

All dimensions to be checked & verified on site prior to construction.
Figured dimensions to be read in preference to scaled from drawings.

All discrepancies to be notified to the Architect, immediately that they are identified.

Should there be any discrepancy between drawings & specification, such discrepancy is to be brought to the attention of the Architect with a view to equitable interpretation. Otherwise, the Contract shall be deemed to cover the alternative which involves the greater cost.

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Variations are to be approved by the Architect in writing prior to any work being done or materials being ordered for the variation. Failure to obtain written approval will result in the variation not being allowed and design responsibility residing with the party who made the change.

Before undertaking any works, persons undertaking the works shall be deemed to have:
a) Carefully examined the drawings, the form of Contract and any Specification.
b) Fully informed themselves as to the site, the physical conditions upon and below the surface of the site, and any other conditions affecting the carrying out of the Works.
c) Made their own interpretations, deductions and conclusions as to the difficulties and cost of carrying out the Works, and to have formulated an estimate of facilities available and needed to fulfil all their obligations under the contract.

Failure to correctly undertake the above, shall not relieve parties of the responsibility of satisfactorily performing the Works complete as required, regardless of their difficulty.

All works based on these drawings must conform with current Building Regulations and Local Authority approvals.

Project Status:

STAGE 3a Planning

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ANY STRUCTURAL SIZES OF TIMBER/STEEL etc. ARE SHOWN INDICATIVELY ONLY. REFERENCE SHOULD BE MADE TO STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS FOR ALL STRUCTURAL SIZES.

Health & Safety:
CDM 2015 & BSA apply to all construction work, including domestic projects.
For domestic guidance, refer to "CDM 2015: what domestic clients need to do" (prepared by the Association for Project Safety).

Health & Safety:

CDM 2015: Health & Safety Key Issues

1. Existing drainage / services are unknown. Site investigation works required prior to any foundation excavation works

2. EXISTING BUILDING ON SITE HAS SIGNIFICANT STRUCTURAL MOVEMENT AND CARE SHOULD BE TAKEN WITH REGARDS TO ACCESS AND POTENTIAL HAZARDS RELATING TO PREVIOUS STRUCTURAL MOVEMENT

Date	Rev	Description	Init.
2026.08.17	K	amended to reflect updated landscape design	HKP
2026.07.08	J	amended to reflect updated landscape design	HKP
2026.03.09	I	amended after design team meeting	KJL
2025.12.16	H	client requested amendments	KJL
2025.11.21	G	dwelling redesign	KJL
2025.10.21	F	dwelling redesign	KJL
2025.03.31	E	site topographic survey included	KJL
2025.03.06	D	amendments after client meeting	HKP
2025.02.18	C	redesign following LPA comments	KJL
2024.12.10	B	Boundary amended and north point added	EMJ
2024.11.11	A	roof plan added	KJL

Revisions

Job Title:

Proposed Development at:
2 Manchester Road
Chorlton Cum Hardy
MANCHESTER, M21 9JG

Drawing Title:

Proposed Site Plan

Client:

Mr and Mrs Edge

cb3 design architects
RIBA Chartered Practice
RIAS

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Scale:	Date:	Drawn by:	Checked:
1:100@A1	2024.10.23	HKP	?

Job No:	Drawing No:
24.EDGE.01	100K

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