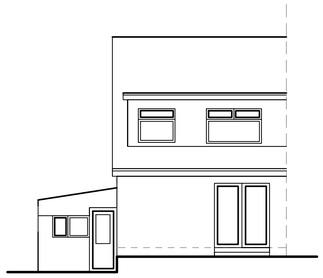
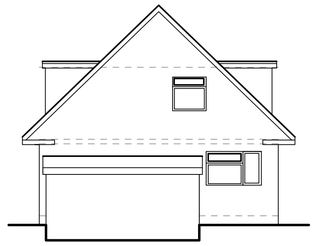


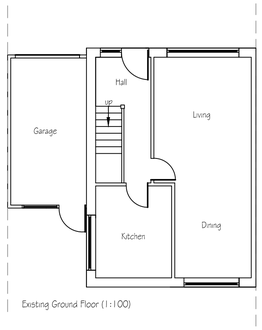
Existing Front Elevation (1:100)



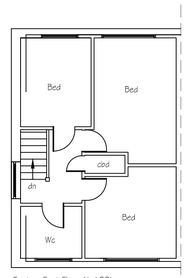
Existing Rear Elevation (1:100)



Existing Side Elevation (1:100)



Existing Ground Floor (1:100)



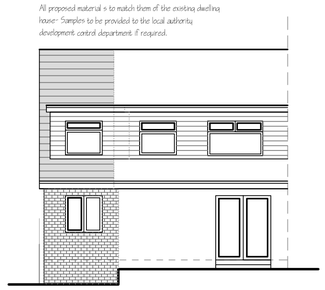
Existing First Floor (1:100)

All proposed material s to match them of the existing dwelling house- Samples to be provided to the local authority development control department, if required.

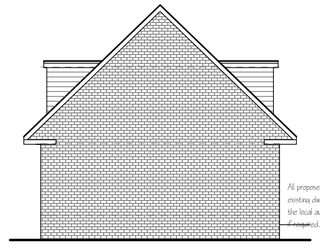


Proposed Front Elevation (1:100)

All proposed material s to match them of the existing dwelling house- Samples to be provided to the local authority development control department, if required.



Proposed Rear Elevation (1:100)



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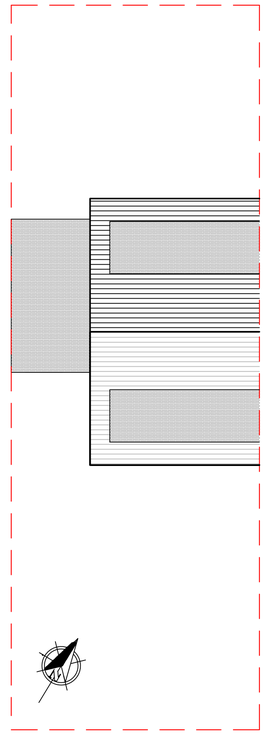
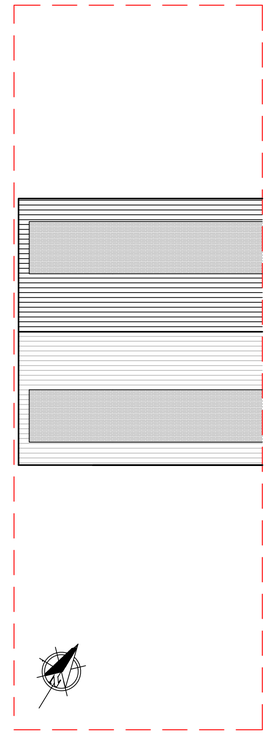
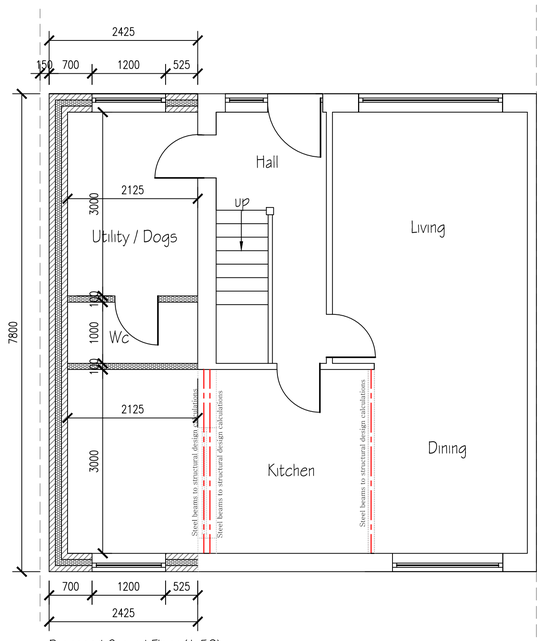
Proposed Side Elevation (1:100)



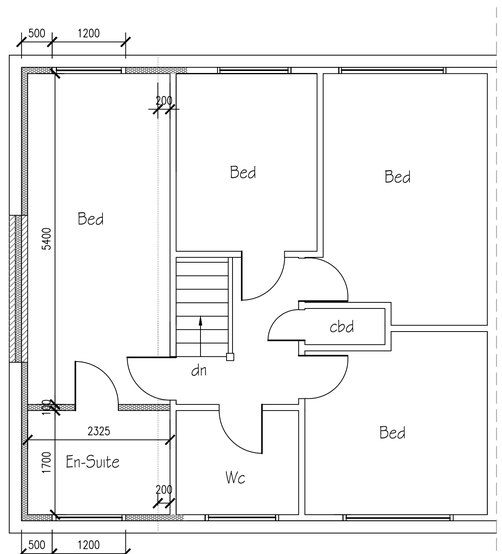
Existing Block Plan (1:100)



Proposed Block Plan (1:100)



Proposed Ground Floor (1:50)



Proposed First Floor (1:50)

Materials Key

- Concrete Tiles
- Facing brick
- Cladding
- Flat- rubber roof

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 clients will be 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.

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 fully to the client and it has been advised that a planning application should be lodged with the local authority for a certificate of lawfulness / full plans- The designer has been employed in producing the drawings and supporting information only and will not be acting as the agent.

PROJECT:
Proposed Two Storey Side Extension to-
102 Compton Way, Middleton M24 2BY

DRAWING TITLE:
Development Control Existing and Proposed Plans

DRAWN: RG

SCALE: 1:100 1:50

DATE: Feb 2019

REV: