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DESIGN AND LEGISLATION:

THE FOLLOWING NOTES ARE INTENDED TO BE USED FOR PLANNING AND BUILDING REGULATIONS APPROVAL ONLY. NO WORKS SHOULD TAKE PLACE UNTIL THESE APPROVALS ARE IN PLACE IN WRITING FROM THE AUTHORITIES. ALL WORKS CARRIED OUT PRIOR TO APPROVAL ARE AT THE OWNERS RISK AND STUDIO OL3 TAKE NO RESPONSIBILITIES FOR THESE WORKS. ALL DIMENSIONS ARE TO BE CHECKED BY THE MAIN CONTRACTOR PRIOR TO WORK COMMENCING AND DURING THE PROGRESS OF THE WORKS. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION INFORMATION ARE TO BE REPORTED TO THE DESIGNER FOR RESOLUTION BEFORE ANY FURTHER WORK IS CARRIED OUT. NO COMPONENTS TO BE ORDERED OR FABRICATED WITHOUT ALL RELEVANT ASSOCIATED DIMENSIONS BEING CHECKED AND CONFIRMED. DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONSULTANTS DETAILS AND SPECIFICATIONS.

GENERAL NOTE:

WORKMANSHIP AND MATERIALS TO COMPLY WITH:
BUILDING REGULATIONS, N.H.B.C. REQUIREMENTS, BRITISH STANDARDS OR CODES OF PRACTICE, OTHER AUTHORITATIVE DOCUMENTS OR TECHNICAL APPROVAL CERTIFICATION INCLUDING:
CONSTRUCTION PRODUCTS DIRECTIVE (89/106/EEC),
THE INTERNATIONAL STANDARDS ORGANISATION (ISO),
THE EUROPEAN COMMITTEE FOR STANDARDISATION (CEN),
THE BRITISH BOARD OF AGREEMENT,
CURRENT AT THE TIME OF THE BUILDING REGULATIONS APPLICATION.

ALL MATERIALS SHALL BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. ALL MATERIALS SHALL BE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE USED.

THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, TO THE SATISFACTION OF THE "INSPECTOR" WHETHER OR NOT INDICATED ON THE ACCOMPANYING DRAWINGS OR IN THE SPECIFICATION.

NOTE: SUBJECT TO CONFIRMATION OF THE DESIGNER - SIMILAR "APPROVED" MATERIALS OF EQUAL PERFORMANCE MAY BE SUBSTITUTED WHERE THOSE SPECIFIED ARE NOT AVAILABLE.

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CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
DESIGNERS' IDENTIFICATION AND ASSESSMENT OF RISKS WHICH CAN REASONABLY BE FORESEEN, AND AS NOTED ON

CONSTRUCTION DRAWINGS:
GENERAL BUILDING OPERATIONS deemed to be hazardous with LOW RISK attached, except where stated otherwise.
Refer to individual notes applying to specific operations with HIGH RISK attached.

GENERAL NOTE REGARDING THE USE OF LADDERS
The use of ladders must take into account their length and their stability and security at the top and bottom.

CDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof timbers, felt, battens and tiles.	To prevent falls scaffolding and boarding of joists required. To reduce manual handling, mechanical measures as appropriate.
Verges, fascias soffits and barge boards.	To prevent falls, scaffolding required.
Windows above gf level.	To prevent falls, scaffolding required.
Plumbing/rooftlights in loft areas.	Scaffolding/boarding required.
Plastering/rooftlight in area of stairwell.	Scaffolding/boarding required.
Beams and lintels.	Mechanical measures as appropriate except where reasonably impracticable, when Manual Handling Regulations must be observed.
Chimney stacks and flashings.	To prevent falls, scaffolding required.
Gutters, rwp's and svp's.	To prevent falls, scaffolding required.
Gables.	To prevent falls, scaffolding required. Ensure both leaves built together to reduce affect of high winds.
Precast concrete upper floors.	Mechanical measures as appropriate except where reasonably impracticable, when Manual Handling Regulations must be observed.
Glazing.	To prevent falls, scaffolding required.
Mastic pointing.	To prevent falls, scaffolding required.
External decoration and maintenance.	To prevent falls, scaffolding required. Do not stand on bay roofs. Do not use lean-to roofs.
High level cleaning. Windows, doors, rooftlights etc.	To prevent falls, scaffolding required.

