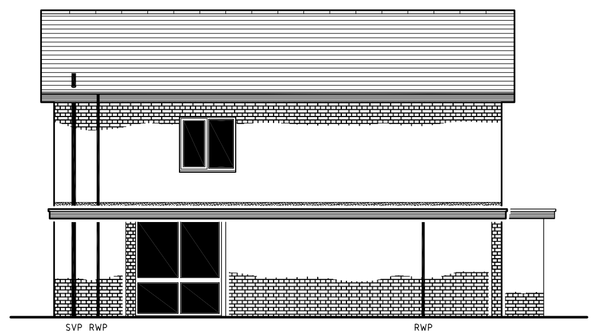
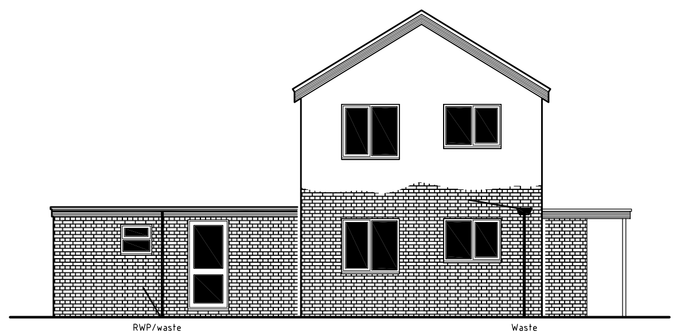


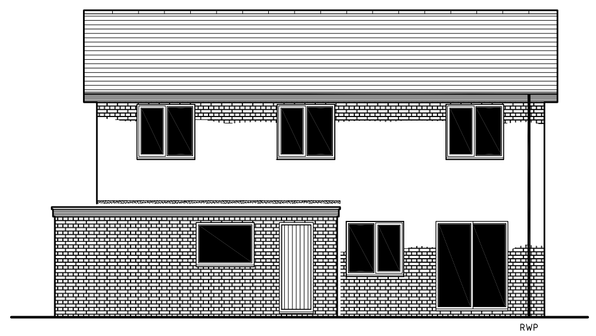
EXISTING FRONT ELEVATION 'A' SHOWN @ 1:100



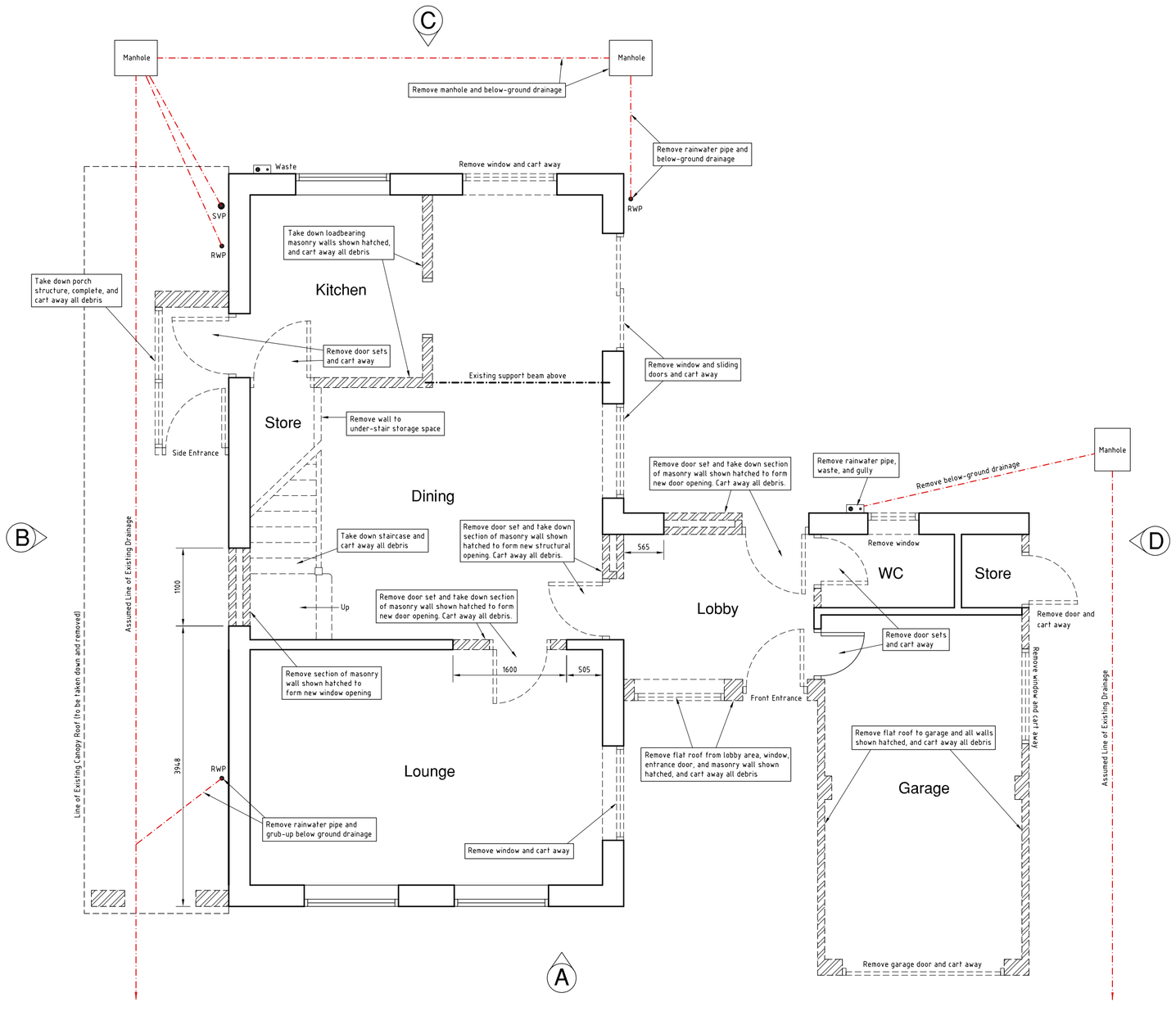
EXISTING GABLE ELEVATION 'B' SHOWN @ 1:100



