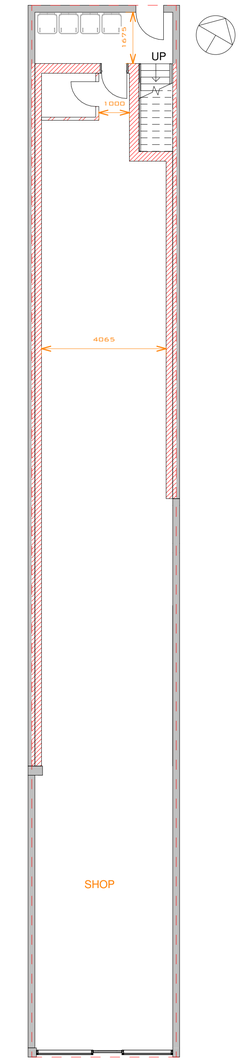
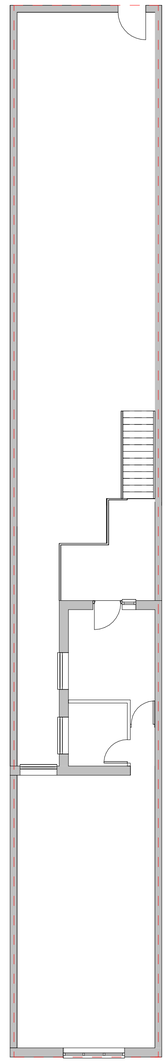


