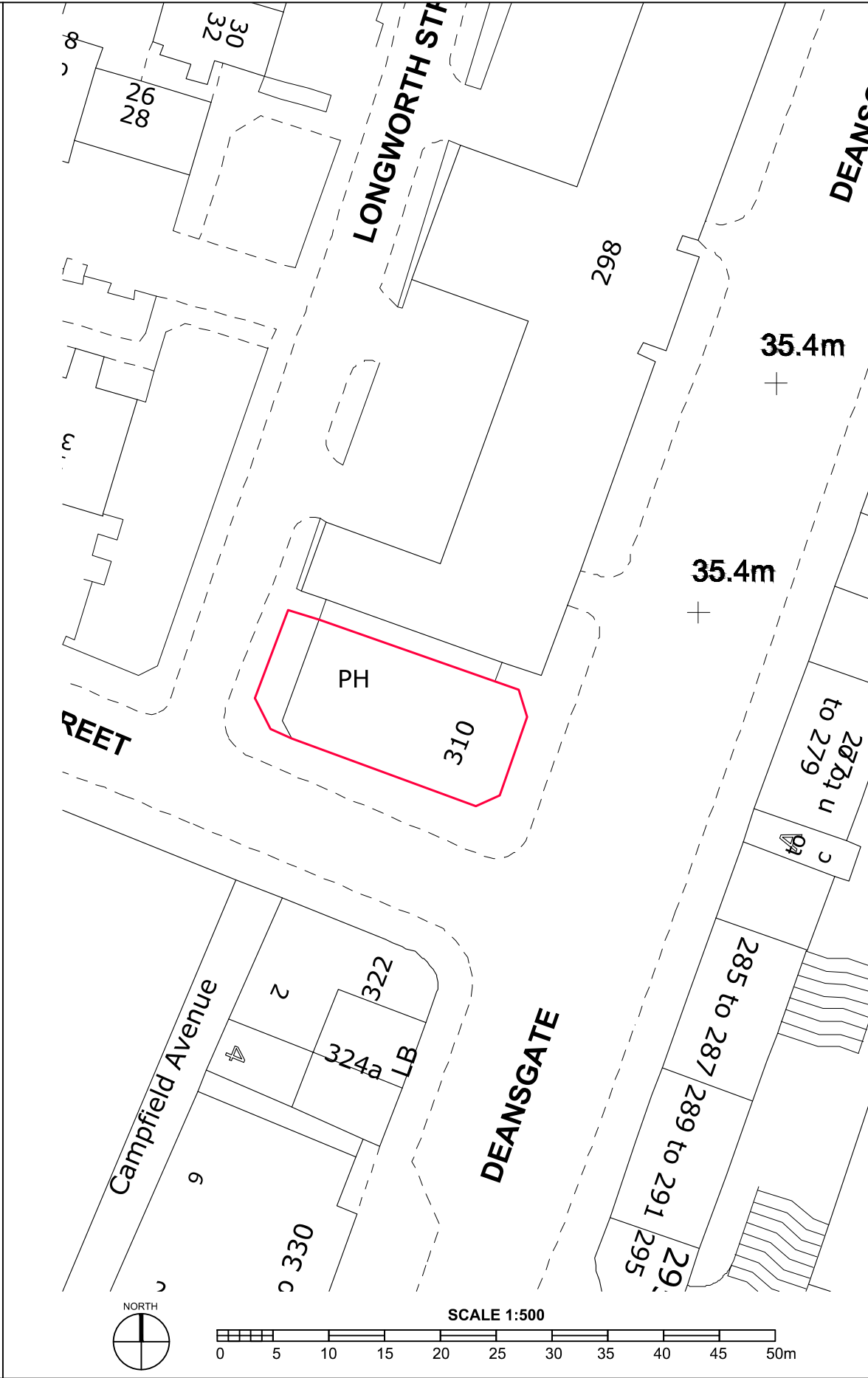
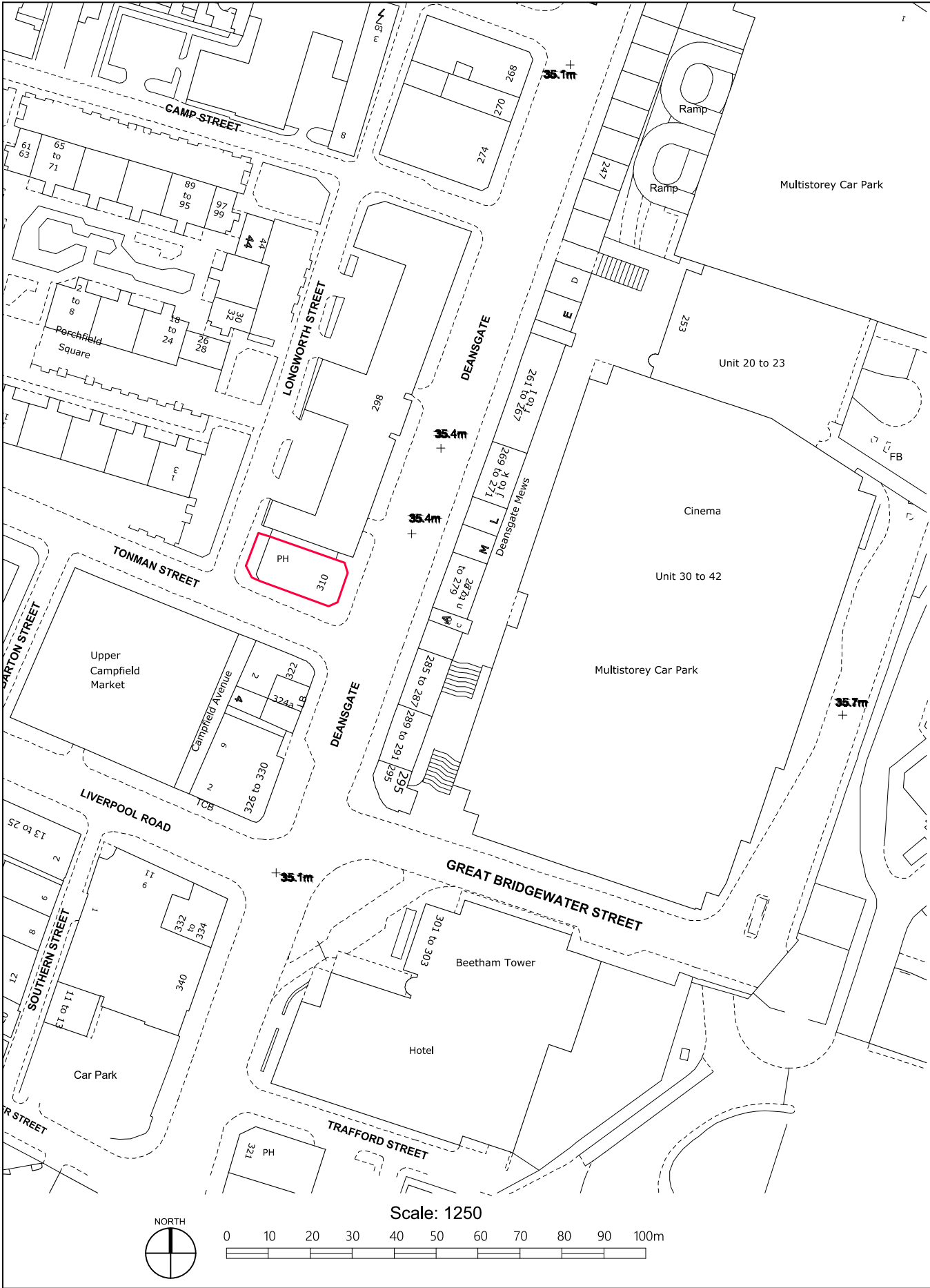




Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

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 and organising the project).