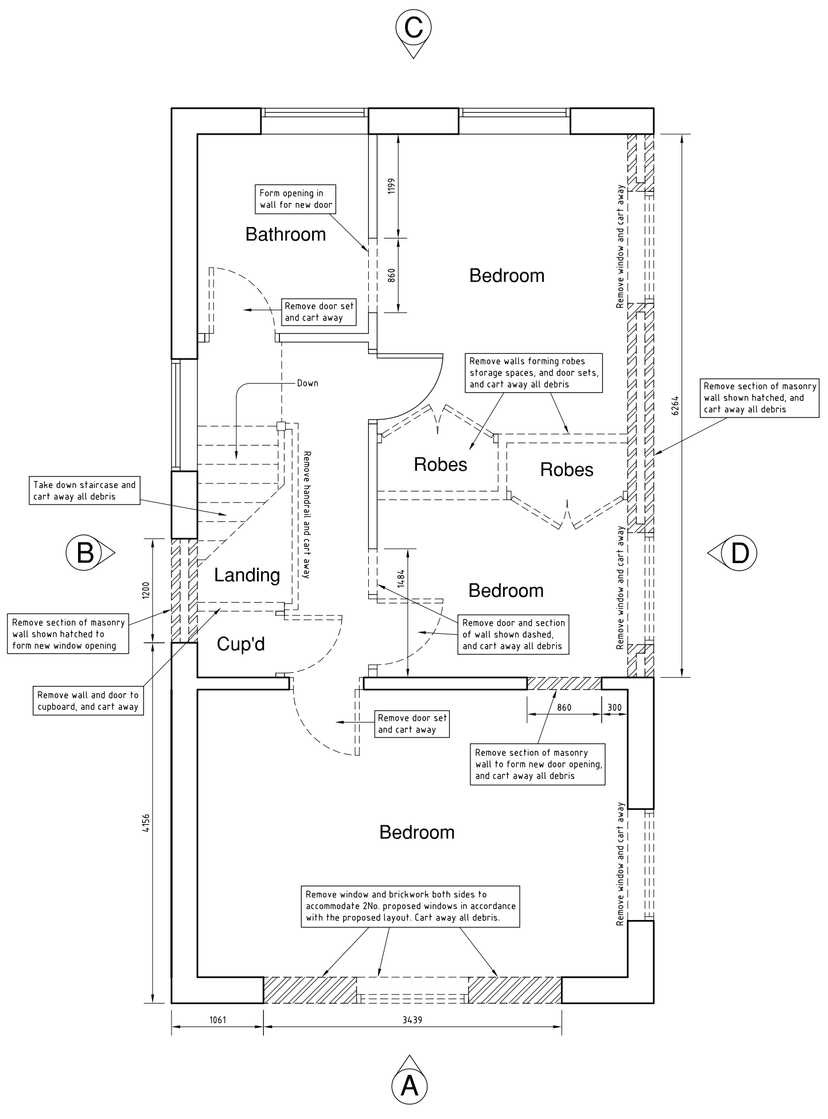
EXISTING REAR ELEVATION 'C' SHOWN @ 1:100