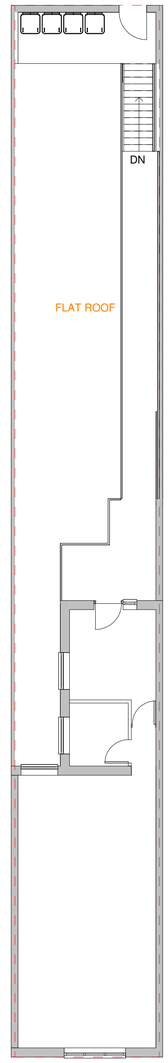
1 Ground Floor Existing
1 : 100



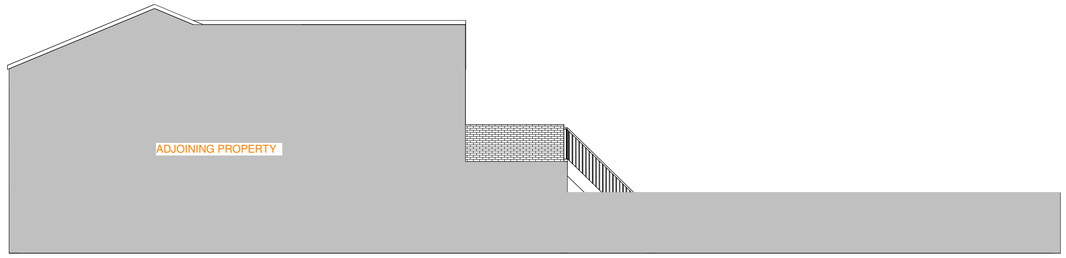
2 Ground Floor Proposed
1 : 100



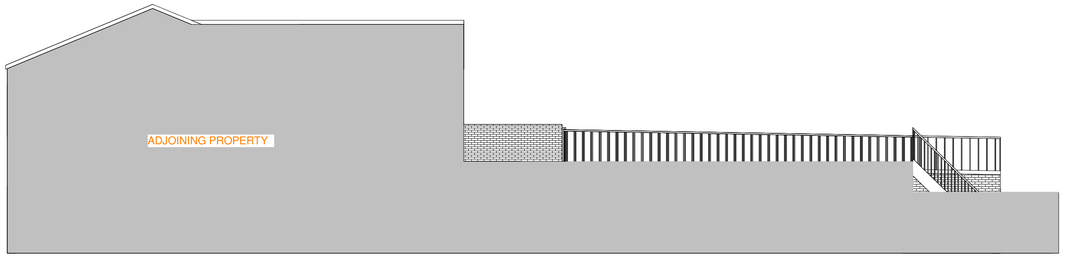
3 First Floor Existing
1 : 100



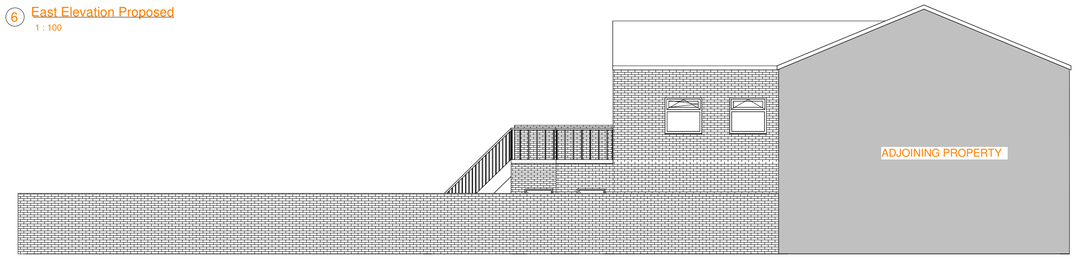
4 First Floor Proposed
1 : 100



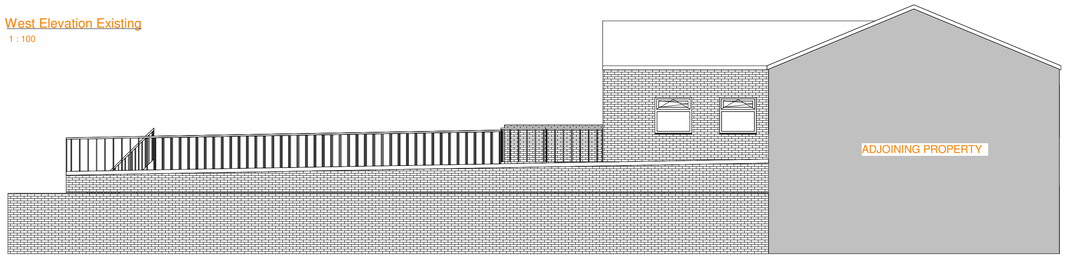
5 East Elevation Existing
1 : 100



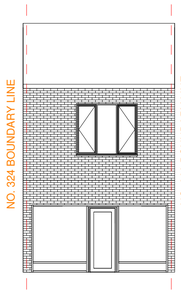
6 East Elevation Proposed
1 : 100



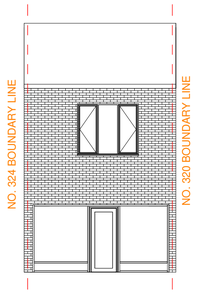
7. West Elevation Existing
1 : 100



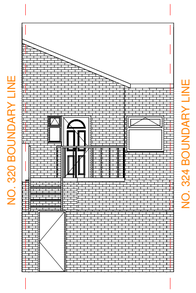
8. West Elevation Proposed
1 : 100



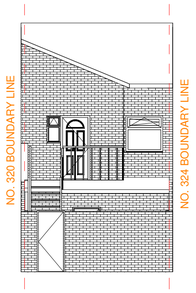
9. Front Elevation Existing
1 : 100



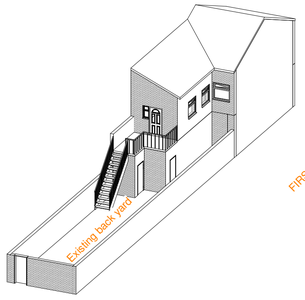
10 Front Elevation Proposed
1 : 100



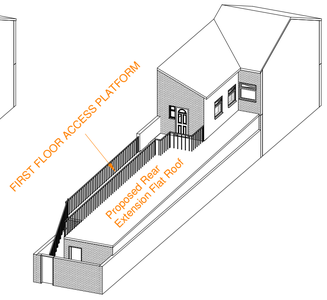
11 Rear Elevation Existing
1 : 100



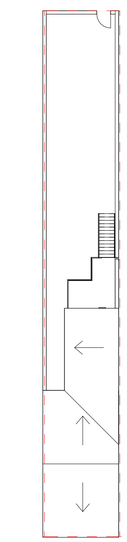
12 Rear Elevation Proposed
1 : 100



15 Existing 3D



16 Proposed 3D



13 Site Existing
1 : 200



14 Site Proposed
1 : 200

DISCLAIMERS:

THIS DRAWING MUST ONLY BE USED FOR THE PURPOSE OF PLANNING APPROVAL ONLY.

THIS PROJECT NEEDS BOTH PLANNING AND BUILDING REGULATION APPROVAL, AND CONSTRUCTION WON'T START UNTIL THOSE APPROVALS ARE GRANTED.

A PARTY WALL NOTICE MUST BE SERVED BY THE OWNER TO ALL ADJOINING OWNERS. BEFORE ANY WORK IS STARTED, A FORMAL PARTY WALL AGREEMENT OR AWARD SHOULD BE SIGNED.

AAASE CONSULTANTS LTD DOES NOT ACCEPT ANY LIABILITY OF POSITIONS OR DEPTHS OF THE DRAINS. THIS IS TO BE INVESTIGATED PRIOR TO WORK COMMENCING. THE CONTRACTOR MUST TAKE INTO ACCOUNT ALL NECESSARY WORKS TO A GOOD STANDARD TO MEET THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TO THE APPROVAL OF BUILDING INSPECTOR.
USE FIGURED DIMENSIONS ONLY. CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY INCONSISTENCIES ON THIS DRAWING, OR BETWEEN DRAWINGS, TO THE AAASE CONSULTANTS AND TO REQUEST CLARIFICATION AND INSTRUCTION BEFORE PROCEEDING.