Domestic clients
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 transferred 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:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• 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.

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.

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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

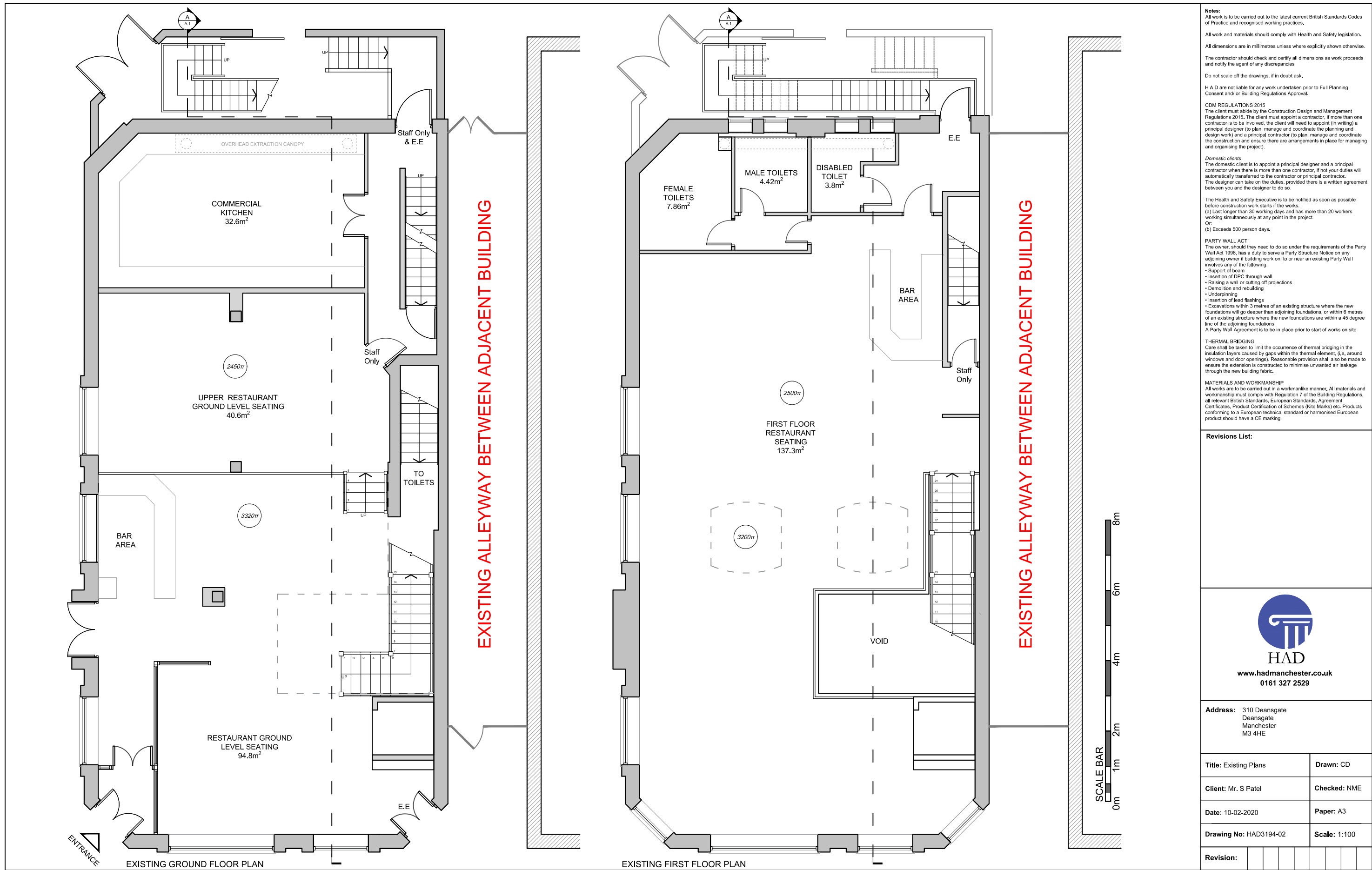
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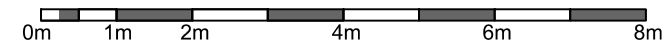
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Title: Location & Site Plans	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 10-02-2020	Paper: A3
Drawing No: HAD3194-01	Scale: VARIES
Revision:	



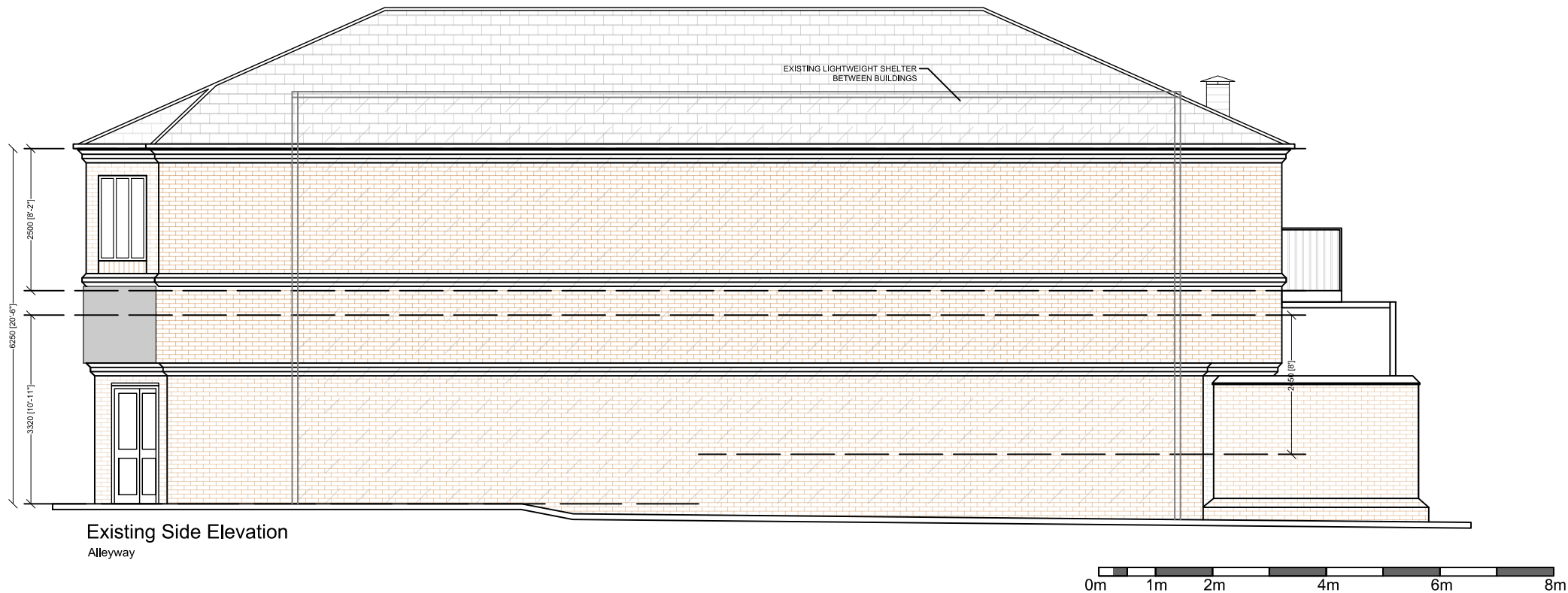


Revisions List:



Address: 310 Deansgate
Deansgate
Manchester
M3 4HE

Title: Existing Elevations	Drawn: CD
Client: Mr. S Patel	Checked:
Date: 10-02-2020	Paper: A3
Drawing No: HAD3194-03	Scale: 1:100
Revision:	



Existing Side Elevation
Alleyway

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask.

H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

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 and organising the project).

Domestic clients
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 transferred 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:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• 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.

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.

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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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Title: Existing Elevations	Drawn: CD
Client: Mr. S Patel	Checked:
Date: 10-02-2020	Paper: A3
Drawing No: HAD3194-04	Scale: 1:100
Revision:	

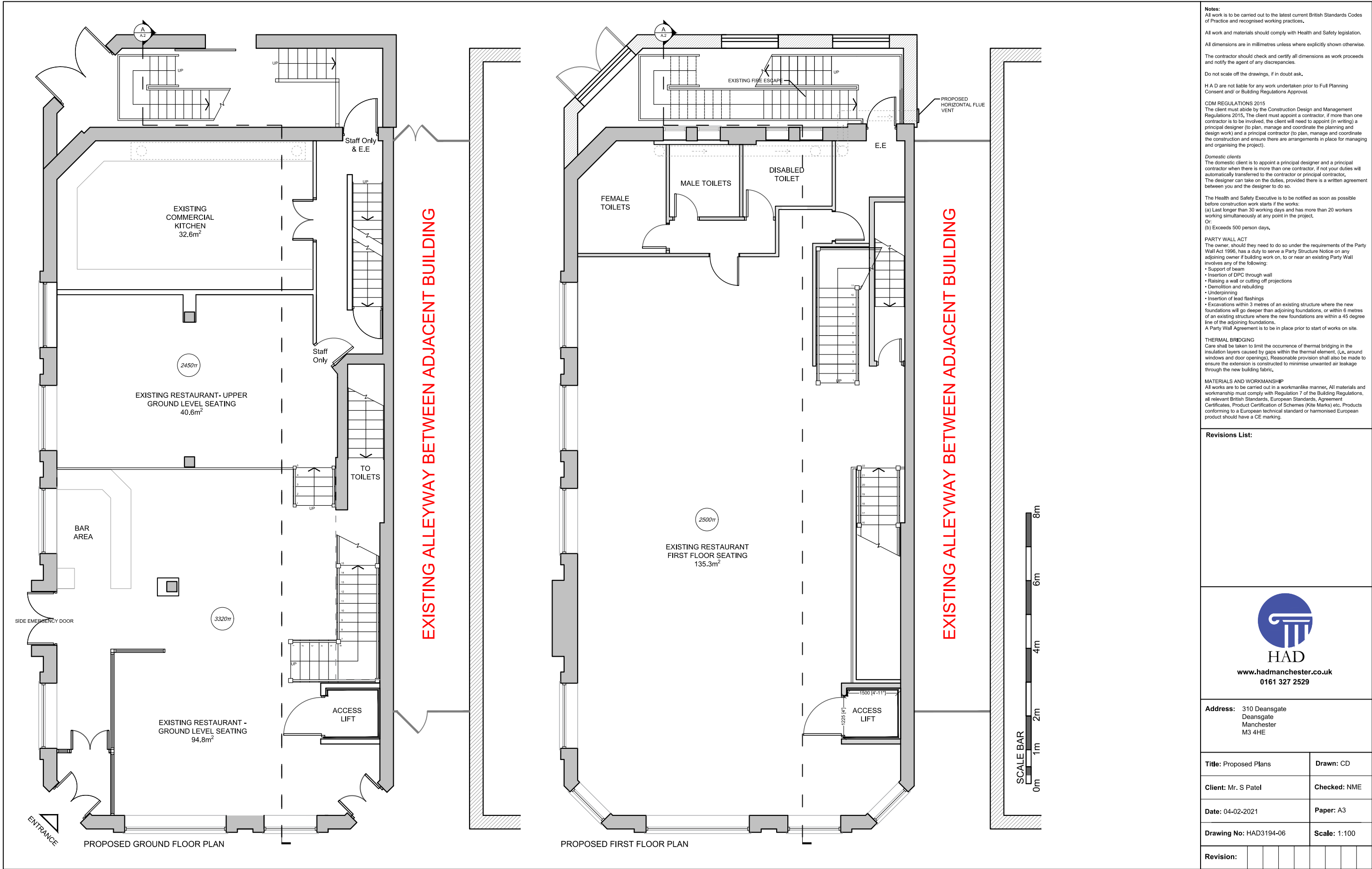


MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products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

