

NOTES:

- The builder is to familiarise himself and fully understand the plans and any appropriate structural details before any works commence.
- The plans relating to the proposed project to be read in conjunction with all appropriate structural engineers details.
- DO NOT SCALE FROM PLANS. Use figured dimensions only but the contractor is to check all dimensions on site prior to commencement of work on site and any discrepancies are to be brought to the attention of the designer or engineer.
- All site work to be carried out to the Building Regulations and Approved British Standards and Codes of Practice.
- All stationon site inspections are to be seen and approved by the Approved Inspector prior to any covering up of work.
- Any existing beams and joists carrying additional load are to be exposed and checked on site for suitability and if necessary replaced.
- All drainage and foundation work is provisional and is subject to conditions encountered on site.
- All concrete work to be carried out to BS 5328: pt 3 : 1981 and BS 1282 : 1985.
- All brickwork to be carried out to BS 5328 : p3 : 1985
- All masonry to be preservative treated with 12.5 Gyproc plasterboard to BS 1282 : 1975.
- All building work to be carried out to the relevant British Standards and Codes of Practice. Workmanship should comply with the relevant sections of BS 8000 Part 10 : 1995.

BUILDING REGULATION NOTES

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing the construction project).

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your duties will automatically transfer to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works are:

- Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Exceeds 500 person days.

OR

PARTY WALL ACT

Any Party Wall between two properties may need to be up to under the requirements of the Party Wall Act 1996. It is the duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following :-

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting projections
- Underpinning
- Demolition and rebuilding
- Insertion of lead flashing

Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

SITE PREPARATION

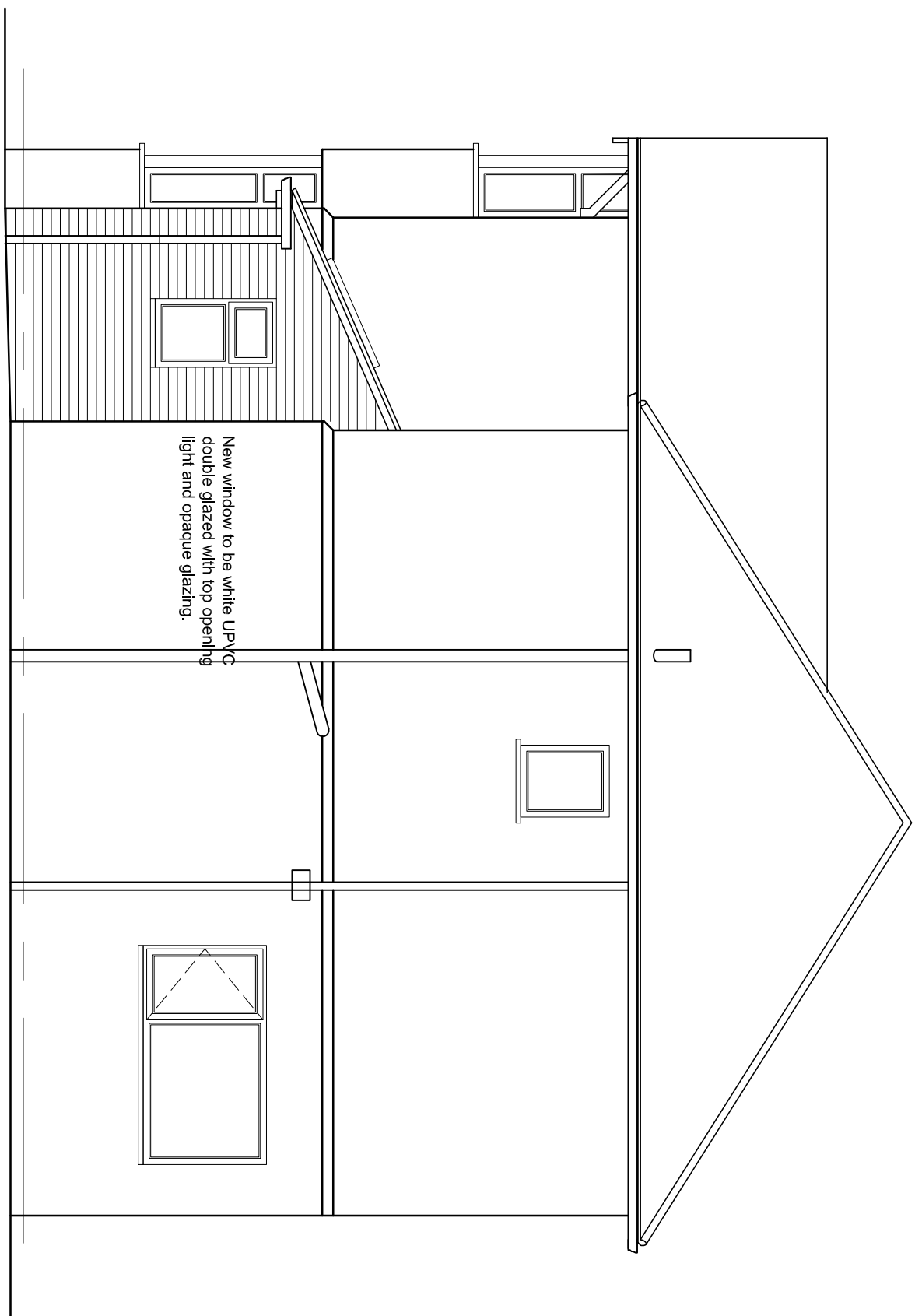
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid damage to 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.