GENERAL NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE ON THE SITE IN A WAY THAT IS BOTH SAFE AND SATISFACTORY, IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACTS OF 1974, THE COSHH REGULATION OF 2002, AND THE C.D.M. REQUIREMENTS.
THE CLIENT IS IN RESPONSIBLE FOR SELECTING A QUALIFIED CDM COORDINATOR.
IT IS CONTRACTOR'S RESPONSIBILITY TO CHECK FOR ALL UTILITIES, NAMELY, GAS PIPES, ELECTRIC CABLES AND OTHER SERVICES WITHIN BOUNDARY OF THE SITE PRIOR TO ANY CONSTRUCTION WORK.
ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS PLAN, ANY CHANGES ON SITE TO BE FIRST AGREED WITH THE WRITTEN BY THE BUILDING INSPECTOR.
ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS.
ALL WORKS SHALL COMPLY AND TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR, WHETHER OR NOT INDICATED ON THIS DRAWING.

CDM REGULATIONS 2015

IN LINE WITH THE ABOVE REGULATIONS WE ARE OBLIGED TO INFORM THE CONTRACTORS OF THE RISKS THAT MAY BE ENCOUNTERED IN THE CONSTRUCTION OF THESE WORKS. ALL DESIGN WORK HAS BEEN CARRIED OUT WITH HEALTH & SAFETY ASPECTS GIVEN FULL CONSIDERATION. WHEREVER POSSIBLE RISKS HAVE BEEN ELIMINATED FROM THE DESIGN, HOWEVER DUE TO THE VERY NATURE OF THIS TYPE OF WORK IT IS NOT POSSIBLE TO REMOVE ALL RISKS FROM THE DESIGN. WE WOULD ALSO RESPECTFULLY REMIND THE CONTRACTOR OF HIS OBLIGATIONS TO TAKE ALL REASONABLE STEPS ENSURING THAT ONLY COMPETENT WORKERS WHO HAVE A VALID SAFETY POLICY ARE EMPLOYED.
THEY SHOULD ALSO PROVIDE SATISFACTORY RESPONSES AT TENDER STAGE AS TO THE MANNER IN WHICH THEY DEAL WITH THE ELEMENTS OF RISK INVOLVED IN THIS TYPE OF WORK AND IN PARTICULAR THOSE HIGHLIGHTED BY AAASE CONSULTANTS LIMITED BELOW:-

1. SUPPORT/ TREATMENT FOR ALL EXCAVATION WORK.
2. GUARDING TO EDGES OF EXCAVATIONS TO PREVENT PEOPLE, MATERIALS AND VEHICLES FALLING INTO EXCAVATIONS.
3. GUARDING OF EXCAVATIONS OUTSIDE WORKING HOURS TO PREVENT UNAUTHORISED ACCESS.
4. UNDERMINING TO ADJACENT ROADS OR STRUCTURES.
5. CONFINED SPACE OPERATIONS.
6. DEALING WITH EXISTING SERVICES.
7. TRAFFIC MANAGEMENT ON EXISTING HIGHWAYS.
8. PROCEDURE TO BE FOLLOWED IN EVENT OF AN ACCIDENT OR EMERGENCY.
9. METHOD OF WORKING WHERE CONTAMINATED GROUND IS PRESENT ON SITE.
10. CONFIRMATION WILL BE REQUIRED THAT ALL OPERATIVES ARE ADEQUATELY TRAINED, AND COPIES OF RELEVANT CERTIFICATES TO BE SUPPLIED.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE OVERALL STABILITY OF THE STRUCTURE FROM THE COMMENCEMENT OF WORKS INCLUDING THE DESIGN AND PROVISION OF ALL NECESSARY TEMPORARY WORKS.

THE ABOVE LIST IS BY NO MEANS EXHAUSTIVE BUT IT DOES HIGHLIGHT OPERATIONS THAT PRESENT A RISK TO CONTRACTORS AND THE GENERAL PUBLIC.

REV	DATE	REVISION DETAILS	DRAWN	CHKD	APPRD
1	10/02/2025	First floor access platform has been reduced. 4 No Bins have been accmodated			
	07/12/2024				

CLIENT:

PROJECT:
322 Platt Lane, Manchester

DRAWING TITLE:
Floor Plans/Elevations & Site Plan

DRAWING STATUS: A1

REV 1

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