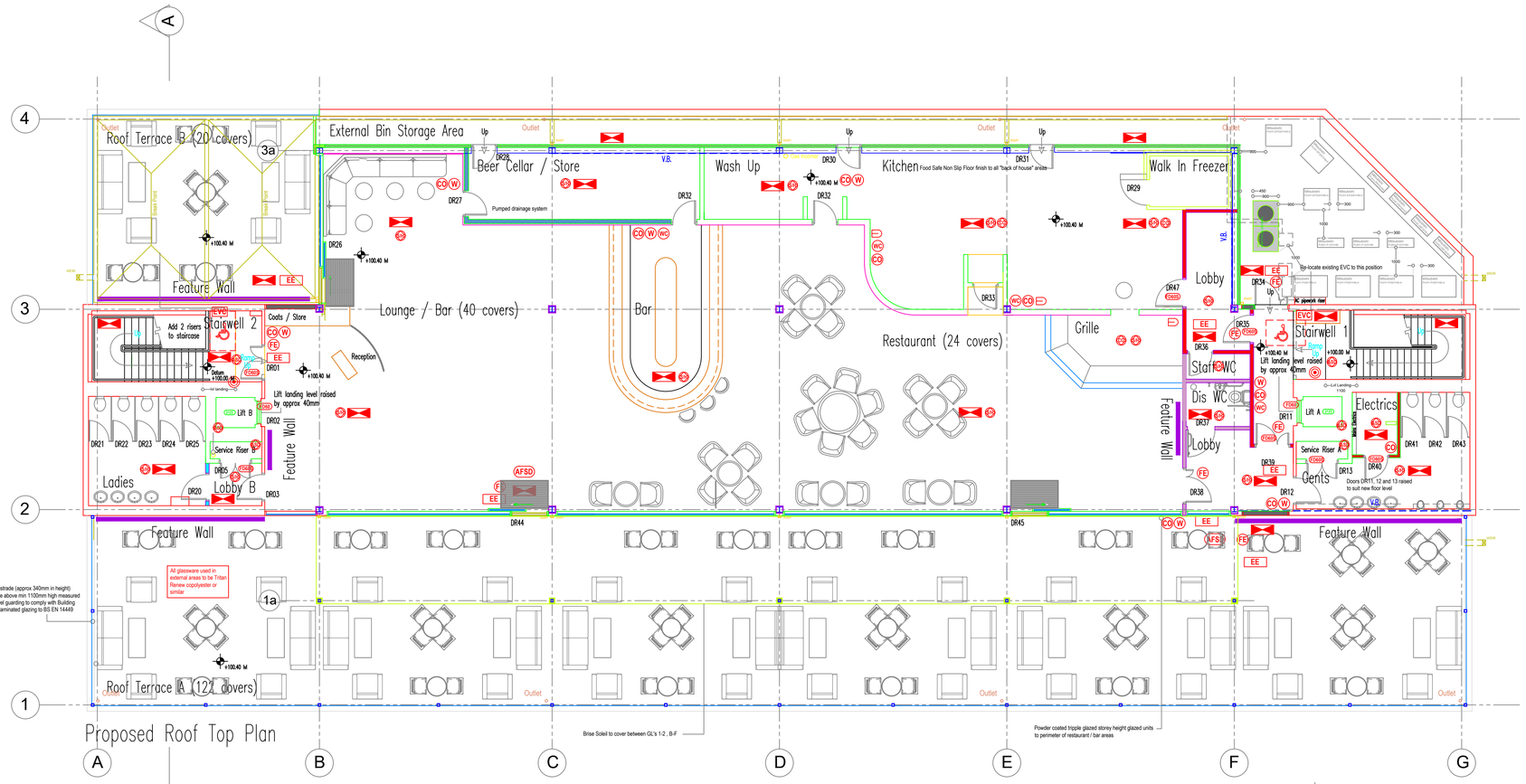


Scale Bar 0 1 2 3 4 5m

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.

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 / Priciple 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

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.

FIRE PROTECTION + FIRE SAFETY

NB: The management shall undertake a Fire Risk Assessment in accordance with the Regulatory Reform (Fire Safety) Order 2005 prior to occupation of the premises and implement the measures identified within the Risk Assessment.

The Building Owner / Client must avail themselves of their legal duties under the Building Safety Act 2022, it is a CRIMINAL OFFENCE for a Building Owner / Client not to comply with this Act. The Building Owner / Client MUST appoint an Accountable Person who is PERSONALLY LIABLE to ensure that all necessary fire safety and structural matters are understood and dealt with on a PERMANENT ONGOING basis whilst the building is occupied.

All exit signage to comply with BS 5499, emergency lighting to comply with BS 5266, fire alarms to comply with BS 5839: Part 1:2025 , the restaurant and bar unit automatic fire alarm and detection system will be interfaced with the main fire alarm panel located in the ground floor main reception of The Point and visa versa, contractor to ensure that the design / installation meets with the fire officers approval, extinguishers to comply with BS EN3 and sited in accordance with BS 5306:Pt 8

Fire dampers / intumescent collars to be provided where HVAC / electrical / drainage / plumbing components etc penetrate fire rated partitions / floors / ceilings.

The bar / restaurant will be licensed under the Licensing Act 2003 to sell alcohol and provide regulated entertainment and refreshments. The License holder / Designated Premises Supervisor must ensure that all Licensing conditions are fully complied with.

A Fire Safety Engineering - Technical Note has been prepared by AM Pyro Fire Safety Engineering (ref 029032-883 / Issue 01 / dated 17.09.2025) The Landlord for the whole building / the owners / operators of the restaurant and the Premises License holders + other duty holders must read this document and ensure that all of provisions / assumptions within same are continuously adhered without exception.

The maximum designed occupancy for the rooftop bar / restaurant and terrace areas is 206 customers + 14 staff giving a total of 220 people at any one time (NB the capacity of the staircases and final exists also takes account of the possibility that the occupants of the first and second floors will also be using same) The Evacuation philosophy is "simultaneous evacuation" of the whole building.

FIRE PROTECTION LEGEND

SH	Smoke/Heat detector + sounder	FE	Fire Exit door + panic ironmongery
ASD	Aspirated Smoke Detectors	AFSD	Automatic Fail Safe Doors
FD30S	Fire door, 30min rating + smoke seals		Call Point
FD60S	Fire door, 60min rating + smoke seals	CO2	2kg CO2 extinguisher
EVC	Emergency Voice Communication	W	9L water extinguisher
	Maintained emergency light	WC	6L wet chemical extinguisher
EE	Maintained emergency exit sign		Fire blanket
		CO	Carbon Monoxide detector

Rev.	Mod. Notes	Date	By
K	Roof terrace B widened to GL2	Jun 26	DAP

Client: Sky 175 Ltd

Location: The Point
173-175 Cheetham Hill Rd M8 8LG

Job Title: Proposed roof top restaurant and bar

Drawing Title: Proposed Roof Terrace Plan

Scale 1:100 | Sheet A1

Date July 24 | Drawn by DAP

Dwg. No. 18-24/02 | Rev. K