MATERIALS AND WORKMANSHIP

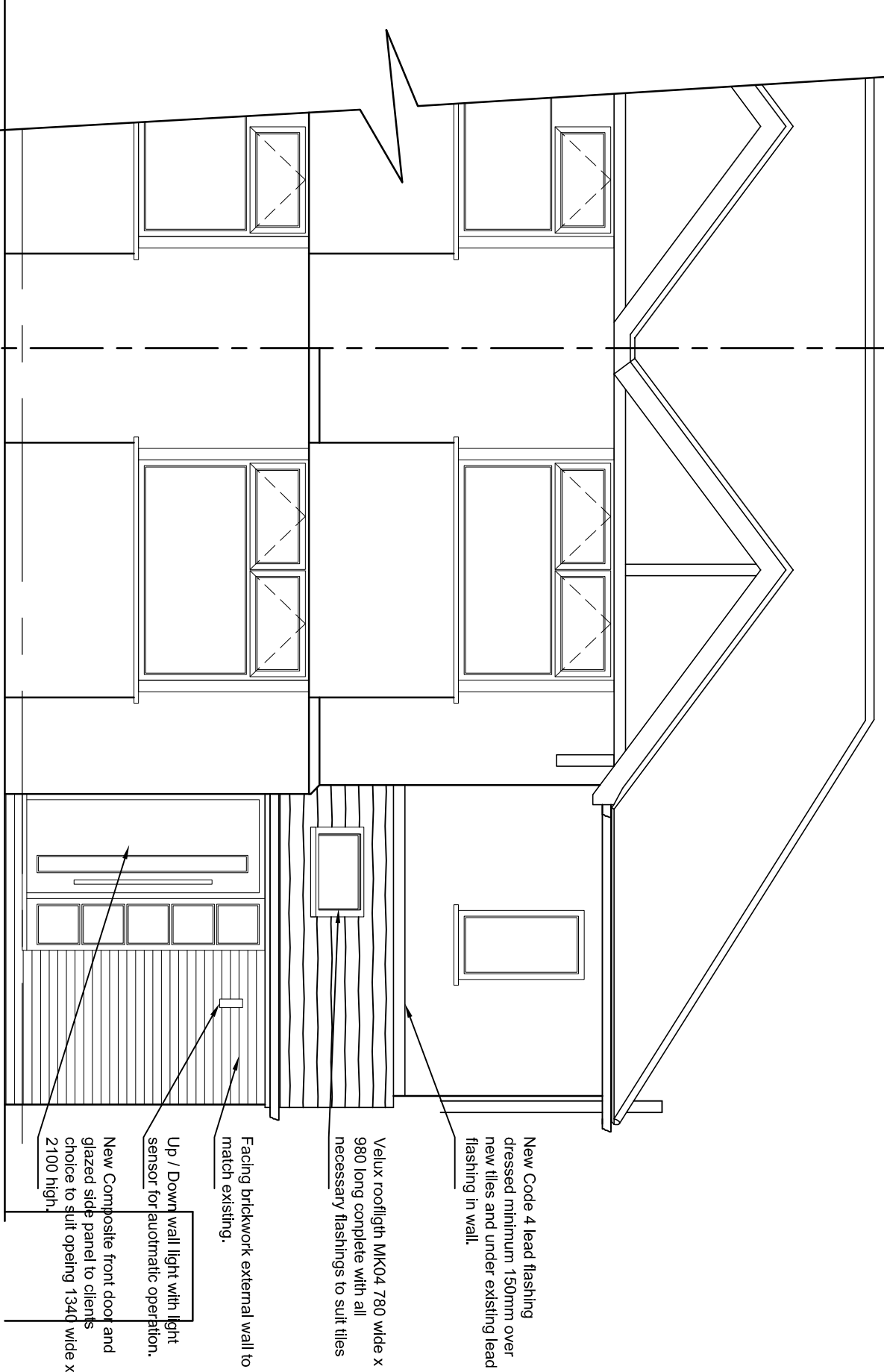
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification or Solutions (the 'Mark's') etc., products conforming to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

