

Note 1. Planning Permission and Building Regulations:
The proposed extension is subject to retrospective planning approval by the Manchester City Council. Any modifications to the current structure must adhere to the recommendations provided by the planning department and be inspected to ensure compliance with Building Regulations 2010 (as amended). No construction or alterations shall commence without the necessary consents.

Note 2. Material Compatibility:
All proposed materials must match the existing building's materials in terms of texture, color, and finish to ensure the extension integrates harmoniously with the existing structure and surrounding area.

Note 3. Party Wall Act Compliance:
Any construction work impacting a shared boundary or structure must comply with the Party Wall etc. Act 1996. Written notice must be served to all affected adjoining owners, and a party wall agreement must be secured if applicable.

Note 4. Structural Safety:
The design and construction of the proposed extension must ensure compliance with all relevant structural safety standards as outlined in Building Regulation Part A (Structure). Structural calculations and drawings must be submitted for approval if required.

Note:
Drawings and associated specification documents are to obtain planning / building regulations approval. All drawings are based upon information provided by the client. All work is to be carried out in accordance with local authority/approved inspector requirements, to manufacturers recommendations and instructions, all relevant British standard codes of practice and good building practices generally. No work to be carried out until planning permission has been approved and building regulations have been approved / conditionally approved.

All heating appliances are to be installed in accordance with the relevant regulations and certificates of installation shall be provided upon completion of the works by a GAS SAFE or OFTEC approved engineer.

All electrical works are to be completed by a competent Part P qualified electrician. All existing services within the vicinity of the works are to be located and suitably

The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. All structural works must be checked by a qualified structural engineer.

The safety requirements of the health and safety at work act 1974, the management of health and safety at work regulations 1992 and the construction (health, safety and welfare) regulations 1996 are to be adhered to where appropriate. At all times on site operatives at work must wear full protective clothing in accordance with the regulations. The contractor is to comply in all respects with the current building regulations whether specifically stated on this drawing or not. Approved inspector/Building control must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be

Any constructional variation must have the approval of planning, building control and the client. The client is to be notified by the nominated contractor of any cost variation to building work before it is carried out. Any deviations from the drawings are carried out at the risk of the contractor/client.

All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the party wall act.

Construction of the following requires notice as specified;
1) New walls or buildings on boundaries between adjoining properties or land, and or 2) carry out repairs or modifications etc to existing party wall including underpinning or inserting a damp proof course (DPC) and
3) Excavations near to a neighbours buildings or wall and excavate deeper than the adjacent structures, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbour or parties involved prior to work commencing. Failure to comply with the terms of the party wall act 1997 may result in prosecution for a fine and/or paying compensation to the adjacent owner. Further information on the party wall act can be found at www.gov.uk/party-wall-etc-act-1996-guidance.

Similarly, the client is responsible for fulfilling their obligations of a build over or near to agreement with the necessary utility authority if works are to be carried out on, or near to the drain run, inspection chamber or manhole that is a public sewer.

Client/contractor to investigate prior to commencement of works on site, and liaise with the client, relevant authorities and Approved Inspector/Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction to be investigated by the contractor on site and where required proved to be adequate/suitable prior to commencement of works.



PROJECT: Proposed Single Storey Rear and Side Extension

ADDRESS: 111 PRINCESS ROAD, MANCHESTER M14 4RB

1-BLK-MAN

26/01/2025
DRAWING STATUS

FOR APPROVAL

Chandoshadi@gmail.com

07476012572

No

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REVISION

01

DRAWN BY:

A.HADI

Note 5. Fire Safety Compliance:
The proposed extension must comply with Building Regulation Part B (Fire Safety), ensuring appropriate fire resistance of materials, installation of fire doors (if applicable), and provision of safe escape routes.

Note 9. Health and Safety:
All construction activities must comply with the Health and Safety at Work etc. Act 1974 and the Construction (Design and Management) Regulations 2015. A Construction Phase Plan must be prepared, and contractors must adhere to site safety measures.

Note 7. Drainage and Utilities:
Drainage connections must comply with Building Regulation Part H (Drainage and Waste Disposal). Surface water and foul drainage must be appropriately managed, and all connections to the existing system must be inspected and approved.

Note 10. Noise and Disturbance:
Construction activities must be carried out in compliance with the Control of Pollution Act 1974. All work should aim to minimize disruption to neighboring properties, with working hours restricted to those permitted by local authority guidelines.

