

DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
ANY DIMENSIONAL DISCREPANCIES TO BE REPORTED BACK TO HEALEY CONSULTING PRIOR TO PROCEEDING WITH CONSTRUCTION

NOTES

This drawing is to be read in conjunction with all other Healey Consulting drawings and the relevant Architects and Services Engineers drawings where issued for the project.

All dimensions shown are to be checked on site by the Contractor prior to ordering structural member lengths. Do not scale from this drawing.

Where the existing structure is to be altered the contractor is to ensure adequate propping is in place and fully secure prior to removing any of the existing load bearing structure. Propping specification to contractors design.

CDM HIGH RISK ASSESSMENT



ITEM	RISK	RECOMMENDATION
Removal of wall and installation of steel beams	Collapse of wall structure above	Contractor to install temporary propping prior to the removal of any of the load bearing masonry structure. The temp propping must be plumb and properly braced, and maintained until structural works are complete.
Removal of wall and installation of steel beams	Cracking to masonry and plaster finishes above	Contractor to inspect the masonry and plaster condition above ground floor for any pre-existing defects and existing condition and to agree in writing with client.
New steel beam	Superficial cracking of masonry and plaster finishes above	The steel beams have been designed to limit deflection under the loadings applied in accordance with British Standards and Codes of Practice. However, cracking to the finishes can still occur.

IMPORTANT NOTES

TEMPORARY WORKS INCLUDING:

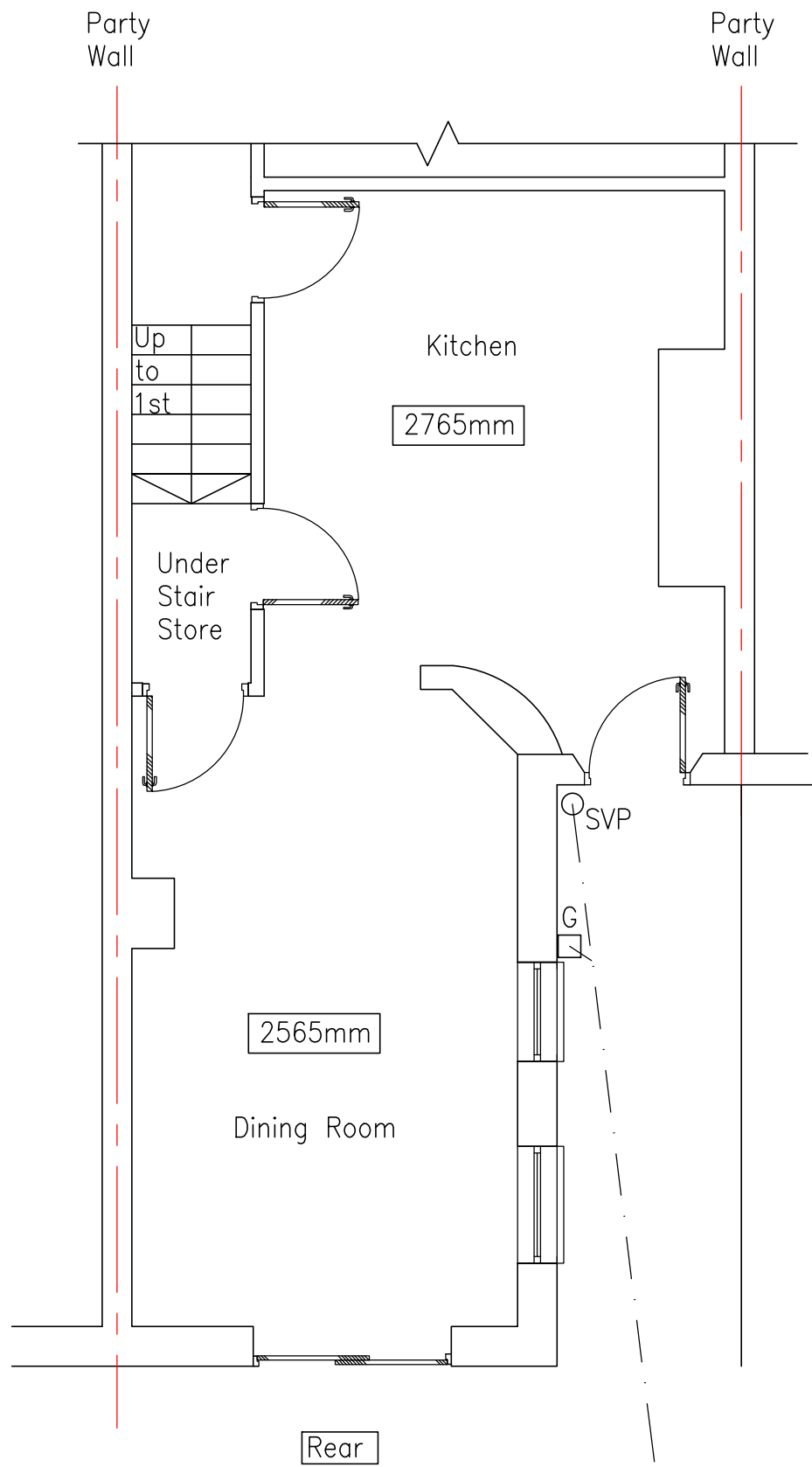
PROPPING, BACK PROPPING, NEEDLE STITCHING, SHORING OF EXCAVATIONS ETC

Any works that require the removal of existing structural elements such as load bearing walls, piers, steel beams etc will require temporary propping to be installed prior to the removal of the load bearing elements. It is the clients duty to ensure that a competent contractor is employed whom is familiar and well experienced with this type of works. It may also be necessary for the contractor to employ a temporary works engineer for the design of the temporary works. Temporary works are to the design of the building contractor or their appointed temporary works designer.

PARTY WALL ETC ACT 1996

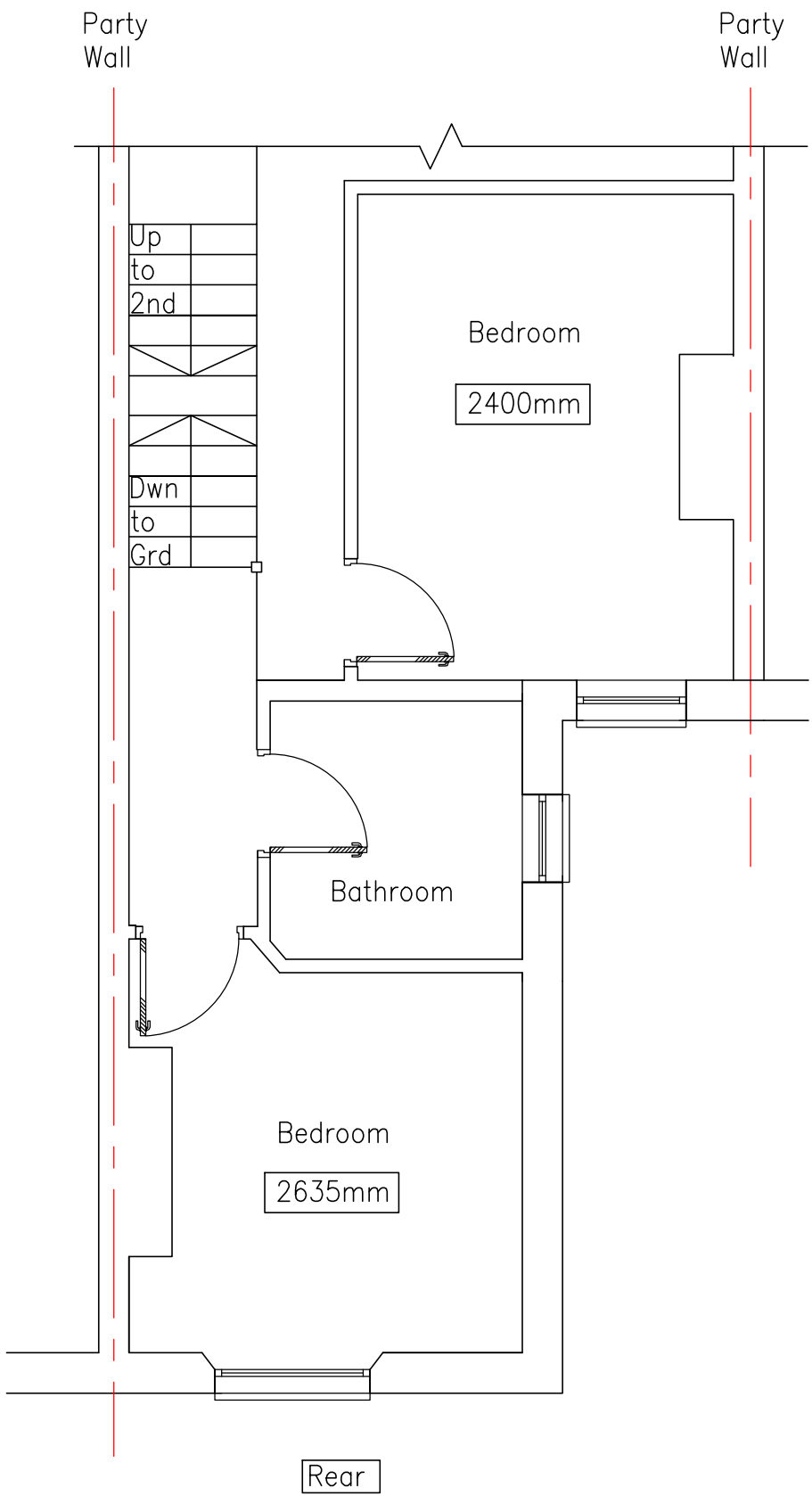
Prior to carrying out any works to a party wall, the client must obtain written permission/agreement with the co-owner of the party wall. In this regard, should there be any requirement to work on or in close proximity to a party wall the client is advised to first seek professional advice from a party wall surveyor prior to any work being undertaken.

