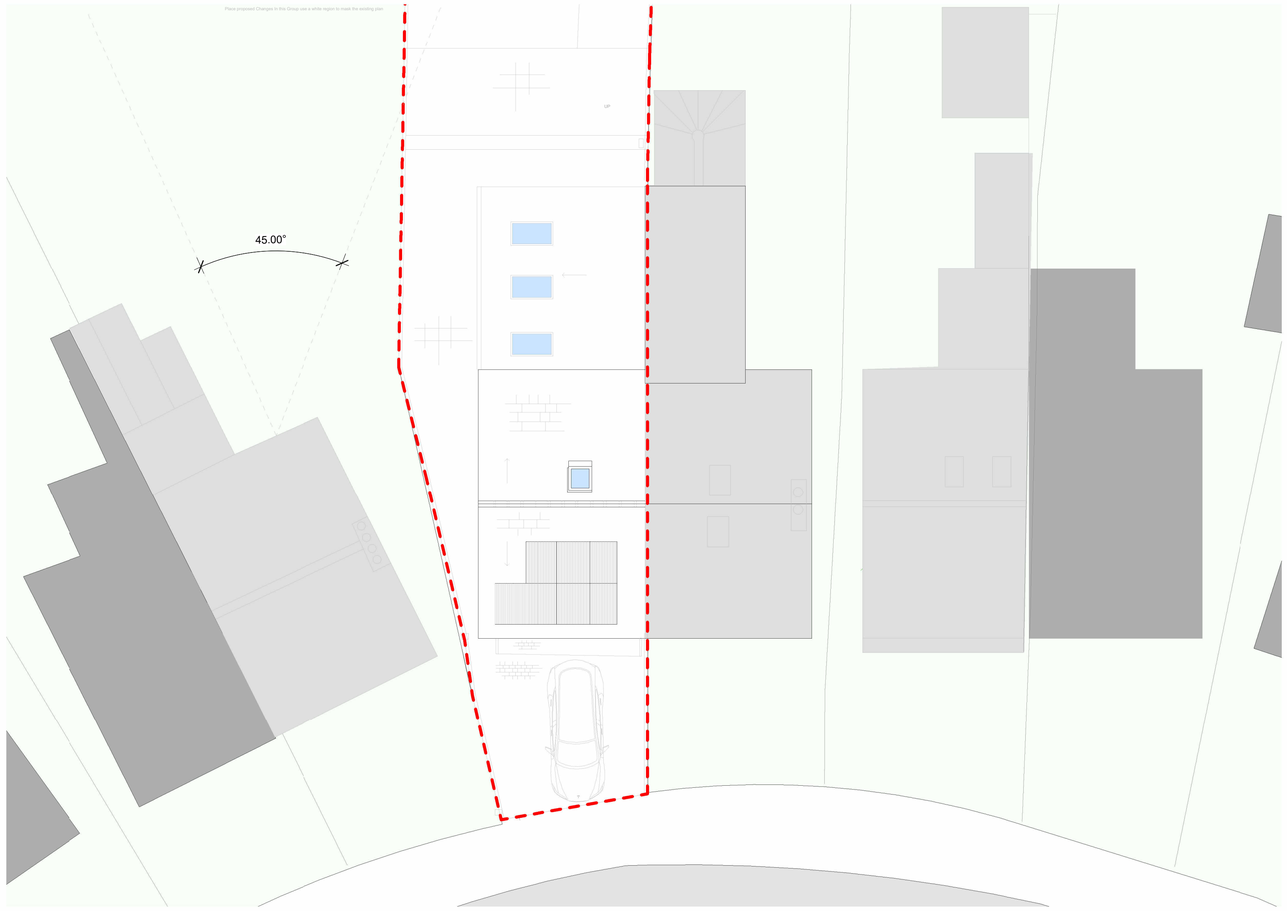

1 **Planning - Proposed Roof Plan**
1 : 100

Planning Information Only - This drawing is solely intended for Planning Permission or Permitted Development Sign-Off by the Local Authority and is not intended as construction or tendering information. Technical design is yet to be completed (in Stages 4A, 4B, and 4C). If you are a contractor tendering for a project with this information, managing detailed design work and applying for Building Control Sign-Off would become a Contractor's Design Portion and would fall under your Scope of Work. Please contact Golden Triangle Architects should you wish for our input into the development of this design detail.

Please check for Planning Permission or Permitted Development Sign-Off from the Local Authority before tendering or commencing works on site.

If Planning Permission or Permitted Development Sign-Off has not been granted by the Local Authority, the Contractor is responsible for gaining this sign-off before commencing works or tendering. Similarly, if a Full Plans Building Control Application has not been submitted to and signed off by a registered Building Control Body, it becomes the Contractor's responsibility to ensure this is completed before tendering for the project or starting works on site. If works commence without Planning Permission or Permitted Development / Lawful Development Sign-Off, or Full Plans Building Control Sign Off, Golden Triangle Architects shall not be held liable for any issues, defects, damages, or losses arising from using information intended only for planning or Permitted Development sign-off for construction. Any resulting liability, as a result of using this information for construction will fall on the Contractor.

0 1M 5M 10M

NOTES FOR CONTRACTOR & CLIENT

CRITICAL MEASUREMENT & SCALE
Dimensions have the priority over scaled work in these drawings and approximate and provided for illustrative purposes only. Contractors are responsible for taking all dimensions and measurements on site prior to work commencing and shall be responsible for any errors, omissions and discrepancies arising from such. Any discrepancies or inaccuracies in these drawings must be reported to Golden Triangle Architects prior to quoting, or commencing any work or ordering materials, components or equipment. Any dimensions or specifications marked as 'to be confirmed' or 'to be checked' or similar must be fully checked and confirmed by the contractor on site before commencing any work or ordering any materials, components or equipment. Any such dimensions or specifications marked as above to be checked and confirmed by the contractor on site shall be the responsibility of the contractor to check and confirm prior to commencement of any work or ordering any materials, components or equipment.