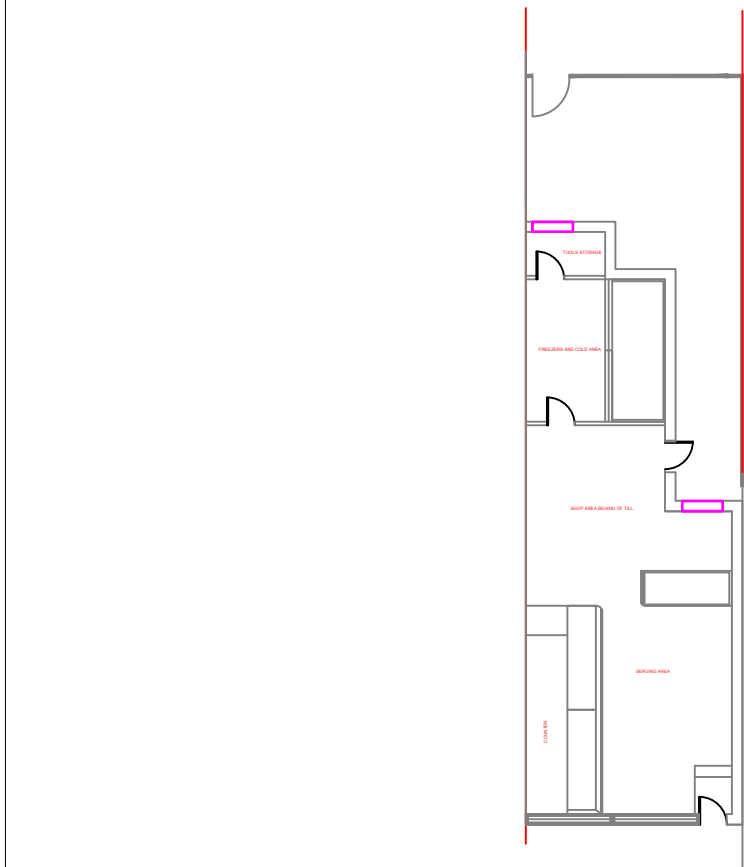
Note 7. Energy Efficiency:
The construction must comply with Building Regulation Part L (Conservation of Fuel and Power), ensuring adequate thermal insulation and energy efficiency measures are incorporated into the design.

Note 11. Environmental Considerations:
Measures must be implemented to reduce construction waste and pollution during the works. Appropriate provisions for managing dust, debris, and runoff must be in place to protect the local environment.

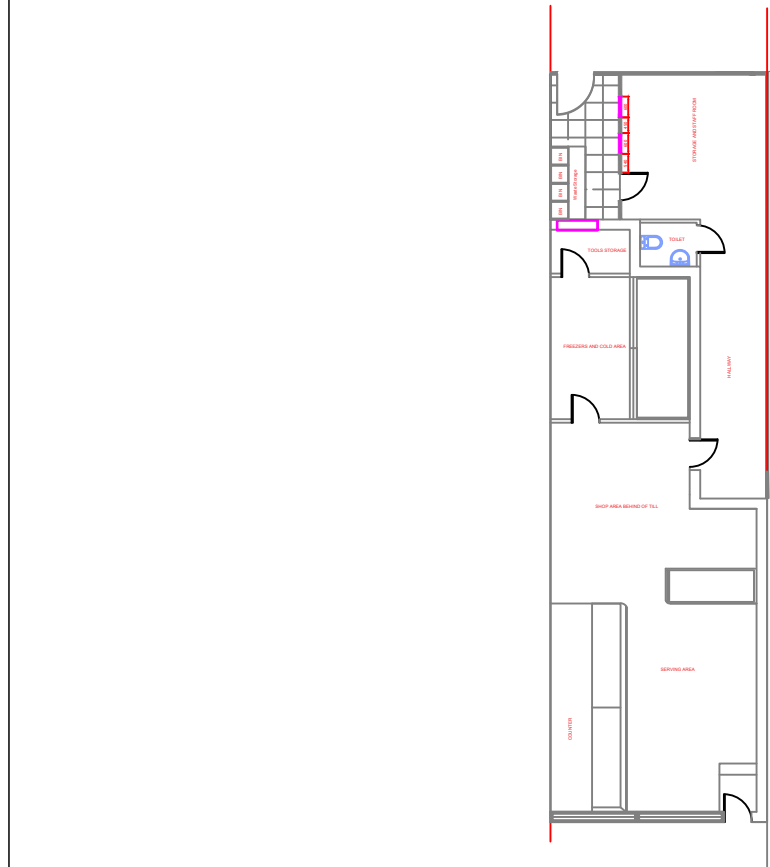
8. Accessibility Requirements:
The proposed extension must comply with Building Regulation Part M (Access to and Use of Buildings), ensuring appropriate provisions for accessibility, particularly if the commercial premises are open to the public.

