

GENERAL

The drawings are to be checked from this drawing. The contractor is to check and verify all building and site dimensions, levels, drainage locations / floor levels at construction points before work commences.

The drawings must be read with and checked against any standard, statutory and published drawings and / or specifications. 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 comply with the project.

Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.

All works to comply with BS5800 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 purpose of obtaining Local Authority approval. The contractor is to verify Building Control at the appropriate stages in construction necessary for them to determine the works statutory compliance.

Should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer.

The contractor shall report all existing property which may be affected by the works prior to commencement of the works and record and report with the appropriate owners any effects.

All drainage lines are assumed and shall be confirmed by the client / contractor prior to construction. The contractor is to ensure that all drainage is installed in accordance with the requirements of the Building Regulations 2013 and if deemed public owners obtain all necessary permissions / approvals etc. from the relevant utility company / building control officer.

DAUGHTY WALL, etc ACT

The contractor shall ensure notice on all existing property who will be affected by the proposed works as detailed under the Party Wall Act 1996 and receive written consents or support surveys to determine a party wall award, before such works commence on site.

CDM - REGULATIONS

The contractor shall comply with the CDM Regulations 2015 by telling the following HSE website <http://www.hse.gov.uk/controls411.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 person days of work. For Domestic clients these 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 coordinate all HSE matters across all contractors involved in the project).

The client has NOT appointed myself as the Designer / Principle Designer to undertake the duties required under the act as required under the CDM Regulations 2015. The client agrees that the contractor shall ensure that all works are undertaken in accordance with the CDM Regulations 2015 and that the contractor shall ensure that all works are undertaken in accordance with the CDM Regulations 2015 and that the contractor shall ensure that all works are undertaken in accordance with the CDM Regulations 2015.

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The client must ensure that all appropriate pre-construction information is obtained and provided in good time to the Contractor / Principle Contractor BEFORE construction activities commence on site and the Principle Contractor MUST prepare a suitable Construction Phase Plan on ALL projects BEFORE work commences on site.

CDM - DESIGNERS RESIDUAL RISK ASSESSMENT

No asbestos survey has been undertaken and a level 3 intrusive survey must be undertaken prior to construction. The contractor shall ensure that measures of escape are maintained throughout the construction and that the contractor shall ensure that measures of escape are maintained throughout the construction and that the contractor shall ensure that measures of escape are maintained throughout the construction.

All demolition works to be undertaken by CTRB operatives using appropriate temporary supports. The contractor shall ensure that measures of escape are maintained throughout the construction and that the contractor shall ensure that measures of escape are maintained throughout the construction.

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All works at height to be undertaken from appropriate working platforms. The contractor shall ensure that measures of escape are maintained throughout the construction and that the contractor shall ensure that measures of escape are maintained throughout the construction.

All medical works to be undertaken in accordance with BS37571 and the latest IEE Regulations. All 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 / appliances / fittings to be undertaken by appropriately licensed engineers who are part of the Gas Safe Register.

BOUNDARIES

The client shall confirm the exact position of legal boundaries, any boundaries shown on these drawings are assumed and shall be confirmed by the client / contractor prior to construction work commencing. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

E	Issued for planning	Jan 24	DAP
D	Issued for planning	May 23	DAP
C	Issued for planning	May 23	DAP
B	Issued for planning	May 23	DAP
A	Issued for comment	Apr 23	DAP
Rev.	Mod. Notes	Date	By

Client
Hosoon

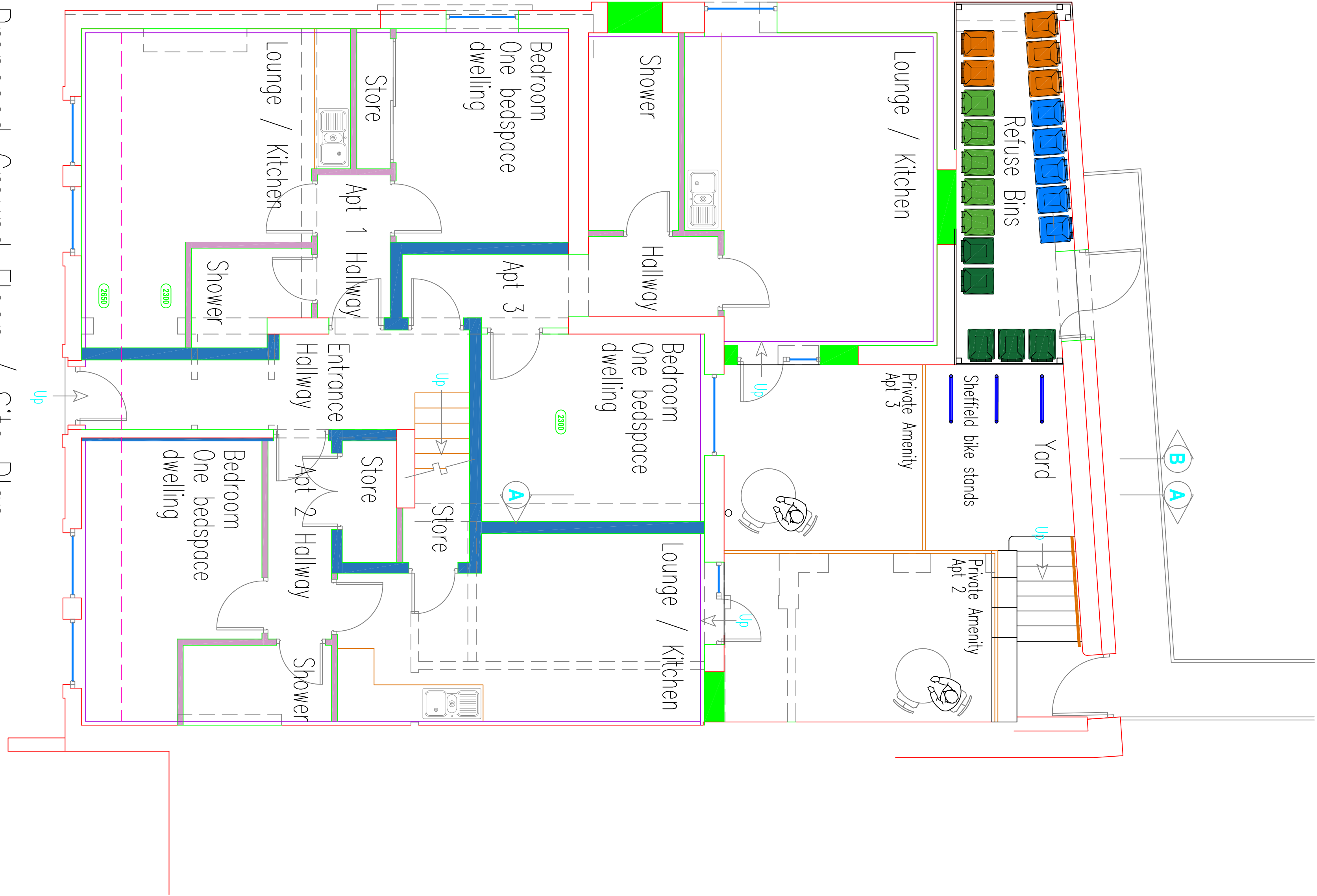
Location
113 Manchester Road
Castleton OL11 4UG

Job Title
Proposed conversion to
apartments

Drawing Title
Proposed Floor Plans

Scale 1:50
Date Apr 2023
Drawn by DAP

Dwg. No. 41/23-03
Rev. E



Proposed First Floor Plan