Under no circumstances should any structural related work (or any works will affect the structural integrity of the party wall) be carried out on or near to the party wall, until such time that party wall agreements are in place.



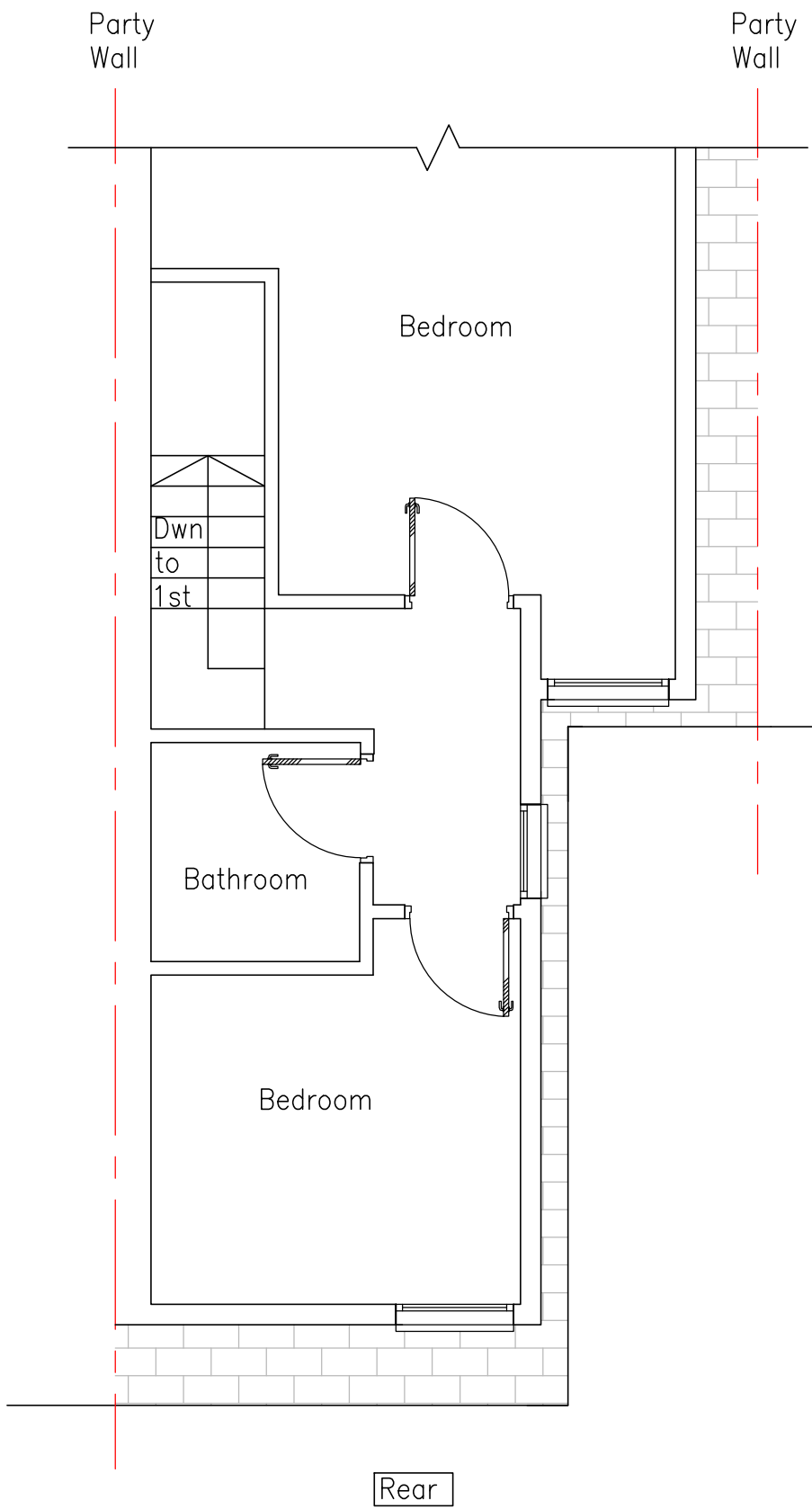
PART PLAN – EXISTING GROUND FLOOR

Scale 1:50 @ A1



PART PLAN – EXISTING FIRST FLOOR

Scale 1:50 @ A1



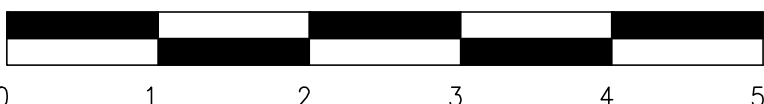
PART PLAN – EXISTING SECOND FLOOR

Scale 1:50 @ A1

