CDM Designers Residual Risk Assessment
A type 3 intrusive asbestos survey must be undertaken prior to commencement of building works and any materials identified as containing asbestos to be removed / protected in accordance with HSE/EU directives.
All demolition works to be undertaken by CITB trained demolition operatives.
No service investigations have been undertaken. The contractor must undertake "dial before you dig" investigations before works commence on site and laise with United Utilities regarding the location of the electrical incomer and invert depth of same.
The contractor must install all necessary temporary supports etc. necessary to introduce new steel beams etc. as designed by structural engineer to support the first floor following removal of load bearing walls.All works to electrical works to be undertaken by NICEIC qualified contractors. All works to gas services to be undertaken by Gas Safe registered contractors.

Boundaries /Party wall etc.
The Client shall confirm the exact position of legal boundaries, any boundaries shown on these plans are notional/ as advised by client and must be accurately established before any construction work commence. The client shall obtain all necessary consents from adjoining owners should access be required to their property.
Party Wall etc. Act 1996 to apply as necessary and building owner or contractor must serve all necessary notices to all adjoining owners prior to commencement of the work in accordance with the Act. Exact position of walls and boundaries to be determined on site and no part of proposed works to encroach any boundary without written permission of adjoining owners.

U Values required to achieve.
- New Floor 0.13 W/m2K. (existing dwelling renovation 0.25 W/m2K.)
- New Cavity Wall 0.18 W/m2K.
- Existing Cavity Wall 0.35 W/m2K.
- Pitched roof - insulation at ceiling level 0.15 W/m2K.
- Pitched roof - insulation at rafter level 0.15 W/m2K.
- Flat roof - insulation between/under joists 0.15 W/m2K.
- Flat roof - insulation above joists 0.15 W/m2K.
- New windows/external doors will achieve a minimum U Value of 1.4 W/m2K

CDM Regulations
The client has been advised of his duties to appoint a principal designer and principal contractor for works to commercial propertes and notify the HSE using F10 form if should the construction programme extend beyond 30 days in duration with more than 20 operatives on site at any one time/or will involve more than 500 person days work. for domestic clients. For domestic clients (those person engaging services to be undertaken on their own home) the duties under CDM regulations are to be undertaken by principal contractor (or in the case where more than one contractor, the Client Must appoint once contractor to take the role of Principal Contractor who will have a responsibility to to coordinate all H&S matters across all contractors involved in the project)

The client has Not appointed N A Design as the Principal Designer to undertake duties required under this role as required under CDM Regulations 2015. The client is aware of their legal duty to appoint competent person to undertake this role in good time Before the construction work commence on site to ensure that the project has been effectively planned, managed, monitored and coordinated with respect to health and safety matters.

The client must ensure that all the pre construction information obtained and provided in good time to The Contractor/ Principal Contractors before construction activities commence and Principal Contractor Must prepare a suitable Construction Phase Plan on all project before work commence on site.

No services investigation has been carried out, Contractor must undertake 'dial before you dig', tel 0800 0855 865, investigation before commencing on site. The client must undertake all necessary enquiries with sewerage and utilities companies to establish exact route of any public sewer/ water mains etc and obtain all necessary agreements/ diversions before commencing any work.

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

The Contractor shall check and verify all building and site dominions, levels and sewer invert connection points before work commences.
The contractor shall comply with all workmanship clauses in BS8000 series and in full compliance with the Building Regulations.
This drawing is to be read in conjunction with structural engineers design details.

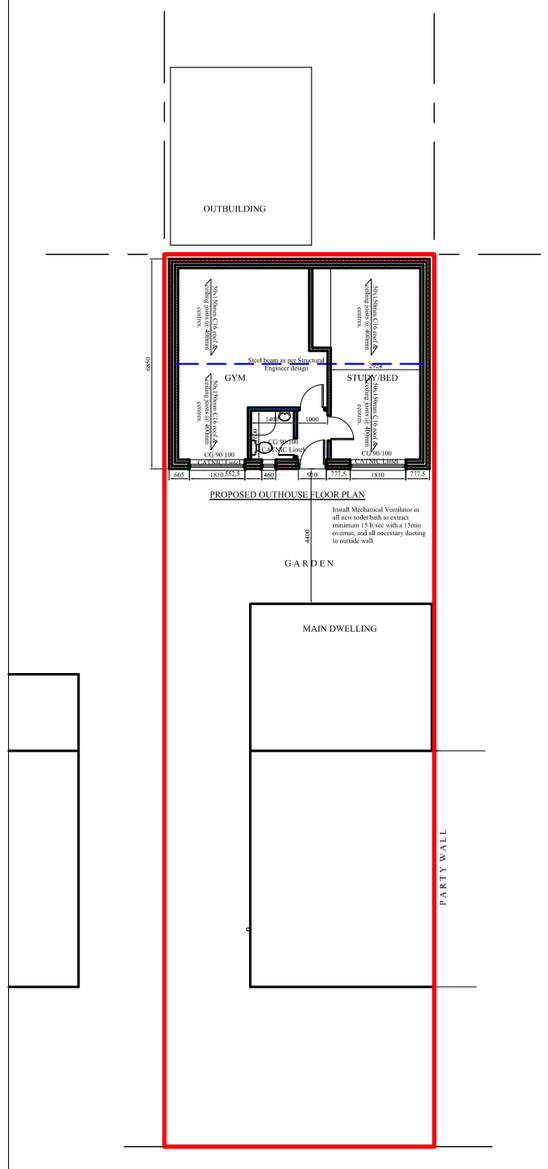
PURPOSE OF ISSUE	BUILDING CONTROL

All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the designer immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

