



Vegetable matter such as turf and roots should be removed from the ground to be covered by the building at least to a depth to prevent later growth. The effects of roots close to the building also need to be assessed. Where mature trees are present on sites with shrivelling clay the potential damage arising from ground heave to services and floor slabs and overall concrete should be assessed. Reference should be made to BRE Digest 2882. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 54121 and 242X4, and to the FFE (Foundation for the Built Environment) report25.

Construction Design And Management Regulations 1994 (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974

Designers CDM Statement

The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".

The Design encompasses on the drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.

For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guide nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in order dwellings.

1. The Contractor shall ensure that the site and visitors are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.

2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.

3. All necessary safety precautions to be taken when working at high level. ie using safety harness.

4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Assessing Danger from underground services HSE 47, Control of Asbestos at Work Regulations 2002, Control of Substances Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002.

5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended).

6. Clearing of vehicles to be accessible from inside if they are unable to be accessed from exterior.

7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.

8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.

9. Danger of collapse to trenches caused by heavy machinery, working above or near.

10. Danger of persons falling into trenches. Refer to Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989.

11. Use of power tools and equipment. Refer to Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989.

12. Avoid chiseling of walls for services.

13. Risk of working with glass. Risks of working at height and from falling objects.

14. Risks of working with dust (asbestos) - protective gear/breathing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002.

15. Pressurisation to be taken when filling heavy masonry objects and beams into position above 20kg - use Aquapump Hired machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998, Manual Handling Operations Regulations 1992.

16. Covering of roofs. All work to be carried out with due regard to health and safety regulations.

17. Risk of overhead power cables within and around the site.

18. Installation and use of flammable materials. Refer to Fire Precautions (Workplaces) Regulations 1997.

19. Access into and out of site - traffic management into and out of site. Refer to Driving at Work - Managing work-related road safety HSE 395.

20. Precautions to be taken when Working in confined spaces. Refer to Confined Spaces Regulations 1997 and Safe work in confined spaces, Approved Code of Practice, Regulations and Guidance HSE 133.

THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:

21. New Roads and Street Works Act 1991

22. Construction Health Safety and Welfare Regulations 1996

23. Health & Safety (First Aid) Regulations 1981

24. Health and Safety (Construction) Regulations 1997

25. Drones Regulations 1999

26. Management of Health and Safety at Work Regulations 1999

27. Noise at Work Regulations 1989

28. Pressure Systems Safety Regulations 1999

29. Pressure Systems Safety Regulations 2000

30. Reporting of Injuries Diseases and Dangerous Occurrences Regulations 1995

31. Supply of Machinery (Safety) Regulations 1992 (as amended)

32. Workplace (Health, Safety and Welfare) Regulations 1992

33. Managing Health and Safety in Construction, Approved Code of Practice and Guidance HSE 224

34. Successful health and safety management HSE 65

35. Vibration Solutions HSE 120

What does the Party wall Act say I want to build up against or beside the boundary line?

If you plan to build a party wall or party fence wall outside the boundary line, you must inform the Adjoining Owner by serving a notice.

You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but up against the boundary line.

The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.

How long in advance do I have to serve the notice?

At least one month before the planned starting date for building the wall. The notice is only valid for a year, so do not serve it too long before you wish to start.

What happens after I serve notice about building outside the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall outside the boundary line, the work (as agreed) may go ahead. The expense of building the wall may be shared between the owners where the benefits and use of that wall will be shared. The agreement must be in writing and should record details of the location of the wall, the allocation of costs and any other agreed conditions.

If the Adjoining Owner does not agree, in writing, within 14 days, to the proposed new wall outside the boundary line, you must build the wall wholly on your own land.

and notify of your own expense. However, you have a right to place necessary footings for the new wall under your neighbour's land, subject to compensating for any damage caused by building the wall or laying the foundations. There is no right to place reinforced concrete under your neighbour's land without their express written consent.

You may start work one month after your notice was served.

What does the Act say I want to excavate near neighbouring buildings?

If you plan to excavate, or excavate and construct foundations for a new building or structure, within 3 metres of a neighbouring owner's building or structure, where that work will go deeper than the neighbour's foundations; or excavate, or excavate for and construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, where that work will cut a line down downwards of 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner or owners by serving a notice.

"Adjoining Owners" may include your next-door neighbour if they have foundations within 6 metres. The notice must state whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the Adjoining Owner. Plans and sections showing the location and depth of the proposed excavation or foundation and the location of any proposed building must also accompany the notice.

The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.

© Crown copyright 2001. The Party Wall Act 1994.

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)

All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical installation certificate issued under a "Competent Person" scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING.

This drawing is Produced for submission to the Local Authority for Approvals under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.D.M ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawings are approx and do not allow for Building tolerance and must be checked on site prior to work commencing.

ARCHITECTURAL LTD

MR KHAN

LAND AT DURHAM & EXETER STREET, ROCHDALE, OL11 1JJ

PROPOSED 4no. NEW DWELLINGS

PLANNING: EXISTING SITE PLAN

AUGUST 2023

10.18.311

Scale: 1:200 @ A1

Dwg No: PL02

DL

Checked: DL