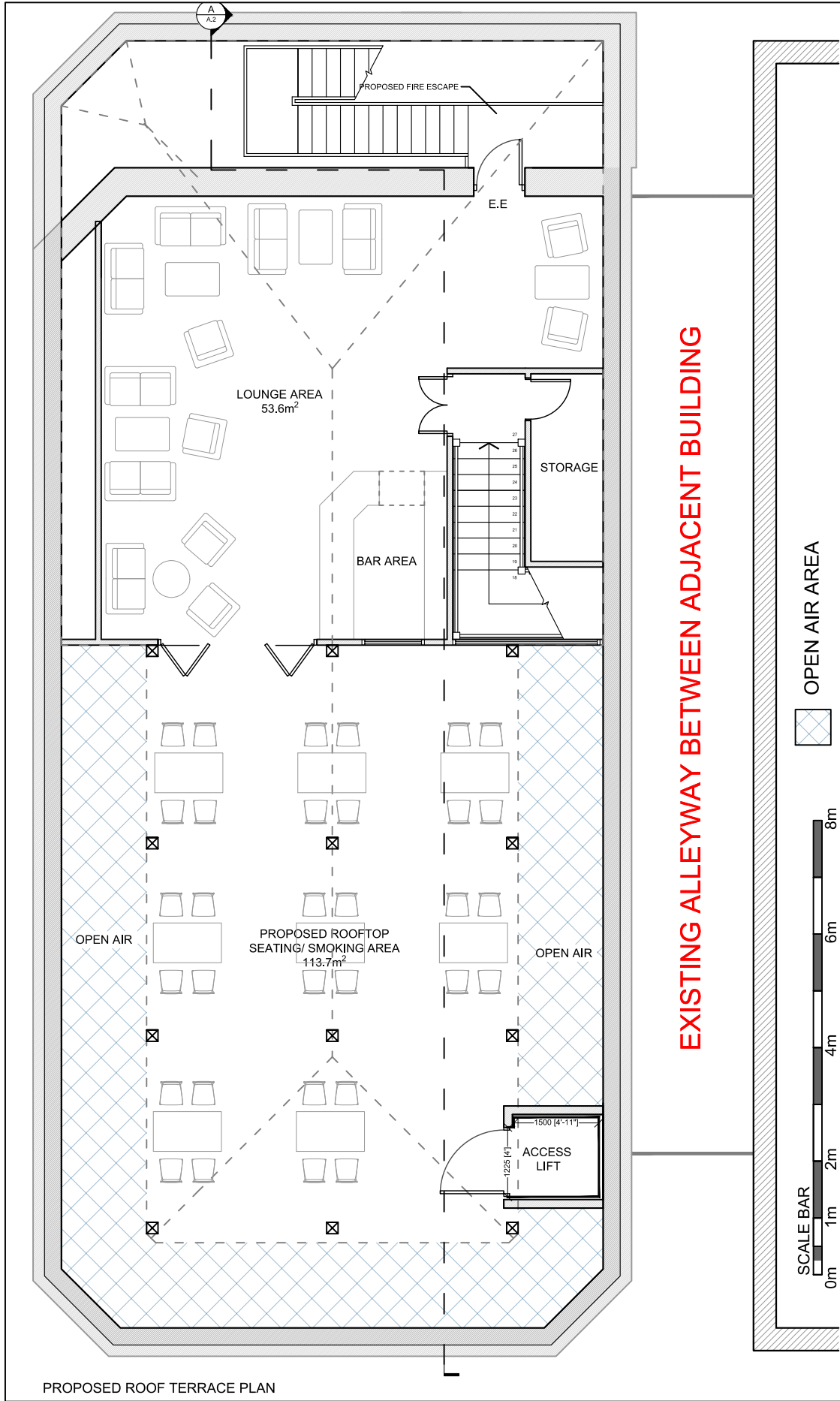


Title: Existing Section Ref - A.1	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 27-03-2020	Paper: A3
Drawing No: HAD3194-05	Scale: 1:100

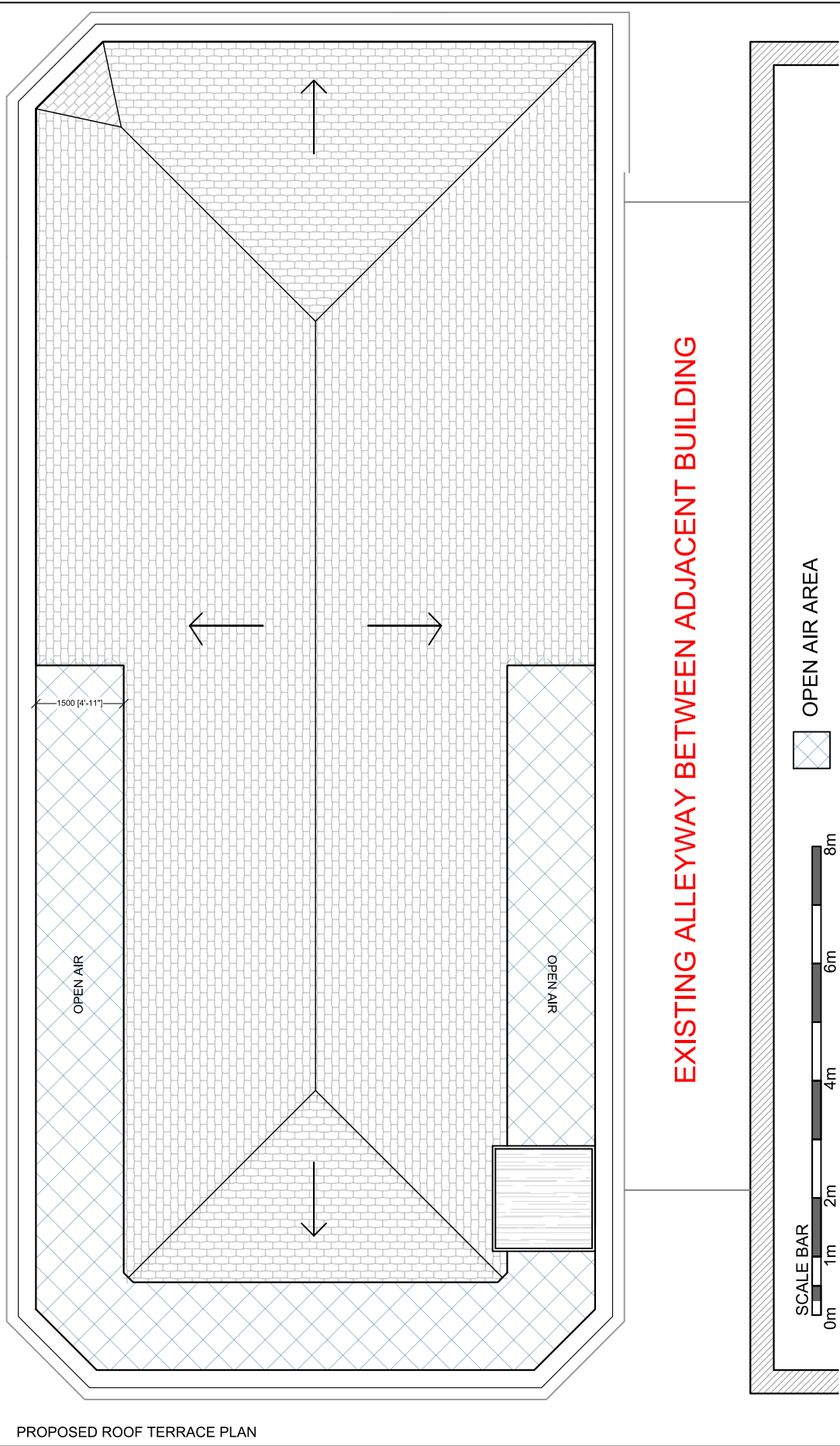
Revision:								
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Notes: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies. Do not scale off the drawings, if in doubt ask. H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval. 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 and organising the project). Domestic clients 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 transferred 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: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections • Demolition and rebuilding • Underpinning • Insertion of lead flashings • 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. 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. 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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.	
Revisions List:	
 HAD www.hadmanchester.co.uk 0161 327 2529	
Address: 310 Deansgate Deansgate Manchester M3 4HE	
Title: Proposed Plans	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-06	Scale: 1:100
Revision:	



EXISTING ALLEYWAY BETWEEN ADJACENT BUILDING



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
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Do not scale off the drawings, if in doubt ask.
H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.
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 and organising the project).
Domestic clients
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 transferred 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:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.
PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• 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.
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.
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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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Address: 310 Deansgate Deansgate Manchester M3 4HE	
Title: Proposed Plans	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-07	Scale: 1:100
Revision:	



