

All dims are to be checked on site by builder.

ALL NEW SKIRTING BOARDS ARE TO MATCH THE EXISTING - ALL DISTURBED/DAMAGED SKIRTING BOARDS ARE TO BE REPLACED AS NEW - NEW SKIRTING BOARDS ARE TO FOLLOW THE PERIMETER OF ALL NEW ROOMS AND ALL NEW OPENINGS - CONFIRM SKIRTING BOARD WITH CLIENT PRIOR TO COMMENCEMENT.

THE NEW STAIRCASE HANDRAIL, NEWEL, BALUSTERS AND ALL MOULDINGS ARE TO MATCH THOSE OF THE EXISTING STAIRCASE AND BE CONFIRMED WITH THE CLIENT PRIOR TO ORDERING.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN ALL ROOMS AND IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. BLUEPRINT CAD Ltd cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.

Please be advised that health and safety laws (CDM) changed in the year 2015. Prior to this change, homeowners (Domestic clients) requiring refurbishment/extension works were exempt from the majority of health and safety requirements. Following the implementation of CDM regulations 2015, this exemption was lifted meaning the domestic client is now responsible. Now you the homeowner (Domestic client) have a number of duties and responsibilities to enforce health, safety and welfare throughout your project. As the majority of domestic clients are not familiar or understand these laws, the client has the option to transfer this role. It is strongly recommended that the duties be transferred to an independent source to represent the domestic client. The main reason for this being the complexity and formality of construction administration, this will also minimise or prevent any bias decisions/actions being made in the interest of health and safety and in turn maintain a safe working environment.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. BLUEPRINT CAD LTD cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.

All new building works are to comply with the current building and fire protection regulations. Disclaimer: Blueprint CAD Ltd cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc., as required on site by the Approved Inspector during his site inspections. Likewise, any structural/electrical/plumbing faults that become apparent during the building work will be brought to the attention of client by the builder for resolution.

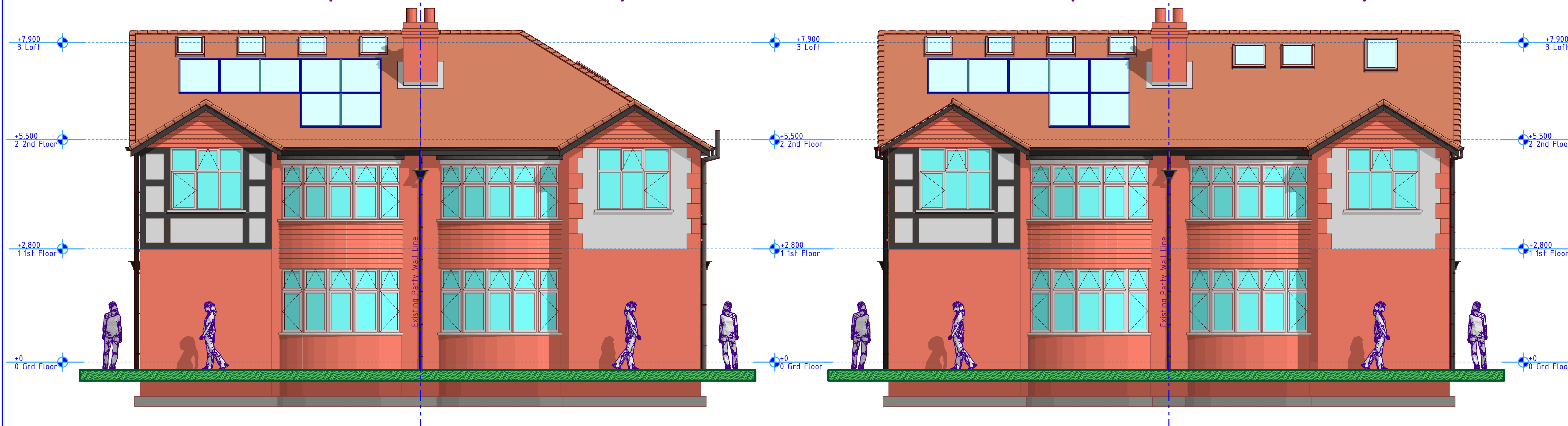
CLIENT :
TOM SENEVIRATNE
10 SANDHURST AVENUE,
DIDSBURY, MANCHESTER,
M20 1ED.
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + GABLE END-
PICK UP + INTERNAL
ALTERATIONS

No 12 Sandhurst Ave, Didsbury

No 10 Sandhurst Ave, Didsbury

No 12 Sandhurst Ave, Didsbury

No 10 Sandhurst Ave, Didsbury



① Existing Front Elevation of Both Dwellings 1:50

② Proposed Front Elevation of Both Dwellings 1:50



Existing Site Photo 11/01/23



Existing Site Photo 11/01/23



Existing Site Photo 11/01/23