No. Date Description Issued by

PLANNING

12 Carr Bank Avenue,
Ramsbottom

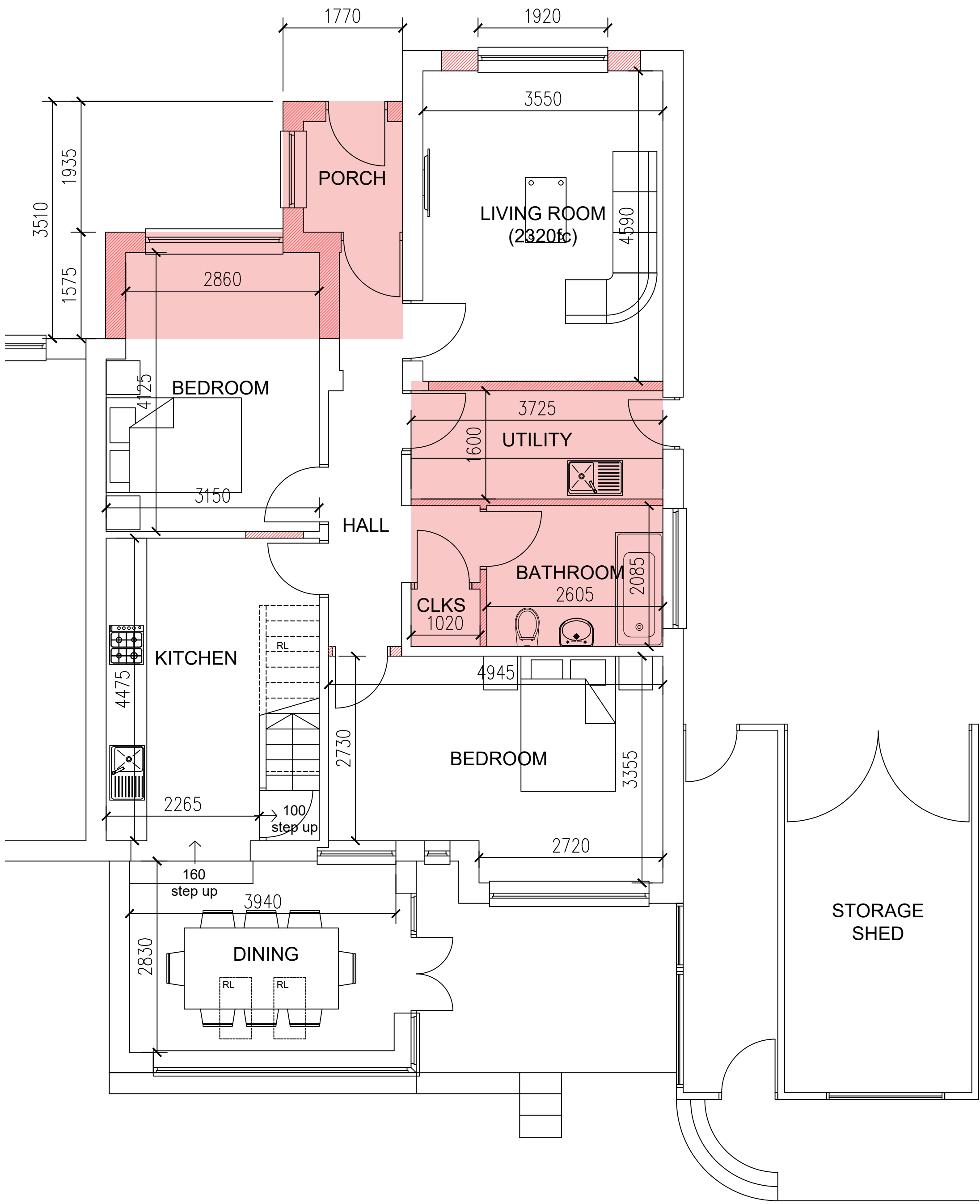
Proposed Single Storey Front Extension
and Rear Dormer Extension