OPEN AIR AREA



Wall Area Calculation				
Wall Name	Wall Width [m]	Wall Height [m]	Wall Area [m²]	Percent
A	2.48	2.51	6.22	
B	8.177	2.465	20.16	
C	1.75	2.465	4.31	
D	1.8	2.465	4.44	
E	1.75	2.465	4.31	
F	1.07	2.465	2.64	
G	1.468	2.465	3.62	
H	7.468	2.465	18.41	
I	1.468	2.465	3.62	
J	10.989	2.465	27.09	
Total Wall Area			94.82	[100%]
Overall Open Air Required			48.36	[51%]
Open Air Area Calculation				
Wall Name	Wall Width [m]	Wall Height [m]	Wall Area [m²]	Percent
A	6.545	2.51	16.43	
C	0.25	2.465	0.62	
D	1.8	2.465	4.44	
E	0.25	2.465	0.62	
Total Wall Excluding Open Air:			22.10	
Total Open Air:			72.72	[76.1%]

Notes:

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Do not scale off the drawings, if in doubt ask.

H & D are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

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 installation work). There are arrangements in place for planning and organising the project).

Domestic clients

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 transferred 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 the building work starts if the client:

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

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1994, shall have a duty to serve a Party Structure Notice on any adjoining owner if building work on, or near an existing Party Wall involves any of the following:

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

THERMAL BRIDGING

Insulation shall be taken to limit the occurrence of thermal bridging in the cavity layers caused by gaps within the thermal envelope. (i.e. around windows and door openings). Reasonable provision shall also be made to ensure that the construction is designed to minimise unwanted air leakage through the new building fabric.

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 (like Marks) etc. Products not conforming to a European technical standard or harmonised European product should have a CE marking.

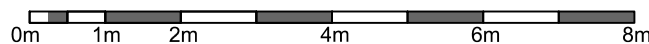
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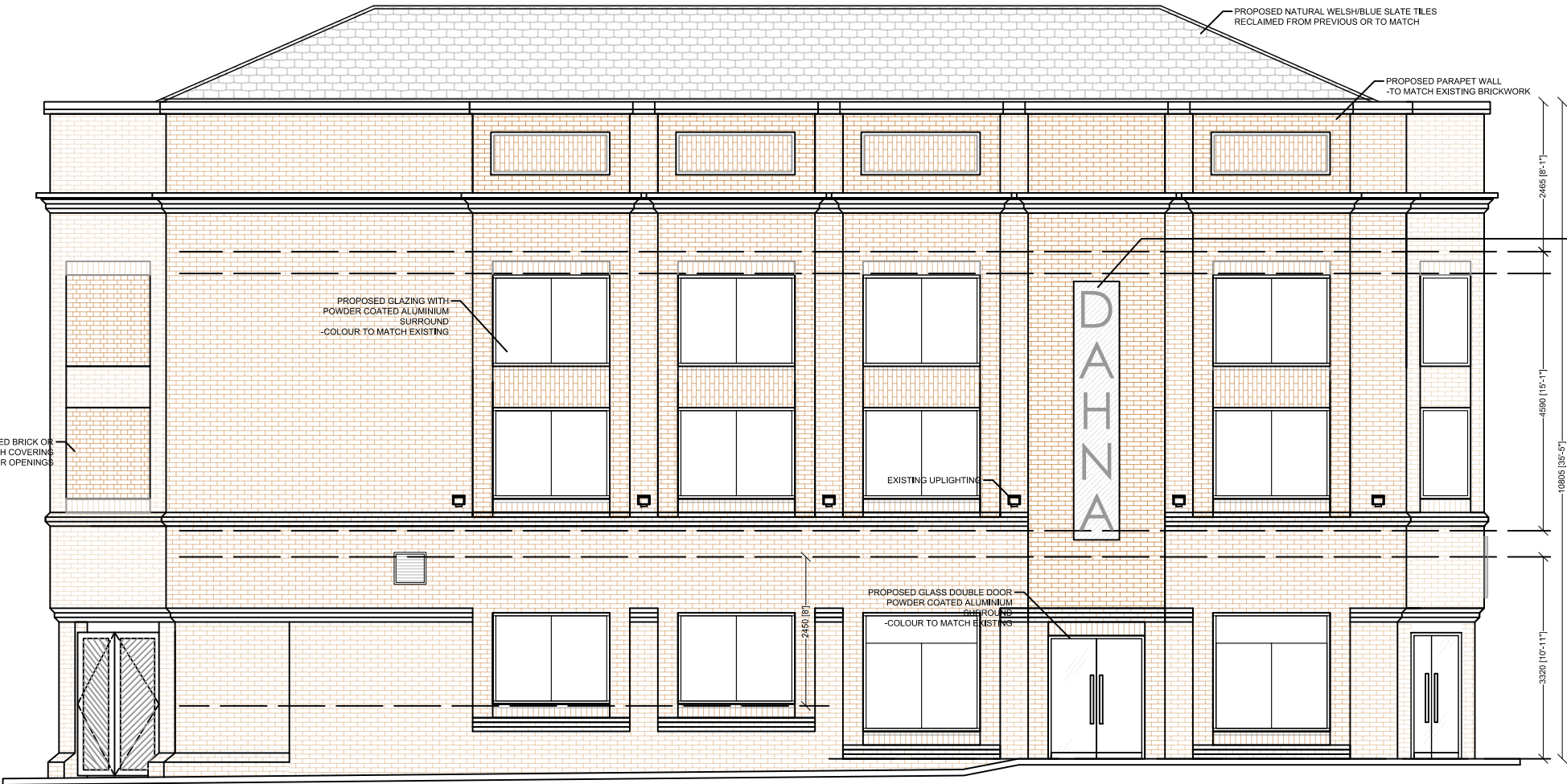
Title: Proposed Plans					Drawn: CD				
Client: Mr. S Patel					Checked:				
Date: 04-02-2021					Paper: A3				
Drawing No: HAD3194-08					Scale: 1:100				
Revision:									



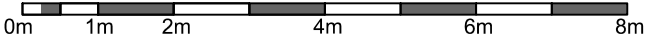
Deansgate



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Proposed Side Elevation
Tonman Street



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
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CDM REGULATIONS 2015
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Domestic clients
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 transferred 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:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• 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.

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.