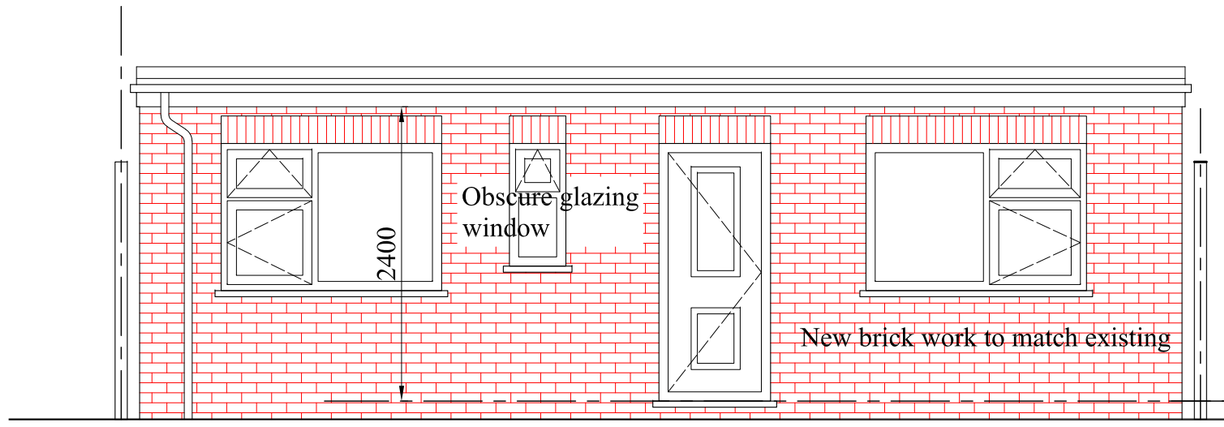
GENERAL NOTES
(1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
(2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
(3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
(4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
(5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
(6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
(7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
(8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
(9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
(10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
(11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
(12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS
(13) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
(14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
(10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3: 1985.
(15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
(16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
(17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
(18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P. COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
(19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

– CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
– DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U–VALUE OF WALLS TO BE 0.28w/m k AND U–VALUE OF WINDOWS TO BE 1.6w/m K, & EXTERNAL DOOR 1.8w/m k (I.E.. CONSTRUCTED AS INDICATED).
– WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN
– THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
– INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

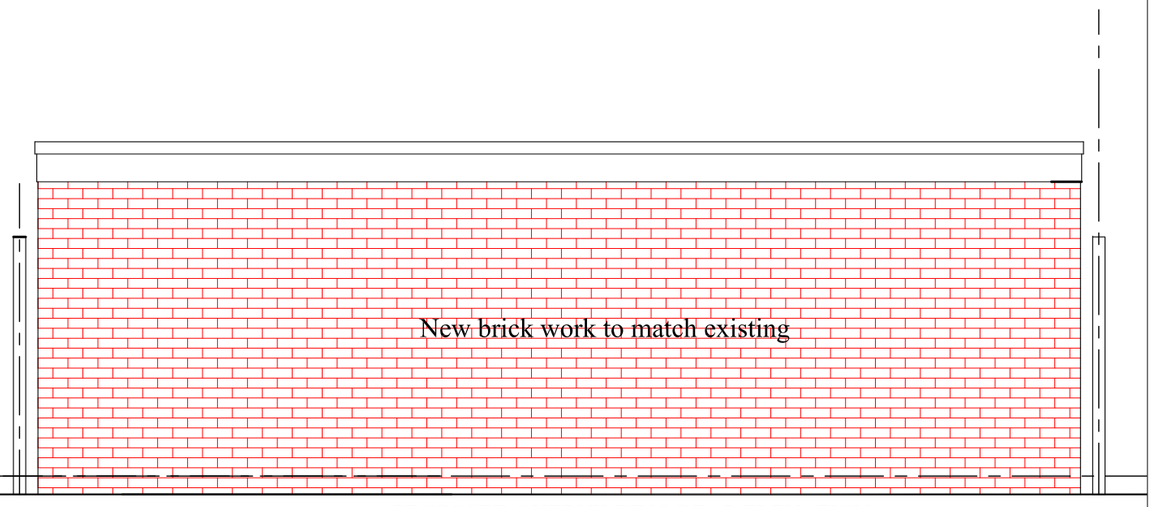
NEW GROUND FLOOR
ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'KINGSPAN/CELOTEX/XTRATHERM' INSULATION AS SHOWN ON SECTION.