12. Professional Inspections:
All works are subject to inspections by the Building Control Officer at key stages to ensure compliance with approved plans and regulations.

Note 13. Completion Certificate:
Upon completion, a Building Regulations Completion Certificate must be obtained, confirming compliance with all statutory requirements.



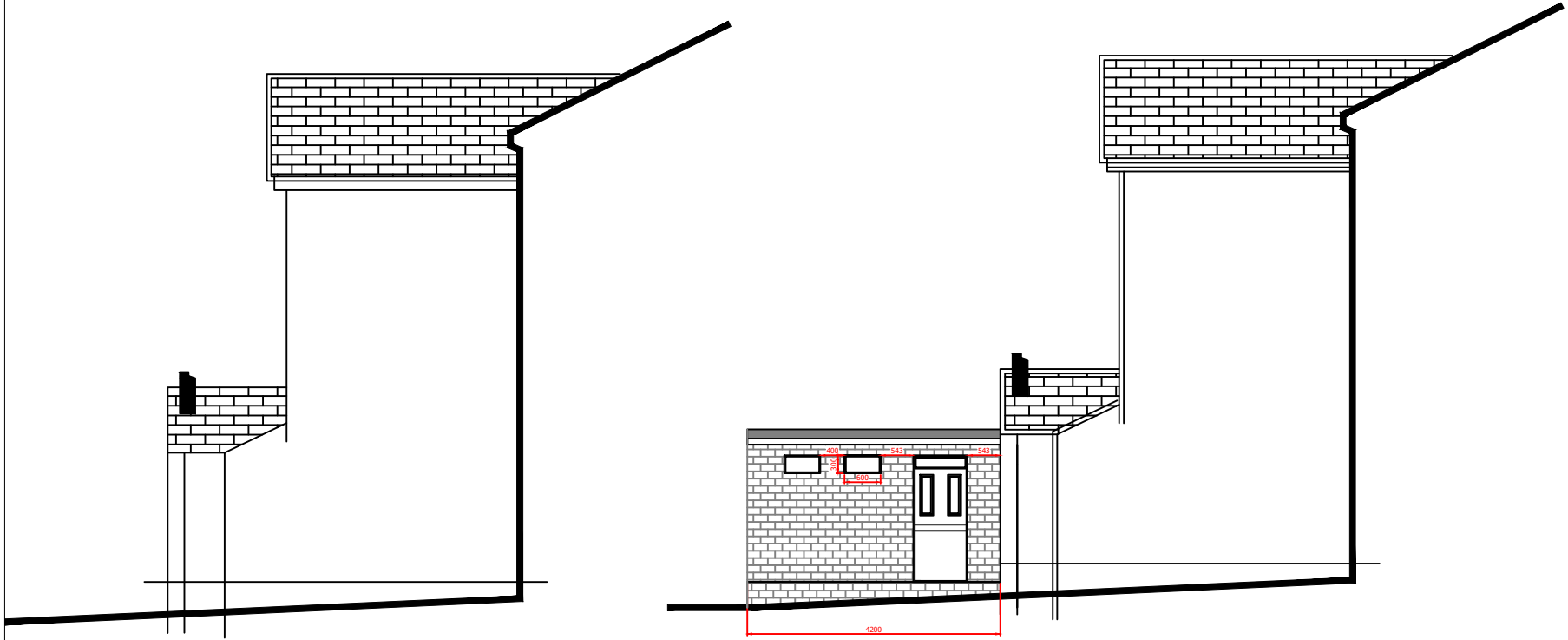
EXISTING GROUND FLOOR PLAN
Scale 1:100-@-A1