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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

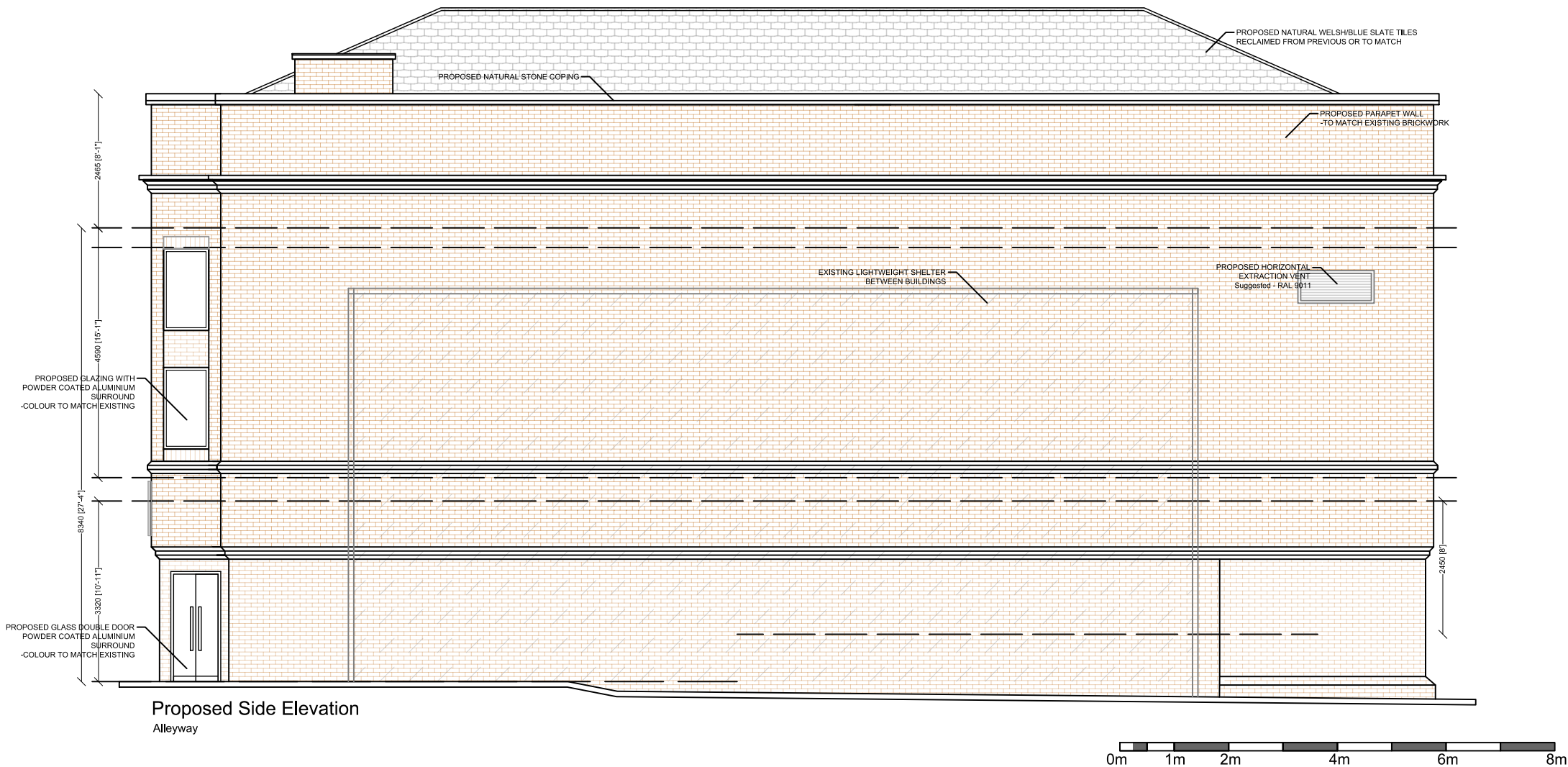
Revisions List:



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Address: 310 Deansgate
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Title: Proposed Elevations	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-10	Scale: 1:100
Revision:	



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

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Do not scale off the drawings, if in doubt ask.

H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

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 and organising the project).

Domestic clients
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 transferred 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:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• 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.

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.

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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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Title: Proposed Elevations	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-11	Scale: 1:100
Revision:	



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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Title: Proposed Side Section Ref - A.2					Drawn: CD				
Client: Mr. S Patel					Checked: NME				
Date: 04-02-2021					Paper: A3				
Drawing No: HAD3194-12					Scale: 1:100				
Revision:									



All works: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

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The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask,

H & A are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

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, 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 and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor. If there is more than one contractor, if not your duties will automatically transferred 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:

- (a) Large enough to be a building and has more than 20 workers working simultaneously at any point in the project.

Or:

- (b) Exceeds 500 person days,

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner of building work to, on or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- 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 at a 45 degree to the adjoining foundations

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

THERMAL BRIDGING

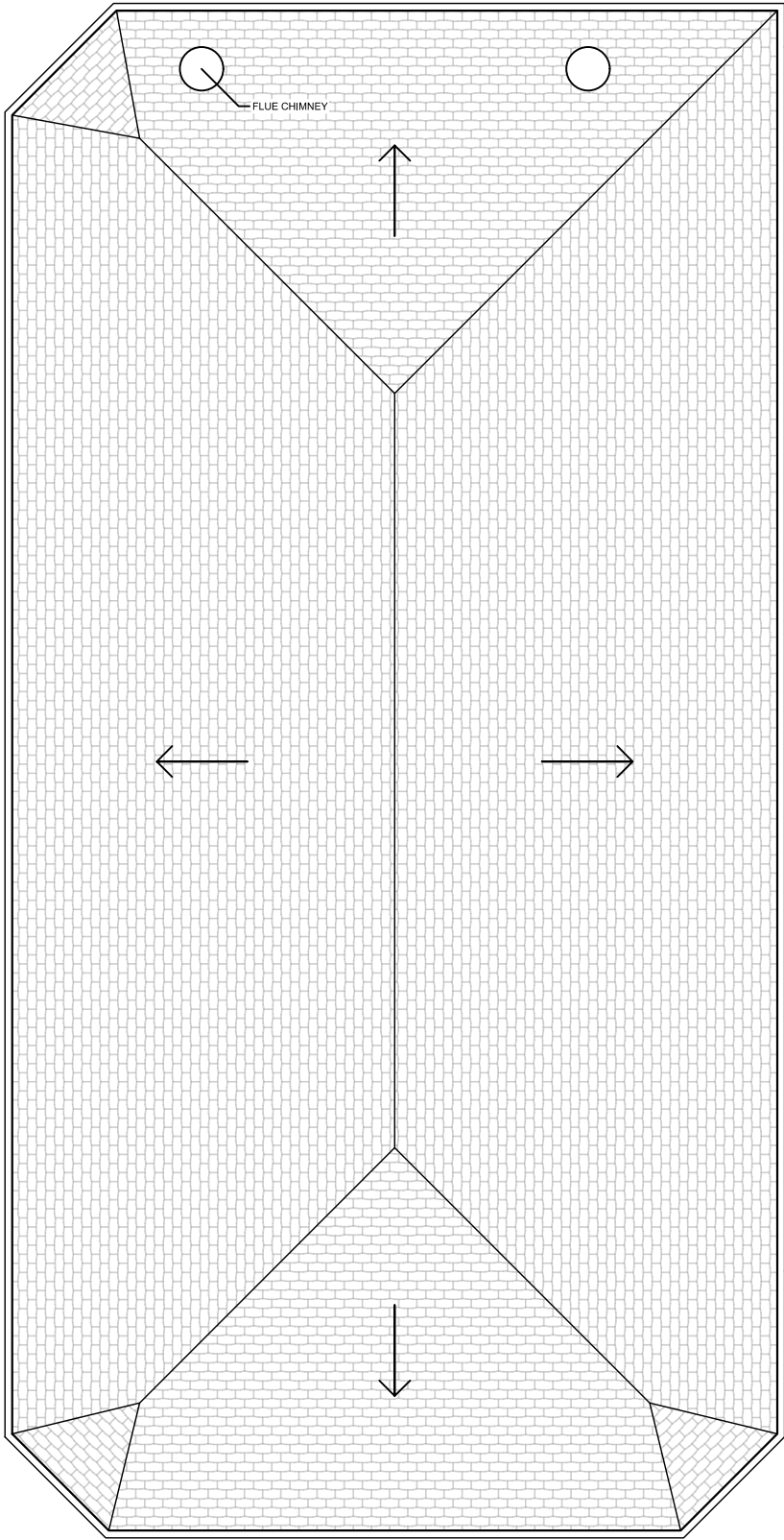
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (e.g., around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new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

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 (like Marks etc). Products must conform to a European technical standard or harmonised European product should have a CE marking.