THERMAL BRIDGING

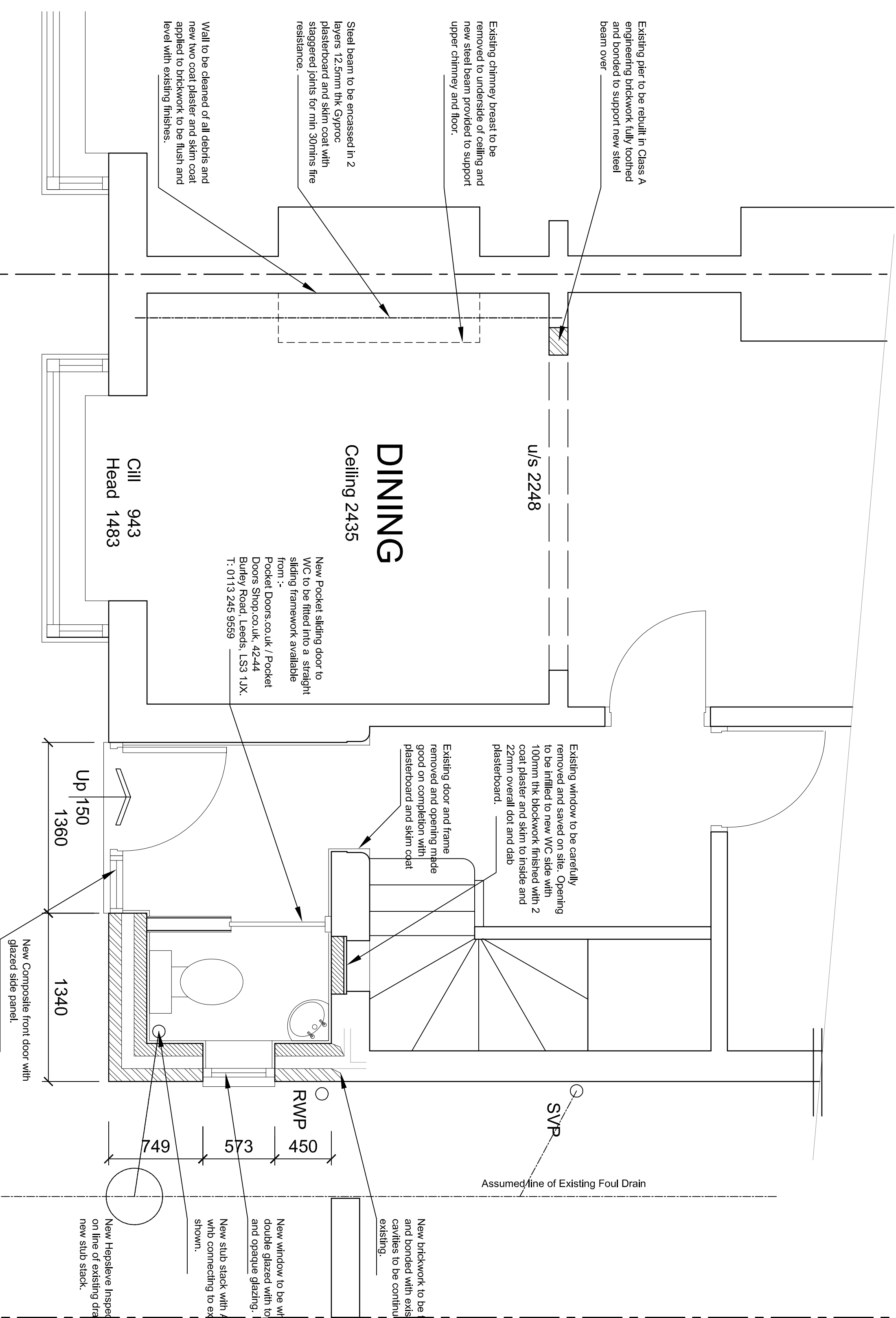
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element i.e. around windows and door openings. Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.