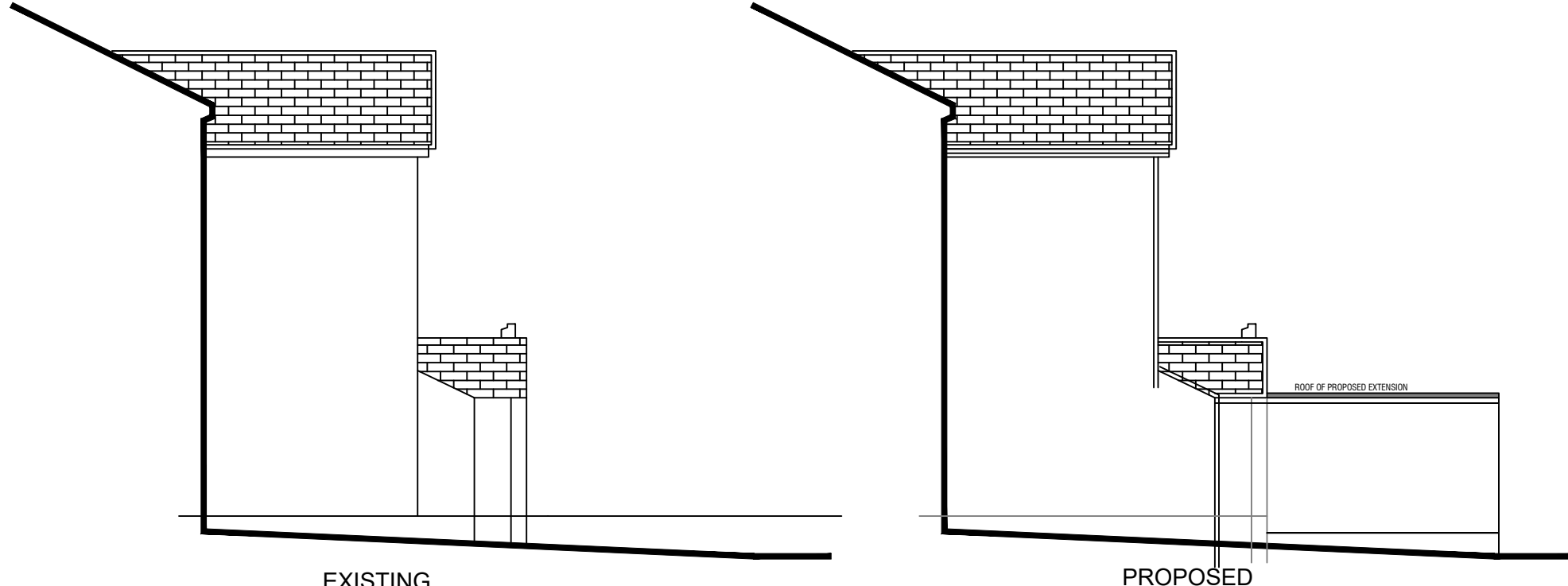
PROPOSED GROUND FLOOR PLAN
Scale 1:100-@-A1