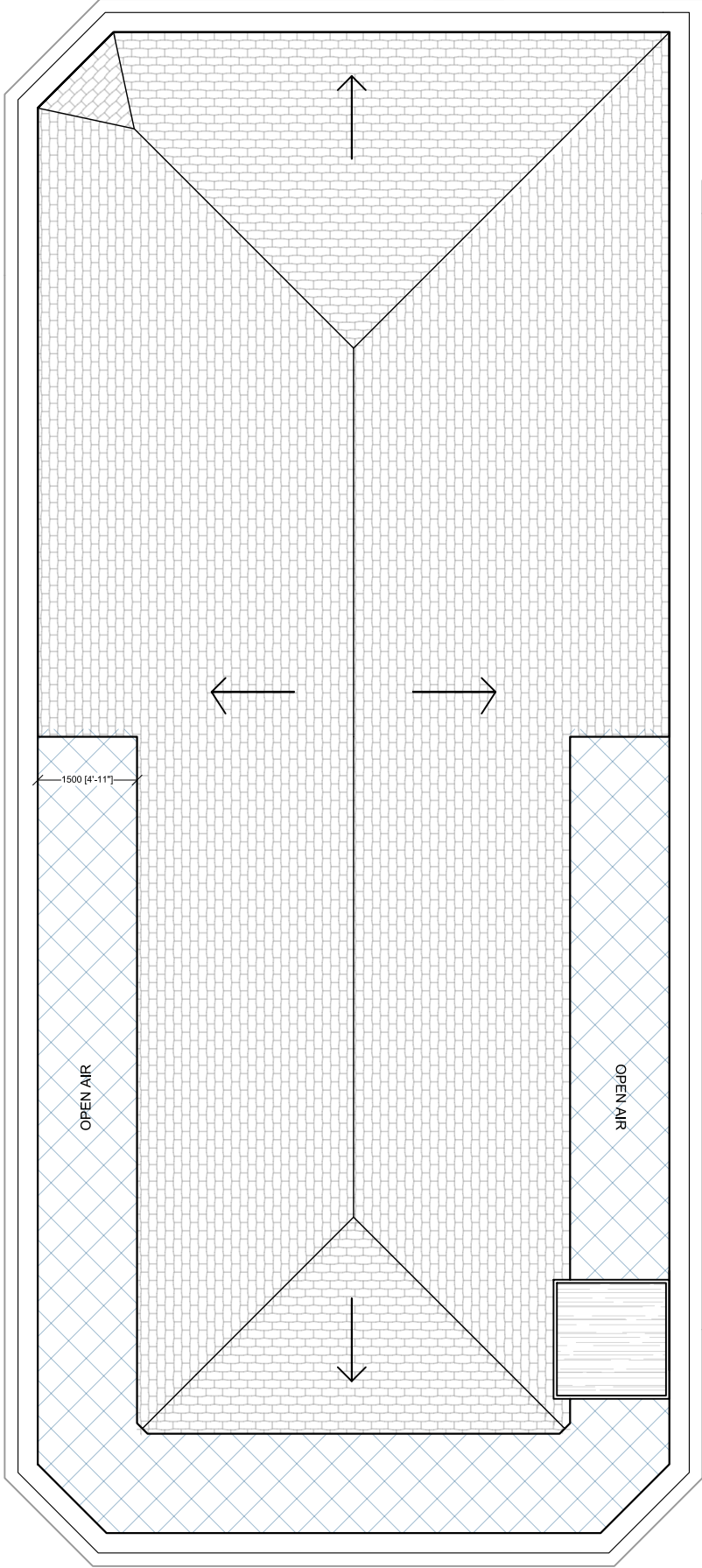


Revisions List:									
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Address: 310 Deansgate Deansgate Manchester M3 4HE									
Title: Deansgate Site Elevations					Drawn: CD				
Client: Mr. S Patel					Checked: NME				
Date: 04-02-2021					Paper: A3				
Drawing No: HAD3194-13					Scale: 1:200				
Revision:									