SIDE ELEVATION - South West

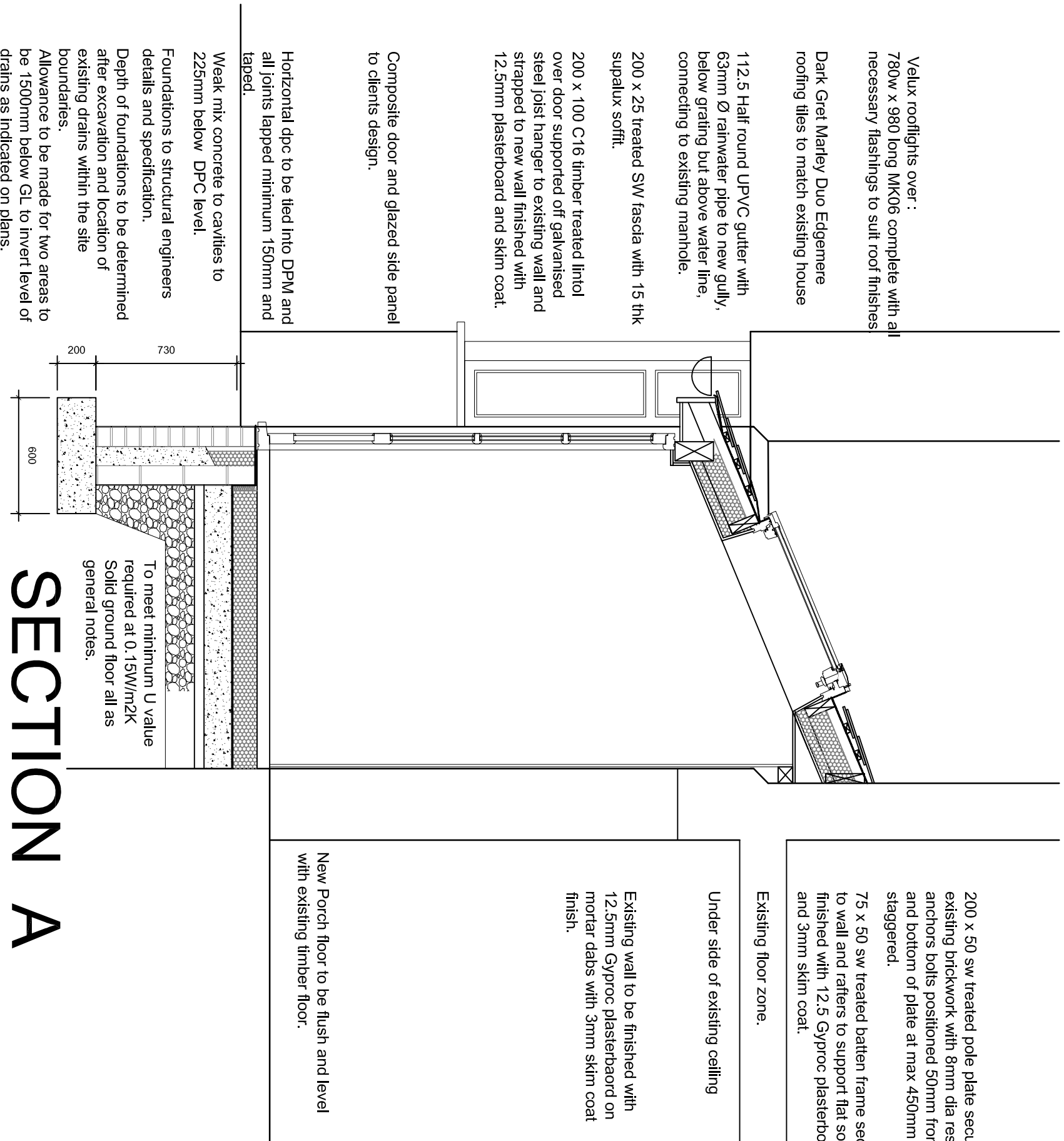


FRONT ELEVATION - North West



GROUND FLOOR PLAN

SECTION A



| Rev | Description | Date |
|-----|-------------|------|
| 1   | As Issued   |      |

PROJECT  
209 Erwood Road,  
Burnage, Manchester. M19 1JB

TITLE  
PROPOSED PLANS, ELEVATIONS  
& SECTION

|                         |                              |                  |
|-------------------------|------------------------------|------------------|
| DRAWN<br>CGH            | SCALE<br>1:50@A1<br>1:100@A3 | DATE<br>Jan 2021 |
| DRAWING NO.<br>2041 / 2 |                              | REV.             |