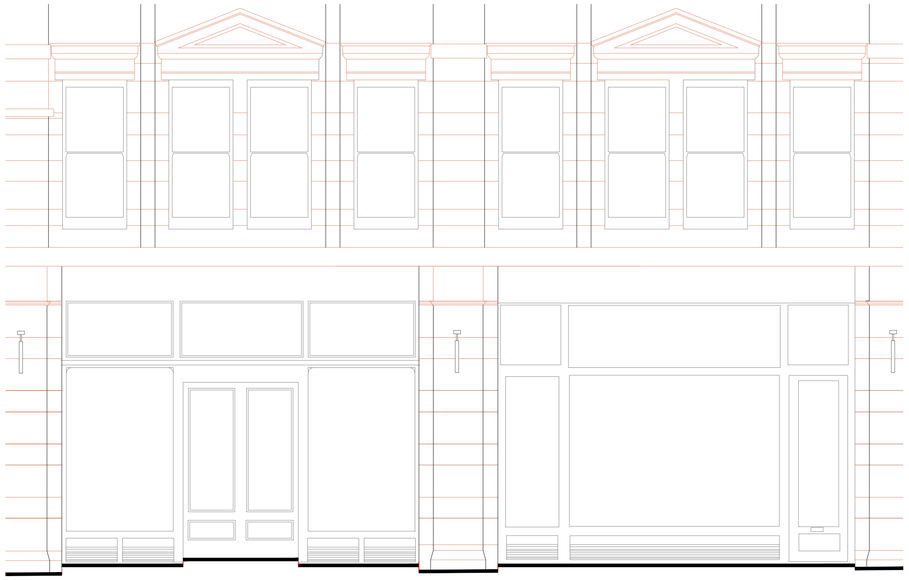
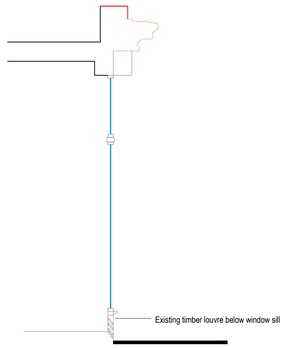
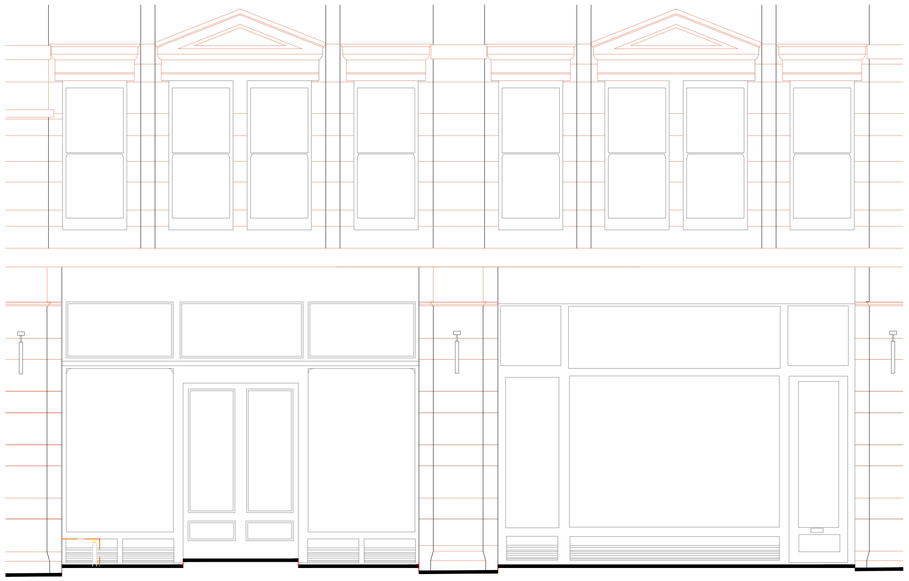


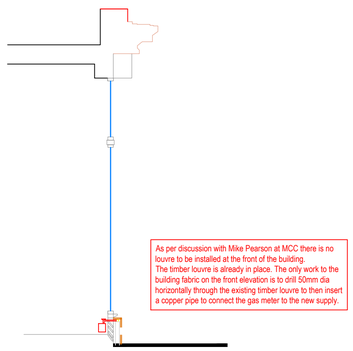
Existing Deansgate Elevation



Existing Section A–A



Proposed Deansgate Elevation



Proposed Section A–A

Scale Bar 0 1 2 3 4 5m

Scale for 1:50 on a A1 drawing sheet

GENERAL
No dimensions are to be scaled from this drawing, the contractor is to check and verify all building and site dimensions, levels, drainage locations / invert levels at connection points before work commences.

This drawing must be read with and checked against any structural, specialist and architectural drawings provided / required, the contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

The contractor shall investigate the locations of all domestic services and allow for any necessary modifications to same to complete the project.

Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority/Registered Building Control Approver.

All works to comply with BS8000 series, all materials to be used and installed in accordance with the relevant manufacturers instructions and recommendations.

These drawings have been prepared only for the purposes of obtaining Local Authority approval.

The contractor is to notify Building Control/Registered Building Control Approver at the appropriate stages in construction necessary for them to determine the works statutory compliance and should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer/Registered Building Control Approver.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of the works and record and report with the respective owners any defects.