EXISTING ROOF PLAN

EXISTING ALLEYWAY BETWEEN ADJACENT BUILDING



PROPOSED ROOF TERRACE PLAN

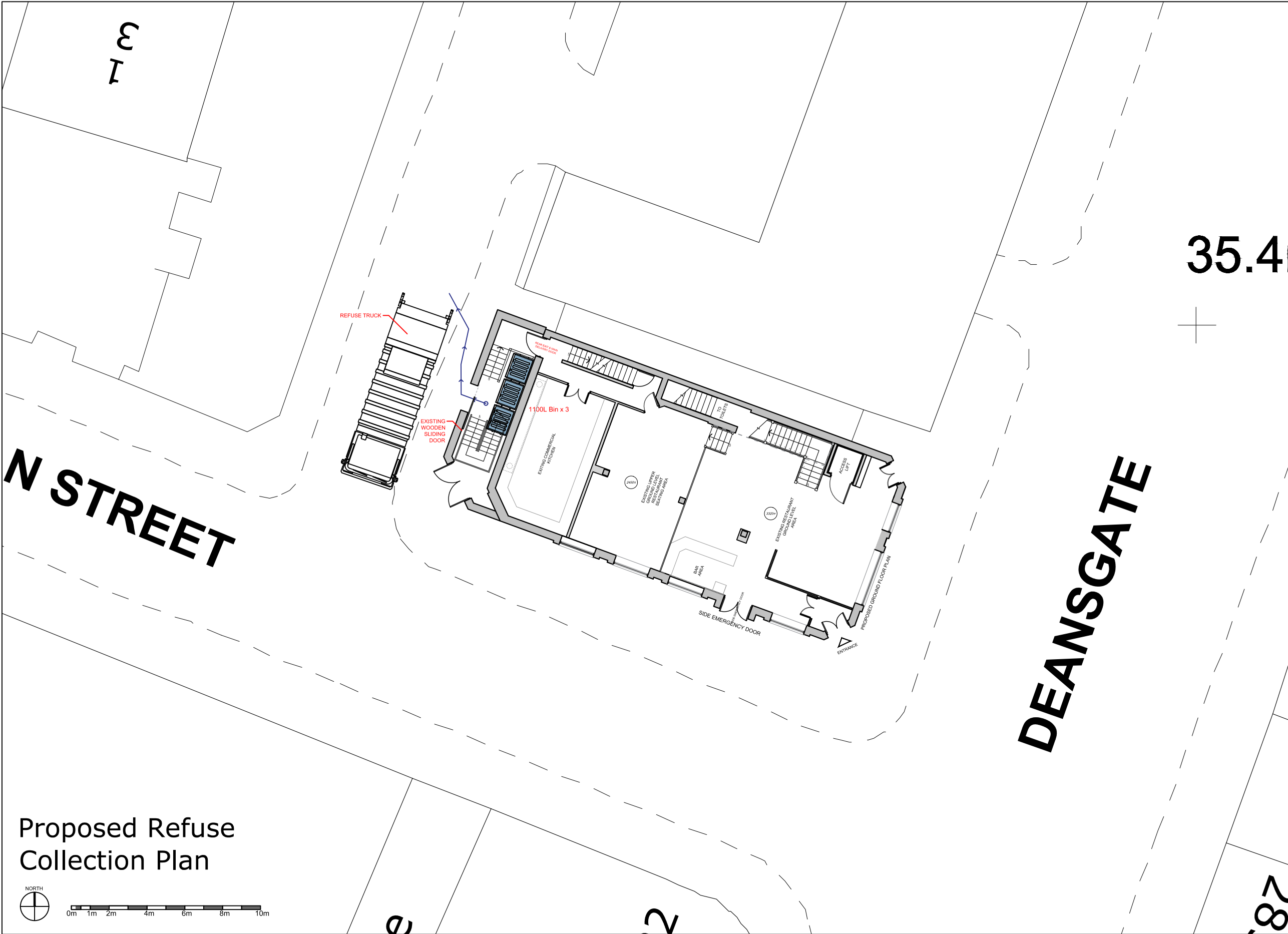
EXISTING ALLEYWAY BETWEEN ADJACENT BUILDING

OPEN AIR AREA



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.
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 and organising the project).
Domestic clients
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 transferred 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:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.
PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• 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.
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.
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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:	
 HAD www.hadmanchester.co.uk 0161 327 2529	
Address: 310 Deansgate Deansgate Manchester M3 4HE	
Title: Existing & Proposed Roof Plans	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-14	Scale: 1:100
Revision:	



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
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• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
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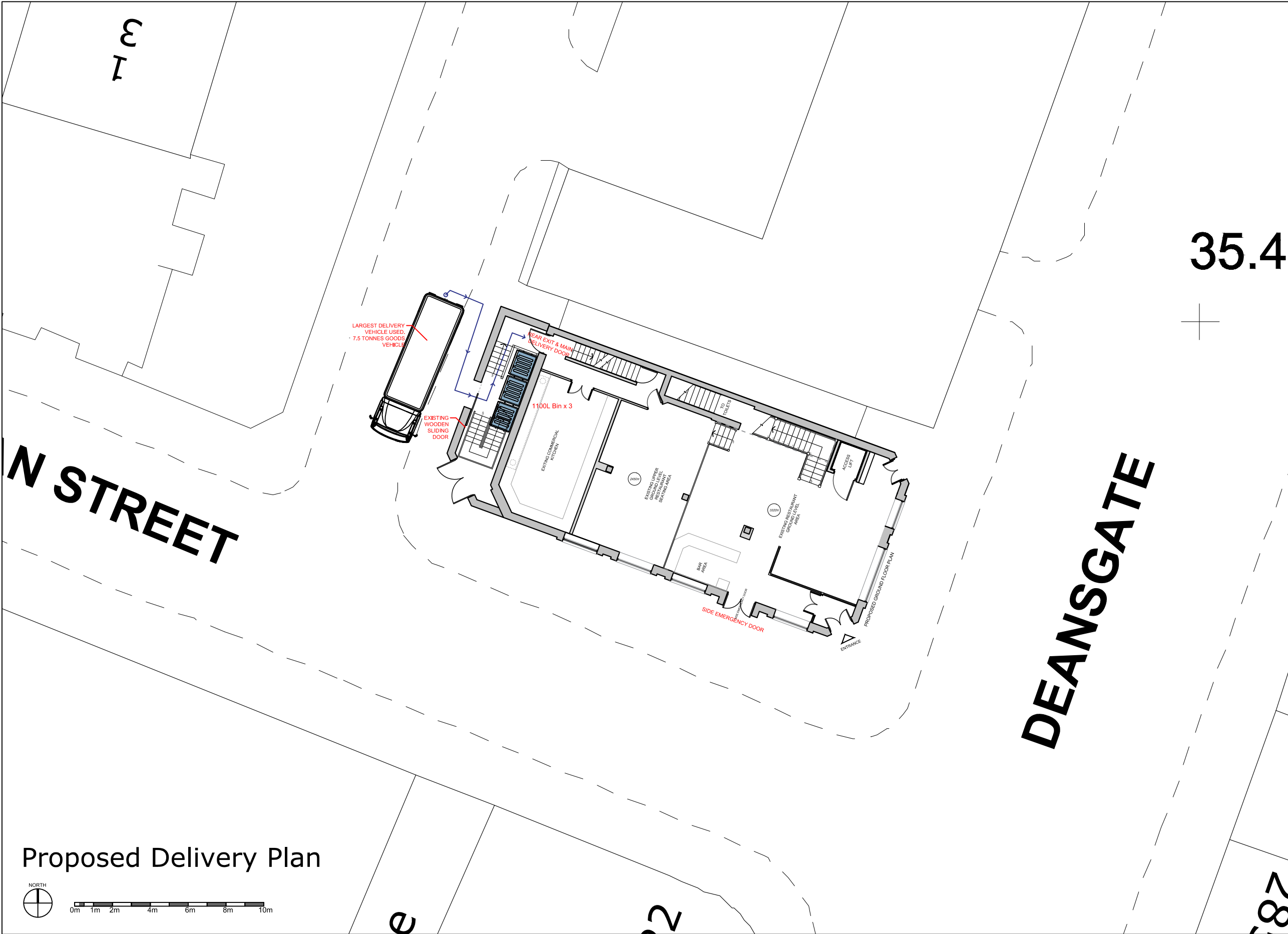
Revisions List:



HAD
www.hadmanchester.co.uk
0161 327 2529

Address: 310 Deansgate
Deansgate
Manchester
M3 4HE

Title: Proposed Waste Plan	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-15	Scale: 1:200
Revision:	



Notes: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies. Do not scale off the drawings, if in doubt ask. H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval. 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 and organising the project). Domestic clients 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 transferred 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: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a 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 off projections • Demolition and rebuilding • Underpinning • Insertion of lead flashings • 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. 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. 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 Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.	
Revisions List:	
 HAD www.hadmanchester.co.uk 0161 327 2529	
Address: 310 Deansgate Deansgate Manchester M3 4HE	
Title: Proposed Delivery Plan	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 04-02-2021	Paper: A3
Drawing No: HAD3194-16	Scale: 1:200
Revision:	