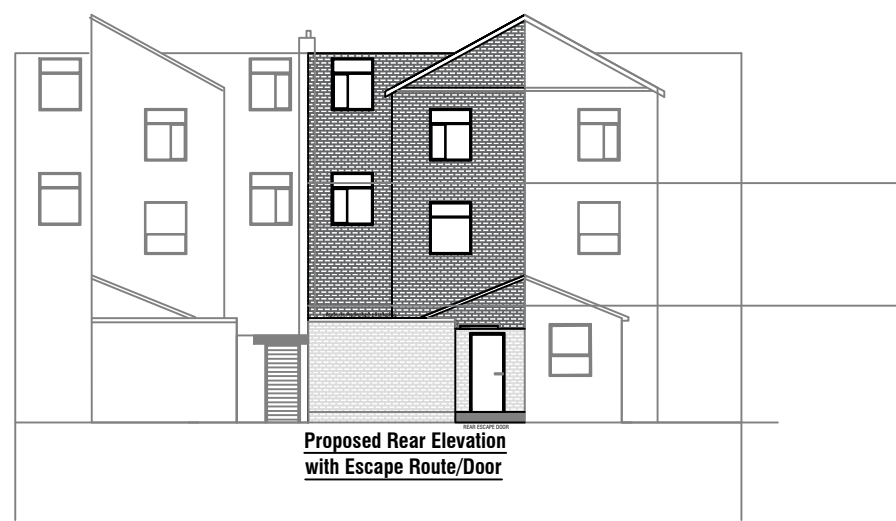
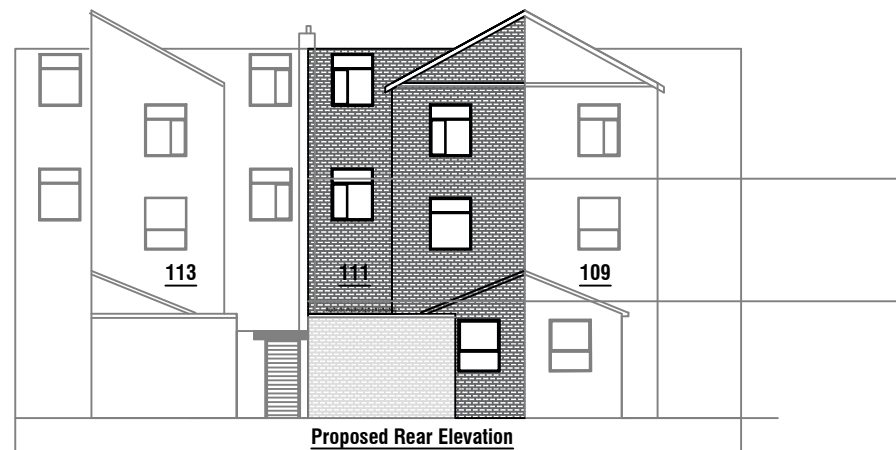
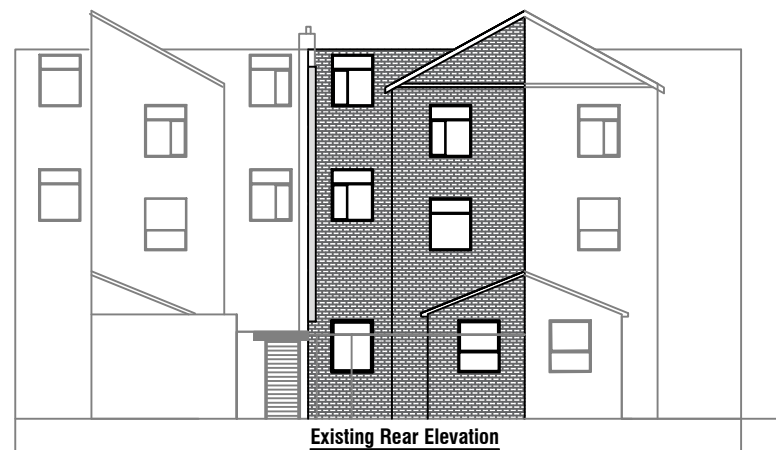
EXISTING FRONT ELEVATION PLAN