All drainage lines are assumed and shall be confirmed by the client / contractor prior to commencing the works / finalising costings. It is the clients responsibility to undertake all necessary searches with the relevant water / drainage utility company to establish if any water pipes / drains on the clients property are public assets and if so advise the designers accordingly. The client / contractor shall establish the classification of the drains in accordance with the Water Industry Regulations 2011 and if deemed public sewers / water supply pipes then obtain all necessary permissions / diversions etc. from the relevant utility company / building control officer prior to commencing works.

BUILDING SAFETY ACT 2022
The Building Owner/ Client MUST avail themselves of their responsibility under the Building Safety Act 2022. It is a now a CRIMINAL OFFENCE not not to comply with this Act or the Building Regulations 2010. The Building Owner / Client MUST appoint a Principle Designer to ensure that ALL Dutyholders under the Act are competent for the project they are working on. Our engagement is ONLY to obtain plan stage approval from the Registered Building Control Approver or Local Authority and we have not been engaged to perform any functions during or post the construction phase of the project. We will only undertake the role of Principle Designer under the Building Safety Act 2022 during or post the construction phase of the project with prior written explicit agreement between ourselves and the Building Owner / Client. Our duty as a designer to comply with the Act during the design stage to show that it complies with the Building Regulations will be evidenced ONLY when an approved drawing(s) are issued by the Registered Building Control Approver or the Local Authority. Those Approved drawings are our attestation that we have complied with the requirement of the Act for a designer up until that stage ONLY.
The Building Owner / Client MUST then appoint a suitably qualified Principle Contractor and a Principle Designer to fulfill the requirements under the Act for the duration of the construction phase on ALL projects and we repeat that we have not been engaged to undertake the role of Principle Designer under the Building Safety Act for these stages. The appointed Principle Designers for the construction phase and the Principle Contractor MUST provide signed Building Regulation Compliance Declarations in accordance with requirement 2D of the Building Regulations etc (Amendment) (England) Regulations 2023.

PARTY WALL etc ACT
The building owner shall serve notice on all adjoining owners who will be affected by the proposed works as detailed under the Party Wall Act 1996 and receive written consents or appoint surveyors to determine a party wall award, before such works commence on site.

CDM - REGULATIONS
The client MUST avail themselves of their Legal Duties to comply with the CDM Regulations 2015 by visiting the following HSE website http://www.hse.gov.uk/pubns/indg411.htm and the requirements to appoint a Principle Designer and a Principle Contractor for works to commercial properties, and notify the HSE using an F10 form if the project extends to more than 30 days in duration with more than 20 operatives on site at any one time / or will involve more than 500 person days of work. For Domestic clients (those persons engaging services to be undertaken on their own home) the duties under the CDM Regulations are to be undertaken by the Contractor (or in the case where there is more than one contractor, the Client MUST appoint one contractor to undertake the role of Principle Contractor who will have the responsibility to co-ordinate all H&S matters across all contractors involved in the project.

The client has NOT appointed myself as the Designer / Pricple Designer to undertake the duties required under this role as required under the CDM Regulations 2015. The client is aware of their Legal Duty to appoint a competent person to undertake this role in good time BEFORE the construction works commence on site to ensure that the project has been effectively planned, managed, monitored and co-ordinated with respect to Health and Safety matters.

The client must ensure that all appropriate pre-construction information is obtained and provided in good time to the Contractors / Principle Contractors BEFORE construction activities commence on site and the Principle Contractor MUST prepare a suitable Construction Phase Plan on ALL projects BEFORE works commence on site.

CDM - DESIGNERS RESIDUAL RISK ASSESSMENT
No asbestos survey has been undertaken and a level 3 intrusive survey must be undertaken prior to commencing works, should any asbestos containing materials be identified then appropriate action must be taken by licensed contractors to remove any risk to the contractors / occupants / members of the public.In addition to the level 3 survey the contractor shall report any materials which he suspects may contain asbestos and ensure that samples of same are tested for the presence of asbestos.

All demolition works to be undertaken by CITB operatives using appropriate temporary supports. The contractor shall ensure that means of escape are maintained throughout the construction project. All construction activities are to be adequately segregated from members of the public and any occupiers of the building / adjacent properties in accordance with HSG 151 Protecting The Public.

No services investigations have been carried out, the contractor must undertake "dial before you dig", tel 0800 0855 865, investigations before commencing excavations on site. The client must undertake all necessary enquiries with sewerage and water utility companies to establish the exact routes of any public sewers / water mains etc and obtain all necessary agreements /diversions before commencing any works.

All works at height to be undertaken from appropriate working platforms.

The contractor shall programme the works and undertake all necessary temporary measures to maintain the means of escape for the premises throughout the project.

All electrical works to be undertaken in accordance with BS7671 and the latest IEE Regulations, all installations to be inspected and certified by NICEIC / ECA registered engineers. A CO detector shall be installed in each room containing a gas appliance and a smoke detector shall be placed on each floor in all properties offered for rent from 1st October 2015.

All works to gas appliances / pipework / fittings to be undertaken by appropriately licensed engineers who are part of the Gas Safe Register.

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Rev.	Mod. Notes	Date	By
B	Issued for LBC	Nov 25	DAP

Client
Olive and Dough

Location
237 to 239 Deansgate
Manchester M3 4EN

Job Title
Installation of flue to rear and new gas supply to front elevation

Drawing Title
Existing and Proposed Deansgate (West) Elevation and Section A–A

Scale	See scale bar	Sheet	A1
Date	Nov 25	Drawn by	DAP

Dwg. No.	Rev.
97/25-01	B