Proposed Floor Plans

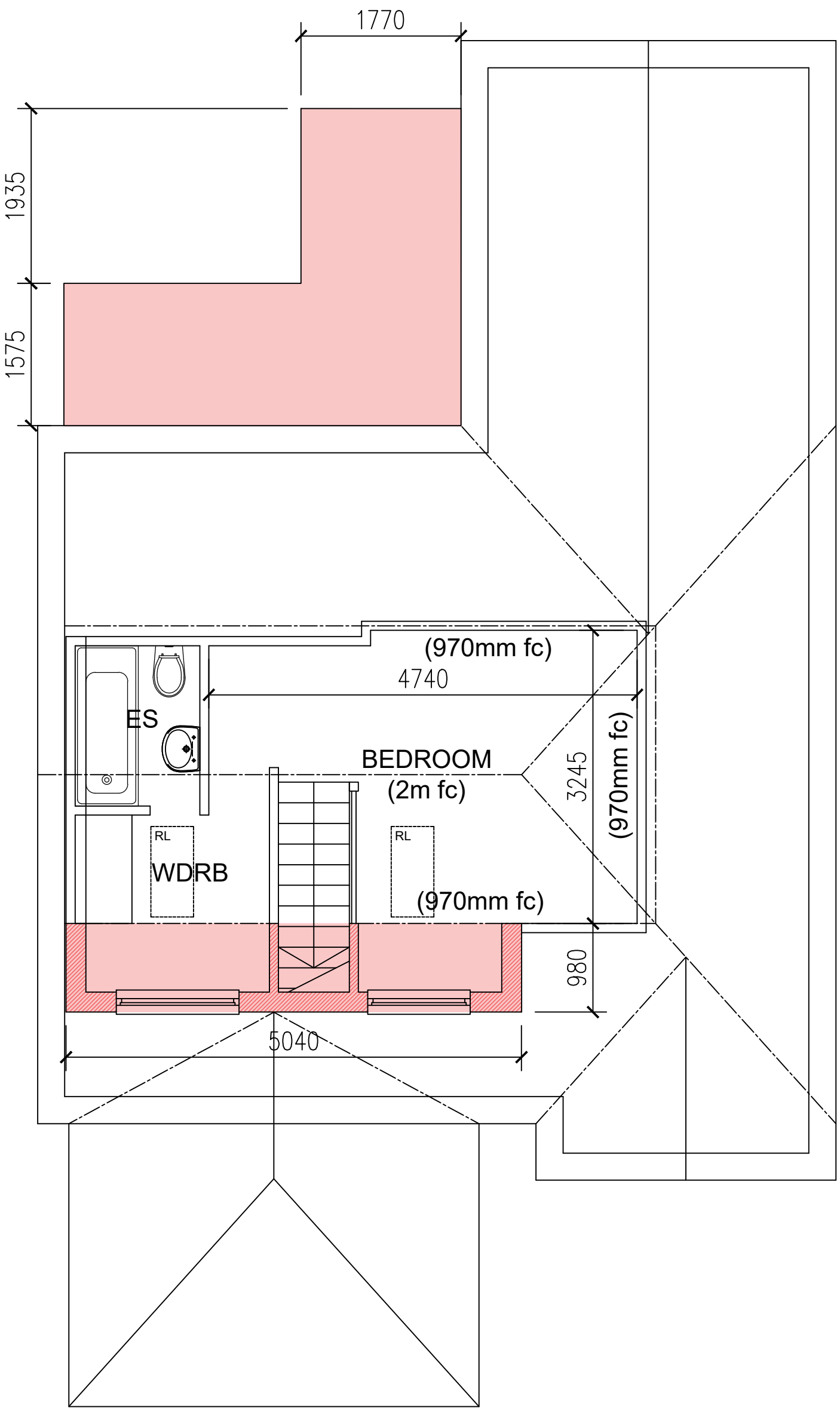
Project number	930	
Date	27/04/2022	P-02
Drawn by	SN	
Checked by	CD	Scale @ A1 1:50

STUDIO OL3
ARCHITECTURAL DESIGN

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PROPOSED GROUND FLOOR PLAN
Scale @ 1 : 50



PROPOSED FIRST FLOOR PLAN
Scale @ 1 : 50