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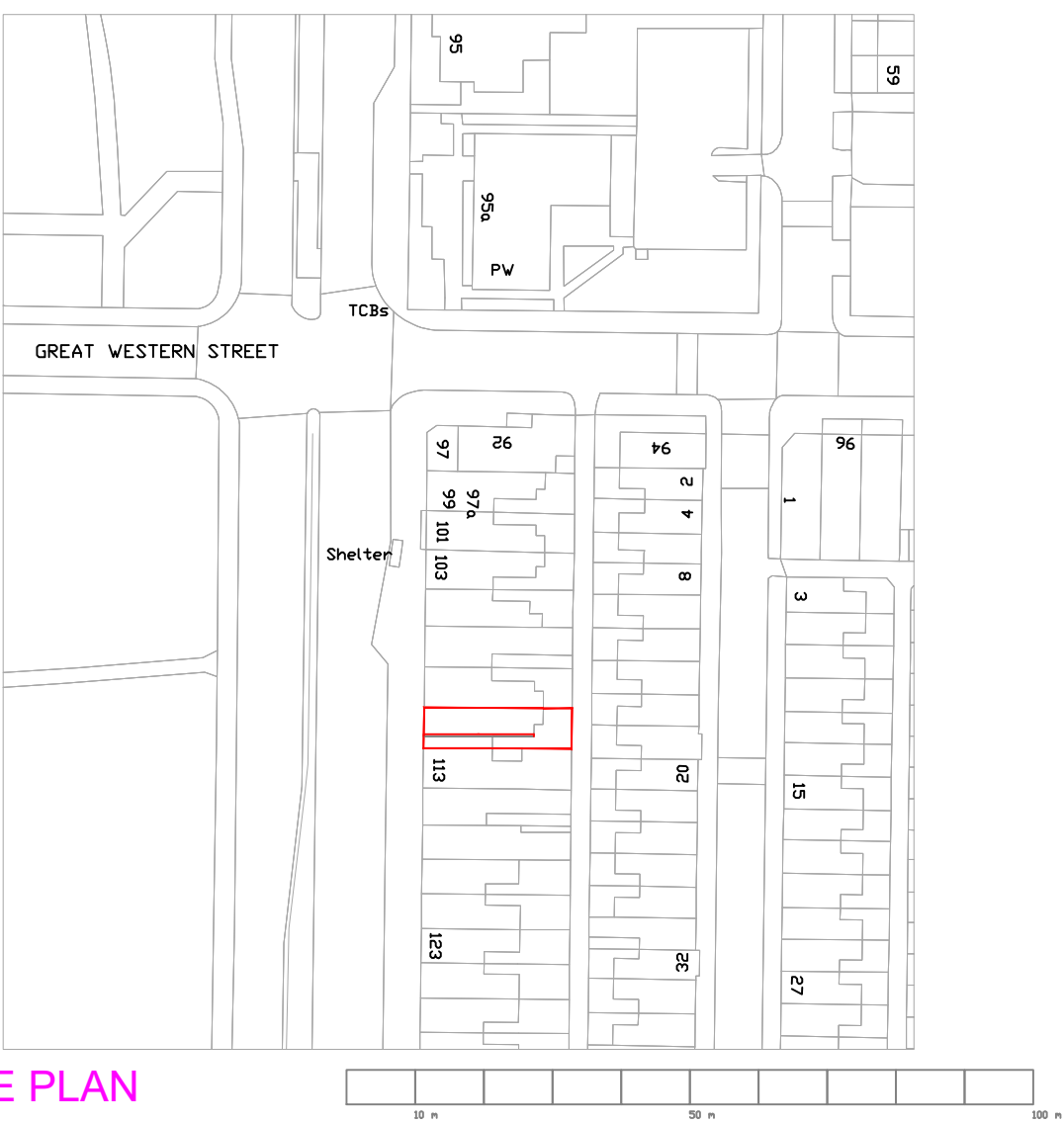
SIDE EXTENSION (FACING 109)
Scale 1:50-@-A1



