

This drawing has been prepared for the sole purpose of obtaining Building Regulations Planning and does not constitute a full detailed design. It can not solely be relied upon for obtaining full quotations for the works shown. The drawings do not show structural design; all structural requirements should be carried out in accordance with a structural engineer's recommendations and requirements. The drawings do not show any unforeseen works and items requiring further design by the contractor. It is the responsibility of the home owner to use a contractor fully experienced in this type of work in accordance with Building Regulations (including Part P) and to ensure that the contractor is fully qualified and experienced to obtain completion certificate at completion of work.

All works and materials shall comply with the latest British Standards and Codes of Practice, Building Regulations and Party Wall act 1996. The Contractor shall comply with manufacturer's instructions, recommendations and requirements.

The Contractor shall be responsible for obtaining a Health and Safety Risk Assessment to cover all operations involved under the works specified and prior to the works commencing on site. The Contractor may be required to produce this should the need arise.

Electrical work to be installed, tested and commissioned by competent person who is registered to a scheme under Part P of the current Building Regulations. Energy efficient lighting to be installed within proposed work.

Gas work to be installed, tested and commissioned by Gas Safe registered competent person.

Existing structure insulation(ceiling, walls and loft) to be improved in accordance with Part L of the current Building Regulations.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The contractor must appoint a competent person to act as the principal designer (to plan, manage and coordinate the planning and 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.

Rev	Description	Date

A.F.Architectural Designs
e-mail:info@afad.co.uk
Tel: 07980799827
web : www.afad.co.uk

