure before any coverings are fixed
 - Completion of building prior to occupation.

Construction Design and Management Regulations :

- All domestic developments including new build and or refurbishment (excluding self build) and any demolition works are to be managed in accordance with the requirements of the current Construction Design and Managements Regulations and current Health and Safety at Work Act.
- Materials heavier than 20kg must not be manually lifted and must be transported / lifted / positioned by mechanical plant / equipment suitable for the operation.

Materials Schedule :

- 1 New facing brickwork to extension to match existing.
- 2 New white uPVC window and door frames with double glazed units to match existing.
- 3 New concrete roof tiles to match existing.

All proposed materials to be approved by local authority prior to commencement of work on site.

REV	DESCRIPTION	CHECK	DATE
CLIENT			
Ms Mclear			
PROJECT			
21 Walshaw Walk Tottington, Bury			
TITLE			
Proposed Plan & Elevations Option 1			
DRAWING NO.	REVISION		
2201-11	-		
SCALE	DATE		
1:50 at A1	February 2022		
DRAWN BY	STATUS		
GW	Planning		