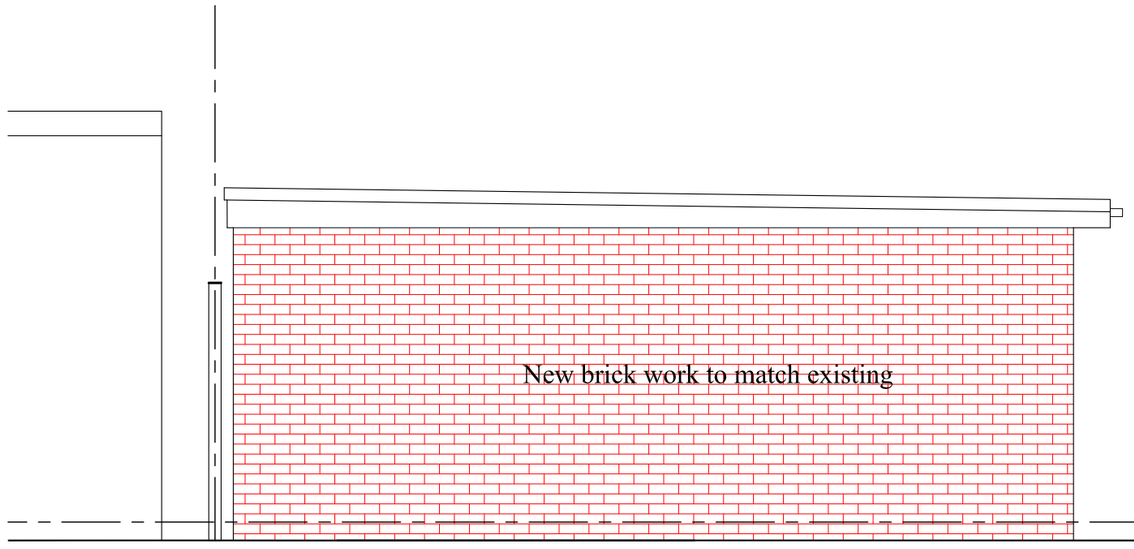
SITE PLAN 1:200



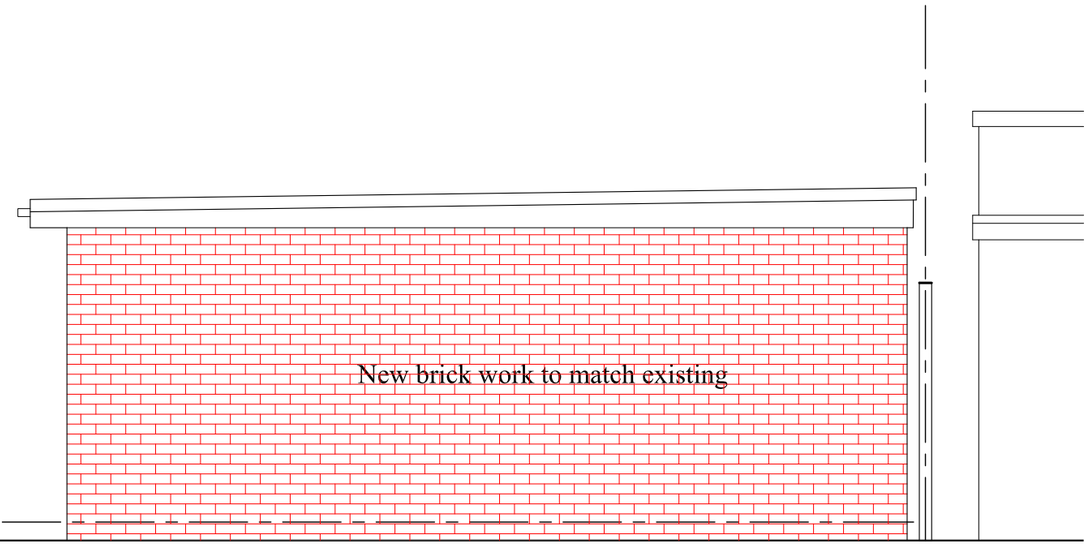
PROPOSED OUTBUILDING FRONT ELEVATION



PROPOSED OUTBUILDING REAR ELEVATION



PROPOSED OUTBUILDING SIDE ELEVATION



PROPOSED OUTBUILDING SIDE ELEVATION

PROJECT
64 Clarendon Road, Whalley Range
CLIENT
Dr. Faridullah
DRAWING TITLE
Outbhouse Plan

JOB No	DRAWING No
-	NA-B02

SCALE	DATE	REVISION
1:100@A2	May 2026	
DRAWN	CHECKED BY	-
NA		

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na design