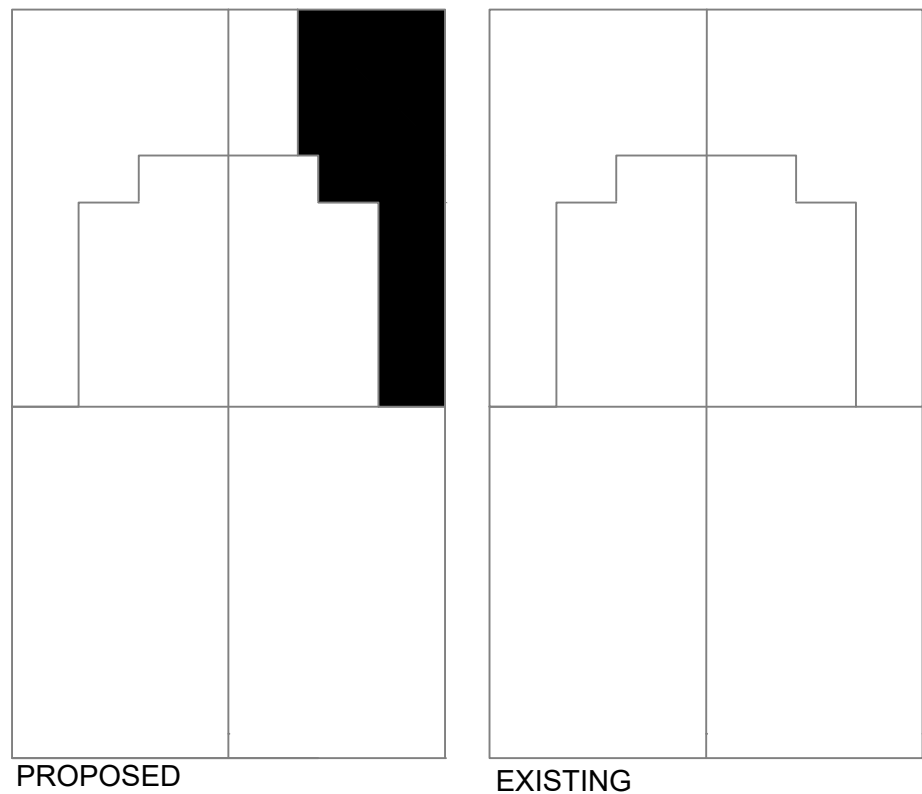
SIDE EXTENSION (FACING 113)
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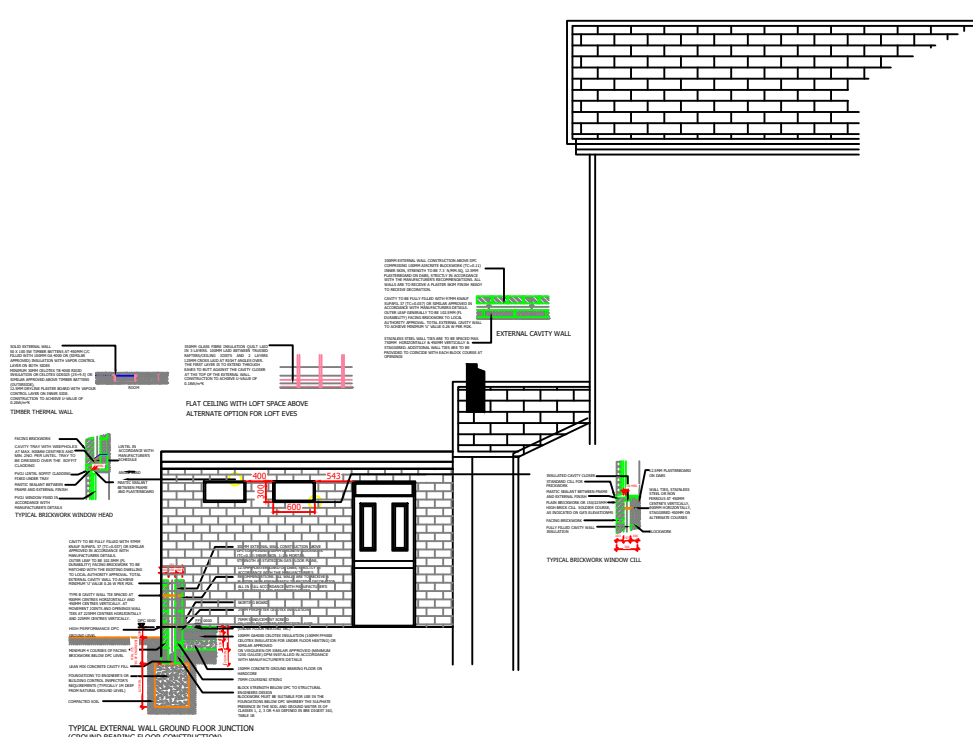
REAR ELEVATION
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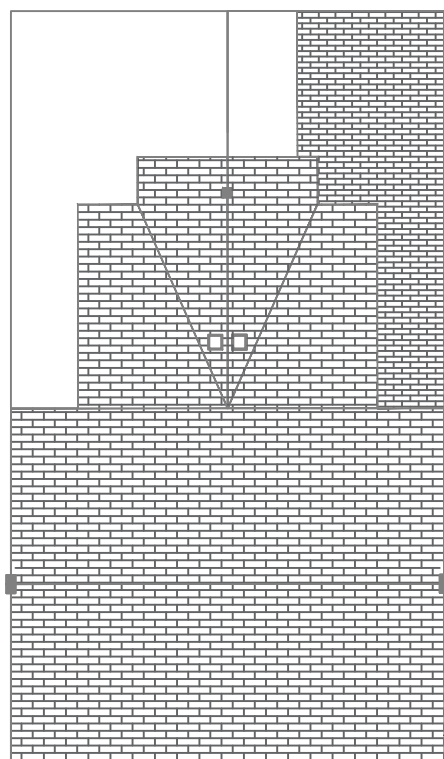
SITE PLAN
Scale 1:500-@-A1



BLOCK PLAN
Scale 1:100-@-A3



SECTION DETAILS PLAN
Scale 1:50-@-A3



PROPOSED ROOF PLAN
Scale 1:100-@-A3