EXISTING GABLE ELEVATION 'D' SHOWN @ 1:100



EXISTING GROUND FLOOR PLAN SHOWN @ 1:50



EXISTING FIRST FLOOR PLAN SHOWN @ 1:50

EXISTING EXTERNAL FINISHES:
Roof: Interlocking concrete tiles.
Windows / Doors: uPVC frames - colour to match existing.
Extension Eaves Details: uPVC - colour to match existing.
Walls: Facing Brickwork.

NOTE: No investigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or The Contractor are strongly advised to obtain an Asbestos Refurbishment Survey report prior to commencing any demolition or building work.

NOTE: The Client/Contractor are strongly advised to ascertain from all Public Utility Undertakers the position of their apparatus in the vicinity of the proposed works, and shall notify each utility of the proposed works' start and end dates. The Client/Contractor shall comply with all reasonable requirements of all Public Utility Undertakers for the protection of their apparatus, which may be affected by the works.

NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All electrical works will be conducted by an NICEIC qualified electrical contractor in accordance with Part P of the Building Regulations. All works carried out to the gas services will be conducted by Gas Safe registered gas installation engineers.

NOTE: Prior to conducting any demolition works, the Contractor is to ensure that the existing structures are adequately supported, either temporarily or permanently. If the Contractor has any doubts as to the stability of the existing structures affected by these works, he/she should seek professional structural advice, and not commence work until this has been given.

This drawing is to be read in conjunction with Drawing No. BR2 (Proposed Layout), Drawing No.BR3 (Proposed Section Details), Drawing No.BR4 (Location Plan), Drawing No.BR5 (Proposed Site Plan), and any Structural Calculation sheets provided separately.

General Notes

'The Client' shall mean any person(s), business, company, association, club, et cetera, who instruct Building Design Solutions Ltd to act on his/her/its behalf for the purpose of preparing building plans in accordance with any of the services outlined in the Building Design Services pages of the Building Design Solutions Ltd website (www.buildingdesignsolutions.com) and the relevant Terms & Conditions pages of that same website. 'The Designer' shall mean Building Design Solutions Ltd and any representatives/consultants thereof engaged in any project implemented by The Client. 'The Contractor' shall mean any person(s) or business/company, appointed by The Client to carryout building works in accordance with building plans, or any other information, supplied by The Designer.

Both The Client and The Contractor should familiarise themselves with ALL of the notes provided below.

CONTRACTOR: The Contractor shall highlight any aspects relating to these plans which he/she/it considers there to be insufficient or ambiguous information, before (or when) submitting his/her/its quotation price to The Client. In this event, The Designer shall provide clarification as necessary prior to commencement of any building work. Should The Contractor fail to highlight any concerns at this stage, it will be assumed that The Contractor deems there to be sufficient clear information to accurately tender for, and safely conduct, the works being proposed. Should The Contractor require subsequent site direction or construction advice from The Designer, he/she/it shall notify The Client beforehand, and The Client, if agreeable, will engage The Designer for this purpose, and will be charged for these additional services in accordance with the Terms & Conditions set out in the Building Design Solutions Ltd website (www.buildingdesignsolutions.com).

The Contractor shall be responsible for checking the accuracy of all given dimensions prior to commencing any building work, and for the correct setting out of all works on site. The Contractor shall notify The Client of any discrepancies in the dimensions given. In this event, The Client may alert The Designer, who will then amend the plans accordingly, as necessary.

