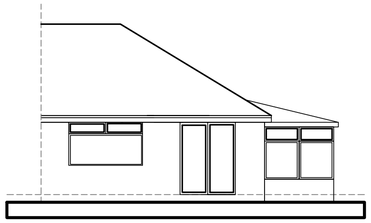


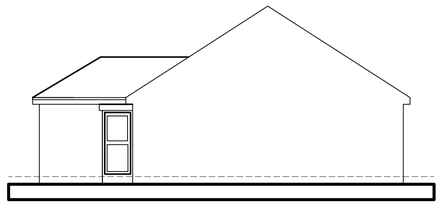
EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



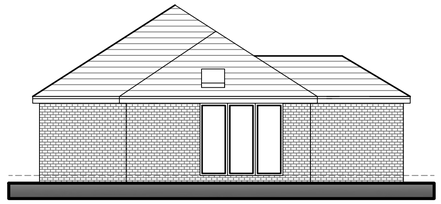
EXISTING REAR ELEVATION 1:100



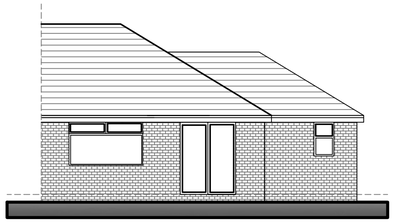
EXISTING SIDE ELEVATION 1:100



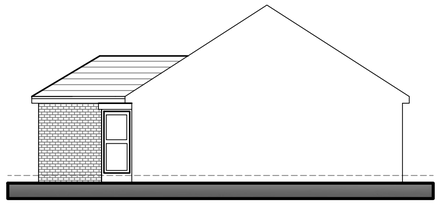
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

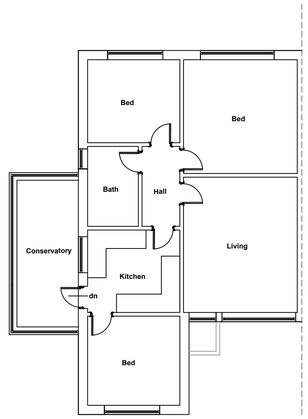


PROPOSED REAR ELEVATION 1:100

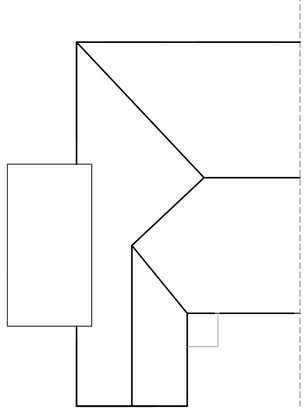


PROPOSED SIDE ELEVATION 1:100

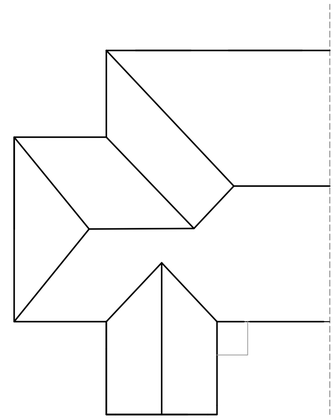
PROPOSED GROUND FLOOR 1:50



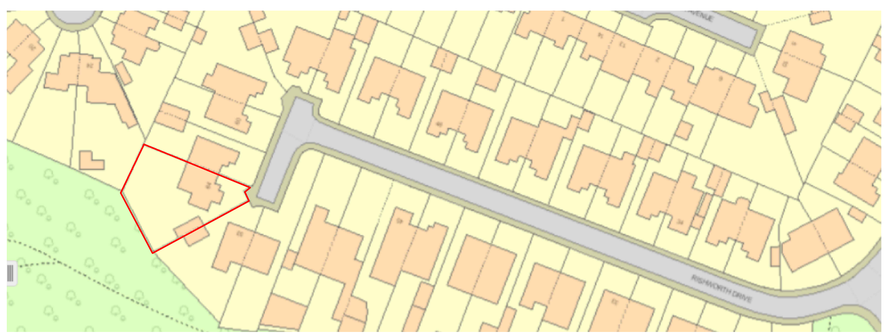
EXISTING GROUND FLOOR 1:100



EXISTING ROOF PLAN 1:100



PROPOSED ROOF PLAN 1:100



LOCATION PLAN 1:1250







R.GEE
DESIGN SERVICES LTD

CDM REGULATIONS
The owner, main contractor should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration, It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations, this may be undertaken by the main contractor if agreed in writing.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974, and CDM 2015

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner, All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc, Products conforming to a European technical standard or harmonised European product should have a CE marking,

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth, Seal up, cap off, disconnect and remove existing redundant services as necessary, Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g, landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building,

DEMOLITION
All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor,

DEVELOPMENT CONTROL
The parameters of permitted development have been explained to the client and it has been advised that a planning application may be lodged with the local authority for a certificate of lawfulness in order to get written consent / full plans- The designer has been employed in producing the drawings and supporting information only and will take no responsibility where planning consent is not gained where required,

RETAINED STRUCTURAL ELEMENTS
Any proposed retained structural elements are to be fully exposed and assessed on site - them accommodating increased loadings as a result of the proposed scheme may require remedial works or replacing. Once exposed on site to be assessed by the building control body or structural design engineer to ascertain requirements,

PARTY WALL ACT
Party wall notification to be served where required by the client - all relevant agreements to be ascertained in writing where possible prior to works commencing on site - Any excavations adjacent to a party wall to be discussed with designer / BCB depending if foundation depths are higher than proposed excavations,

Where proposed works to take place on a leasehold property the homeowner / client must ascertain all relevant permissions prior to works commencing on site from land owner / agent,

EXISTING SUB FLOOR VENTILATION - To be maintained where existing air bricks are to be covered as part of the proposed works on site - Note air bricks may not be visible at the time of the site survey and therefore may not be marked on the plans - Any existing sub floor ventilation issues on site can not be substantiated by the proposed works such as wet / dry rot,

SERVICES
Where services GAS, Water, Electric require moving as part of the proposed woks the client must seek adequate prior approval and determination of the proposed new location of such from the service provider regardless of weather such details are shown on these drawings,

EXTENT OF SERVICES
These drawings have been put together for the purpose of obtaining planning consent only for the proposed works - A separate building control application will be required to be designed and produced by other, Additional input from fire engineer, building control body, structural engineer etc will be required and to be soured and paid for by the client,

REV	DETAIL	BY	CHK	DATE

REVISSION

CLIENT

ADDRESS
64 RISHWORTH DRIVE
MANCHESTER
M40 3PG

PROJECT
PROPOSED SINGLE STOREY SIDE EXTENSION AND ALTERATIONS TO INTERNAL LAYOUT

DRAWING
PLANNING PERMISSION

DRAWING CODE	DRAWING NUMBER	
64-RD-DC	01	
SCALE 1:50 1:100	PAPER A1	REVISION 02
DATE JULY 26 / DRAWN RG	CHECKED	