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This drawing is to be used for the purpose of obtaining Fire Safety Certificate and is to be used at the point in time when Golden Triangle Architects has issued the drawing for this purpose. Any subsequent revisions to the drawing issued to the client or other third parties. The contractor is responsible for verifying the current revision of any drawing they are working from before starting work on site, ordering, construction, fabrication or installation. Any work undertaken from outdated drawings shall be rejected by Golden Triangle Architects and any costs associated with such work are the sole responsibility of the contractor. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from the use of drawings for purposes marked as above or from using outdated drawings.

STRUCTURE
Structural elements depicted in these drawings are indicative only and should not be relied upon for construction or engineering purposes. Structural considerations and calculations to be undertaken by a suitably qualified Chartered Engineer. Reliance on these dimensions without circuits structural engineer's calculations and specification is at the contractor's own risk. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from the use of these drawings for purposes marked as above.

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DRAWING TO BE USED FOR INTENDED PURPOSES ONLY
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ASSOCIATED DRAWINGS & SPECIFICATIONS
These drawings must be read in conjunction with the entirety of Golden Triangle Architects' design and specification documentation. Any work undertaken without reading of the entirety of Golden Triangle Architects' design and specification documentation is at the contractor's own risk. The contractor is responsible for coordinating and cross-referencing all relevant information provided by Golden Triangle Architects and ensuring that all work is carried out in accordance with design intent, specification, and applicable regulations. Any work undertaken without referencing specification documentation may result in errors, omissions, or non-compliant work, for which the contractor will be held liable and not to be held liable for any losses, defects, or damages arising from such work. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from such work.

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Golden Triangle Architects' drawings and specifications are intended for design intent and planning purposes only. Any quantities, measurements, or specifications derived from these documents must be independently verified by qualified, financially independent, quantity surveyor(s) prior to use in tendering or construction. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from reliance on these drawings for ordering or procurement purposes without independent verification.

FOR ELECTRONIC DATA ISSUE
Drawings are intended for use at a specified scale when printed correctly. Inaccurate files arising or shared in error, or due to incompatibility with software or hardware, are not to be relied upon for accurate information.

SITE BOUNDARIES
Site boundaries and location bases are based on Ordnance Survey (OS) information and may not accurately represent the true boundary location. For a precise boundary survey, please consult your local surveyor. The contractor shall ensure that all work is carried out within the legal boundaries of the site. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from such work.

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This drawing, in its own right, does not confirm compliance with Planning Permission or Building Control Approval. Adjustments may be required to ensure compliance with Planning Permission or Listed Building Consents, as well as all other relevant statutory regulations and approvals. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, defects, or damages arising from a contractor's failure to obtain the necessary Planning or Building Control approvals. The contractor shall ensure that all work is carried out in accordance with the latest Planning and Building Control approvals.

LIDAR AND PHOTOGRAMMETRY MEASUREMENT
Site dimensions provided in these drawings were obtained using LiDAR and/or photogrammetry photogrammetry from Google Earth and/or other mapping software and supplemented by laser measurement technologies. The contractor is responsible for verifying all dimensions and measurements on site prior to construction. Any discrepancies or inaccuracies found must be reported to Golden Triangle Architects. Reliance on these LiDAR-based and photogrammetric measurements without on-site verification by the contractor is risk; and the contractor shall not be held liable for any costs, expenses, consequences, or losses arising from such reliance.

EXTERNAL CONSULTANTS INFORMATION
Tender drawings must be read in conjunction with all other consultants drawings and information, including but not limited to those for structural, civil, M&E, and specialist systems. The contractor is fully responsible for coordinating and cross-referencing all relevant information to ensure accurate installation, avoid clashes, and maintain compliance with design intent, specifications, and regulations. Any work undertaken without referencing all relevant information may result in errors, omissions, or non-compliant work, for which the contractor will be held liable and not to be held liable for any losses, defects, or damages arising from such work. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from such work.

DEVIATIONS FROM PROPOSED DRAWINGS
The contractor is responsible for strictly adhering to the latest approved drawings issued by Golden Triangle Architects. Any deviations from, and/or modifications to, the approved drawings may result in non-compliance with Planning Permission, Building Control approvals, or Lawful Development Certificates, and may incur additional costs. Golden Triangle Architects accepts no liability for any costs, expenses, consequences, or losses arising from such deviations or modifications.

MANUFACTURER'S GUIDANCE
Contractors are responsible for installing all specified items, products, and systems in strict accordance with manufacturer's guidance, specifications, and recommendations. Failure to adhere to these instructions may result in improper installation, compromised warranties, voided warranties, or non-compliance with manufacturer's requirements. Golden Triangle Architects shall not be held liable for any issues, defects, or losses arising from such failure to follow the manufacturer's guidance, specifications, and recommendations.

ITERATION	DATE	AUTHOR	STATUS	AMENDMENT
1	28/03/2025	CJW	Planning	Planning

PROJECT NUMBER - PROJECT NAME
25101 - 42 Clovelly Street, Rochdale, OL11 3HL

SHEET NUMBER - SHEET NAME - CURRENT REVISION
PLA.09 - Planning - Proposed Roof Plan - Rev 1

arb Architects Registration Board
ACA Association of Consultant Architects
RIBA Chartered Practice
ID SBID Accredited Interior Designer
GOLDEN TRIANGLE ARCHITECTS

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SCALE@A1 = As indicated