The Contractor (or The Client in the case of self-build) is responsible for informing (not less than 2 days in advance) the Local Authority Building Control (LABC) team (or independent Approved Inspector) of the proposed construction phase start date, and in advance of all relevant key stages of the contract (as directed by the LABC or Approved Inspector), to allow for inspection of the works as required under Building Regulations.

The Contractor shall seek professional structural advice (at his/her/its own expense) if he/she/it has any concerns as to the safe erection of any proposed structure(s), or the stability of existing structures, during demolition or building work.

The Contractor must be fully satisfied that he/she/it has sufficient competency to carryout the proposed building work, and must fully understand his/her/its responsibilities for compliance with all relevant regulations and legislation pertaining to these works (including the CDM 2007 Regulations).

Summary guidance notes on the CDM 2007 Regulations, which explain the duties placed upon the 'Duty Holders', can be downloaded from the following hypertext protocol links:
Clients (excluding domestic clients): http://www.hse.gov.uk/construction/cdm/clients.htm
Designers: http://www.hse.gov.uk/construction/cdm/designers.htm
Contractors: http://www.hse.gov.uk/construction/cdm/contractors.htm
Principle Contractors: http://www.hse.gov.uk/construction/cdm/principlecontract.htm
CDM Coordinators: http://www.hse.gov.uk/construction/cdm/coordinators.htm
Workers: http://www.hse.gov.uk/construction/cdm/workers.htm

Instructions given to The Contractor directly by The Client must not contravene Building Regulations, Planning legislation, or legislation pertaining to Health & Safety. Should The Contractor have reservations toward any instructions received directly from The Client, he/she/it shall seek professional advice from the relevant authority, and/or a suitably qualified and relevant design professional.

CLIENT: The Client shall not deposit any plans (or other information) supplied by The Designer with his/her/its Local Planning Authority and/or Local Authority Building Control team (or independant Approved Inspector), until he/she/it is satisfied that the information provided is in accordance with his/her/its verbal or written brief. Once any submissions have been made by The Client, it will be deemed that the brief has been fully met. Should The Client susequently request alterations to the original project drawings (or any other supplied information), he/she/it will be charged for these additional services in accordance with the Terms & Conditions set out in the Building Design Solutions Ltd website (www.buildingdesignsolutions.com).

If instructed by The Client, The Designer will make the necessary applications on his/her/its behalf. However, this will not be carried out until The Designer has received written confirmation (via letter or email) from The Client that the brief has been fully met. Should The Client subsequently request alterations to the original project drawings (or any other supplied information), he/she/it will be charged for these additional services in accordance with the Terms & Conditions set out in the Building Design Solutions Ltd website (www.buildingdesignsolutions.com).

The Designer has made every effort to ensure that these plans and construction details (and any structural design calculations) conform to current Building Regulations. However, these regulations are subject to change and approval may therefore be 'conditional'. Any building work which is commenced prior to Building Regulations approval is done so at the risk of The Client and/or The Contractor.

Although The Designer may have offered advice pertaining to planning related issues, it is the overall responsibility of The Client to ascertain whether or not planning permission is required for this project. Furthermore, The Designer has developed these plans in accordance with The Client's brief/wishes, and therefore does not accept any responsibility whatsoever should planning permission be refused. The Client must be aware that decisions of the Local Planning Authority to grant or refuse planning permission are beyond the control of The Designer, and therefore, any building work which is commenced prior to the relevant permissions being in place, is done so at the risk of The Client and/or The Contractor.

The proposed works may will require consent from the owner(s) of the adjacent property in accordance with the requirements of the Party Wall et cetera Act 1996. The Client should therefore be familiar with the duties placed upon him/her/it, and act upon them as early as is practicable to avoid unnecessary delay in beginning the building work. A guidance booklet can be downloaded from the following hypertext protocol link:
http://www.communities.gov.uk/publications/planningandbuilding/partywall.

buildingdesignsolutions(LTD)
Domestic & Commercial Property Design & Survey Services

287 Brooklands Road, Sale, Manchester, M23 9HF		
Proposed Two-Storey Gable Extension		
DR	Drawing No. BR1 (Existing Layout)	
Scale As Shown	Building Regulations Application	
January 2014		

Building Design Solutions Ltd: Registered in England (Company Registration No.7307241). Registered Office: 22 Sudworth Road, New Brighton, Wirral, CH45 5BX
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