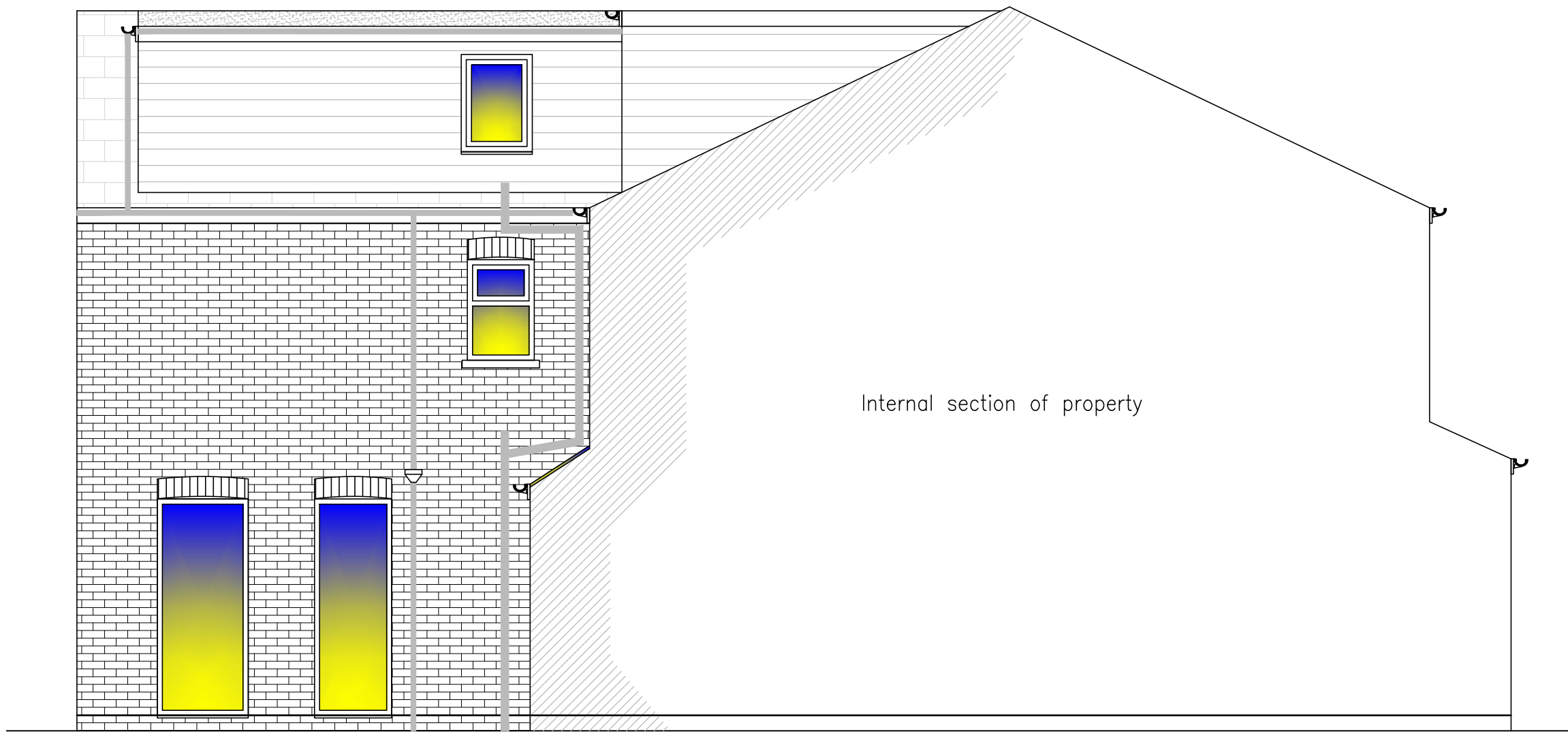


EXISTING REAR ELEVATION

Scale 1:50 @ A1



Scale Bar 1:50



EXISTING SIDE ELEVATION

Scale 1:50 @ A1

A	AUG'23	CR	EXISTING SIDE ELEVATION ADDED
REV	DATE	BY	DETAILS OF REVISION

ARCHITECT / CLIENT
JOHN GAGON

PROJECT
**9 SCOTT AVENUE
CHORLTON-CUM-HARDY
MANCHESTER, M21 9QW**

TITLE
**INFILL EXTENSION
EXISTING FLOOR PLANS
AND REAR ELEVATION**

DRAWING NO.
HC-23119--(60)-01

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