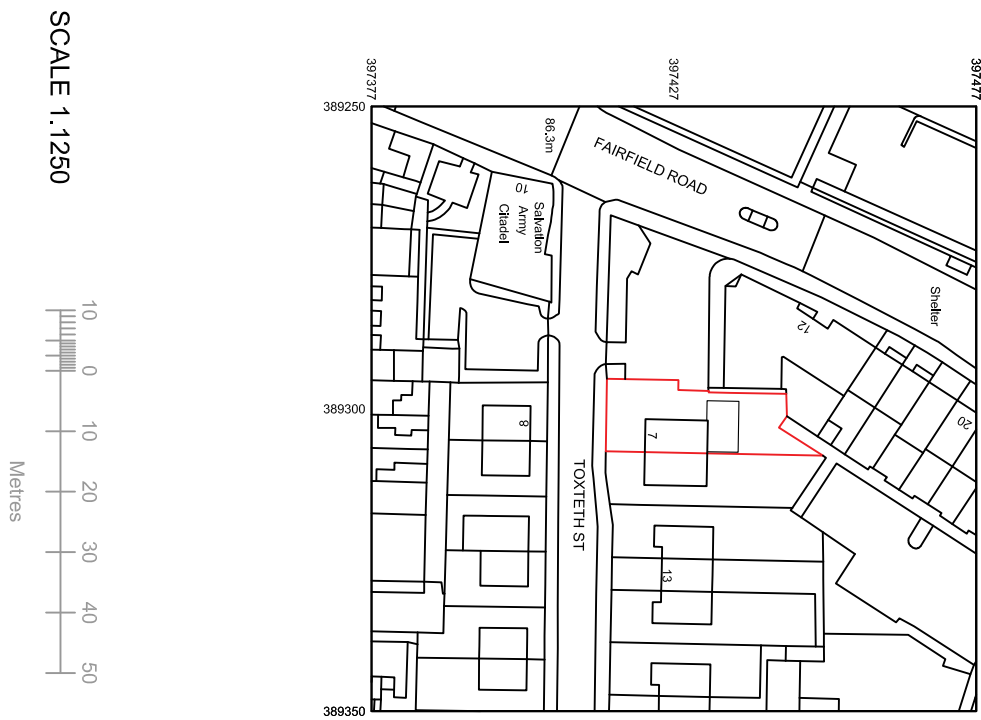
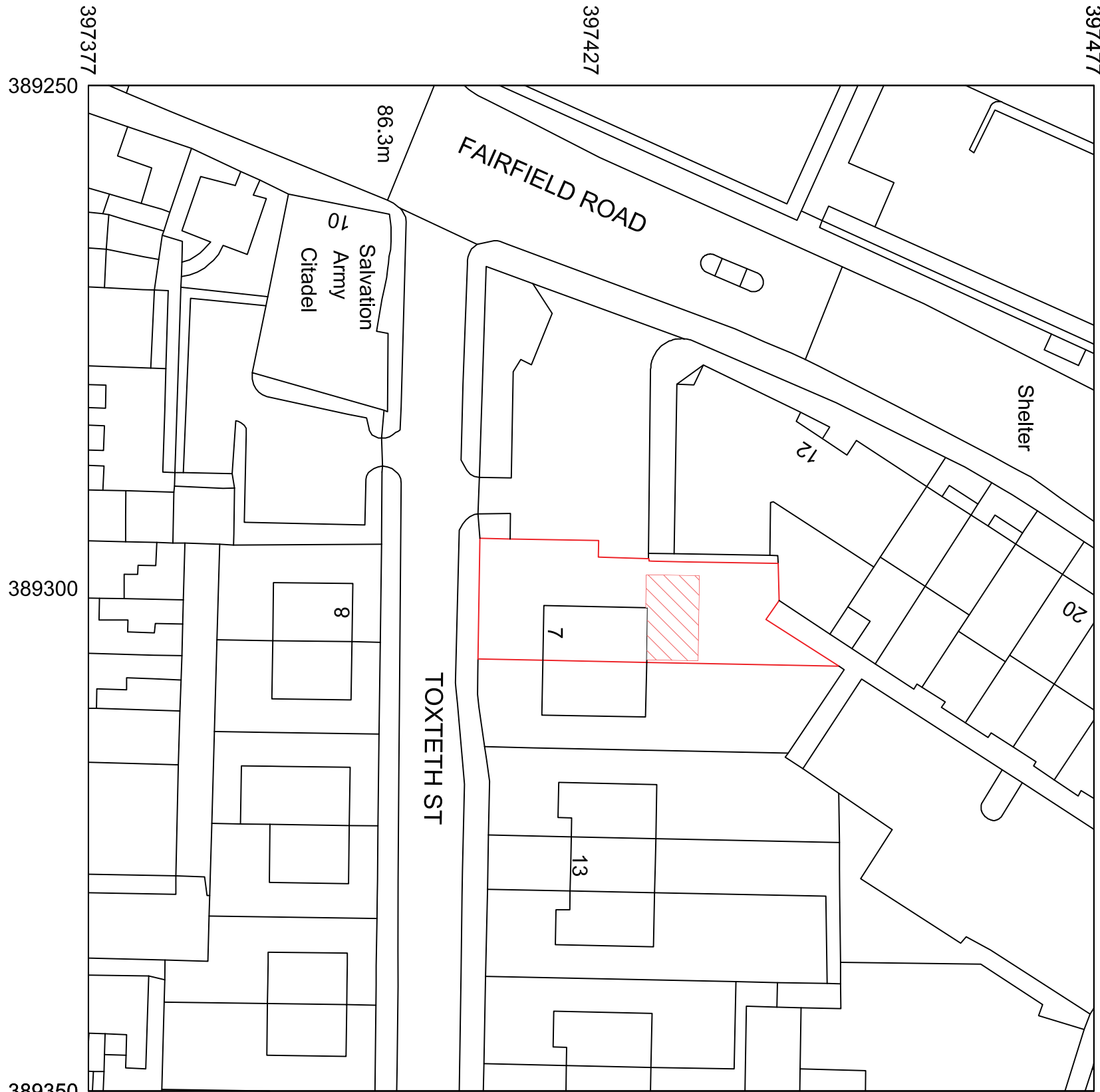
PROJECT
7 Toxteth St., Openshaw
M11 1EQ

TITLE
LOCATION PLAN

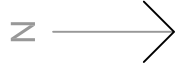
CLIENT

DRAWN BY	DATE
A.F.J	08/01/23
SCALE (@ A1)	
as noted	
DRAWING NUMBER	REV

SCALE
1.500



SCALE 1:1250



NOTE : Measurements/scale is for guidance only. Contractor should take own measurements on site
The use of this drawing as a basis for programming or ordering of material shall be at the contractor's own risk
The Contractor is to inform of any discrepancies between any information on any drawings and with those found on site