

Notes:

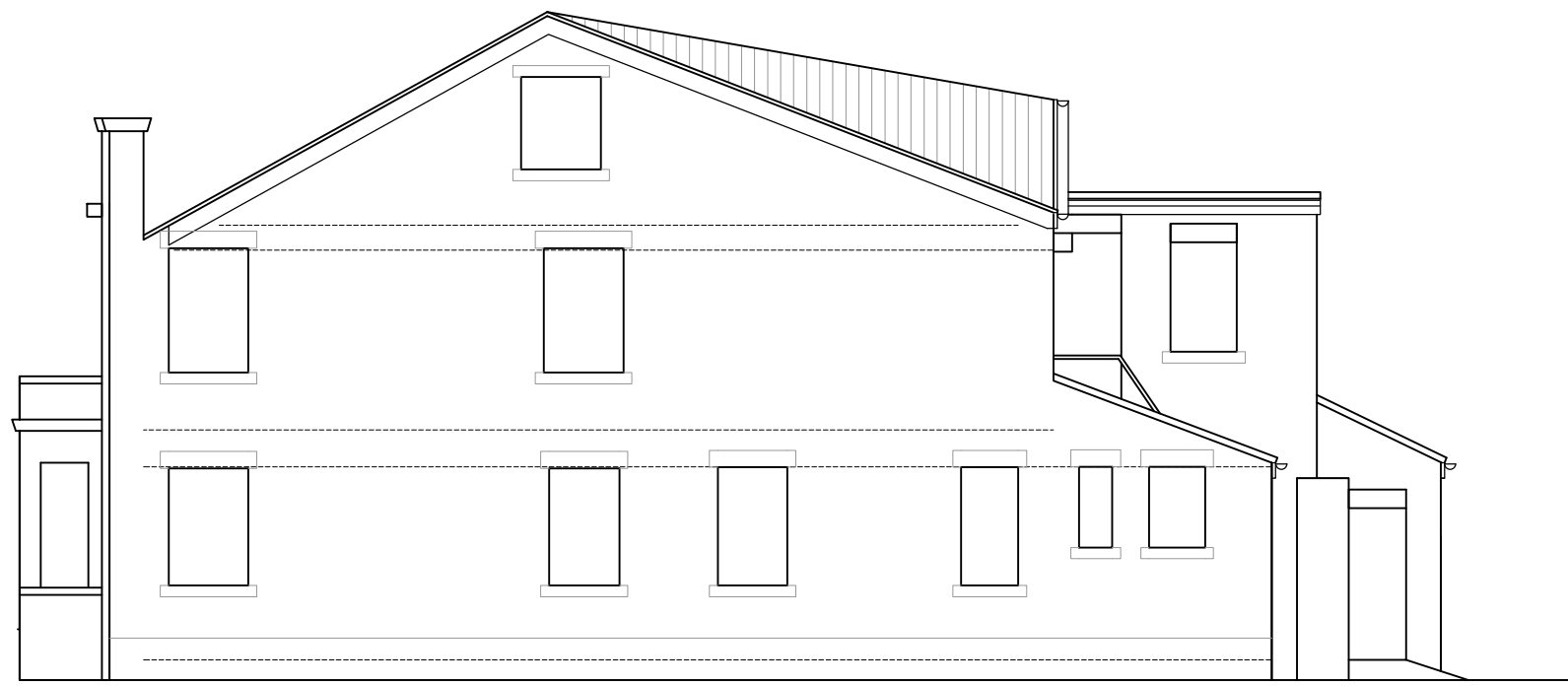
The drawings are the copyright of CKA Yorkshire.
The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

All dimensions must be checked onsite prior to works commencing. Variations in squareness, depth of plaster etc. must be checked for.
Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

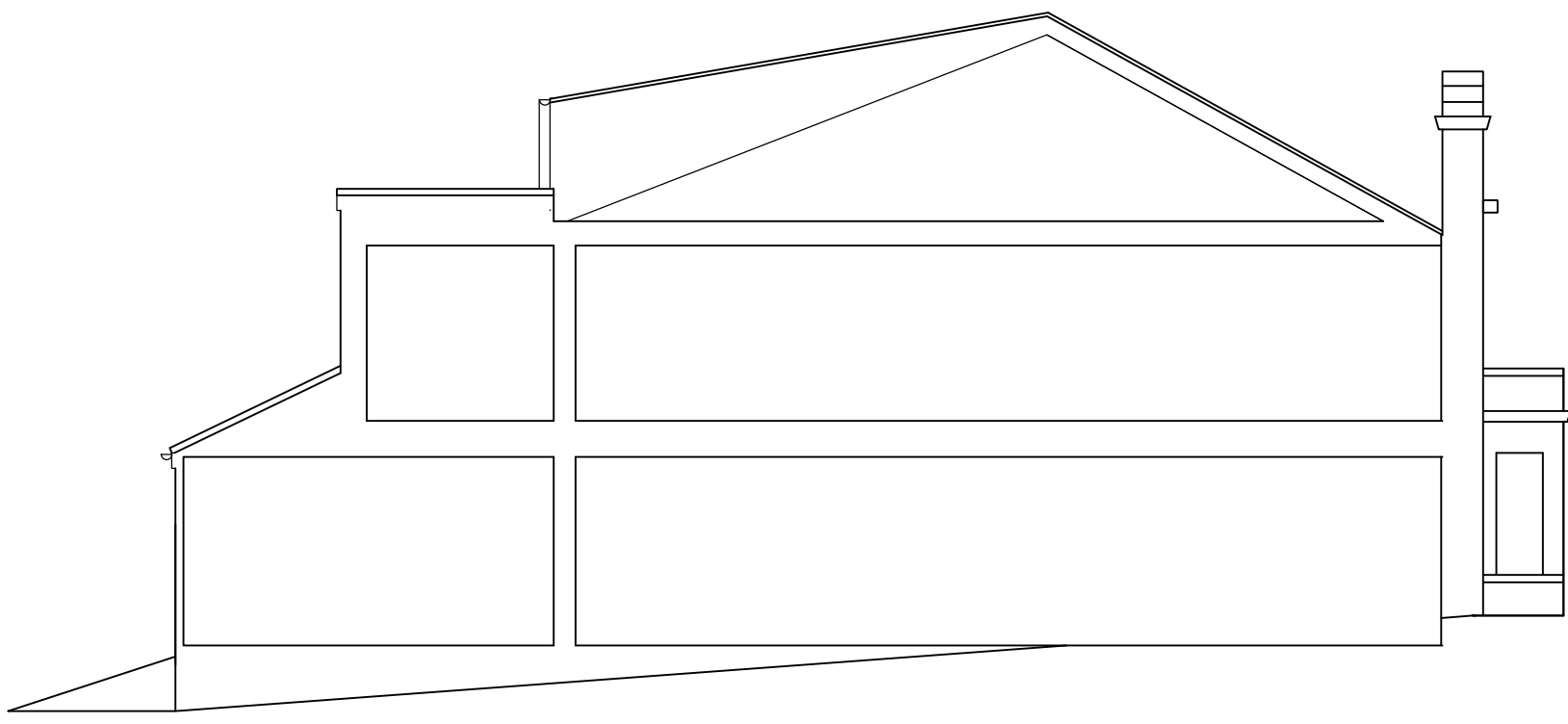
Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only. The scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way, in order that a Health & Safety File and construction plan, is provided for the HSE, in order to reduce risks through the design processes of construction etc.

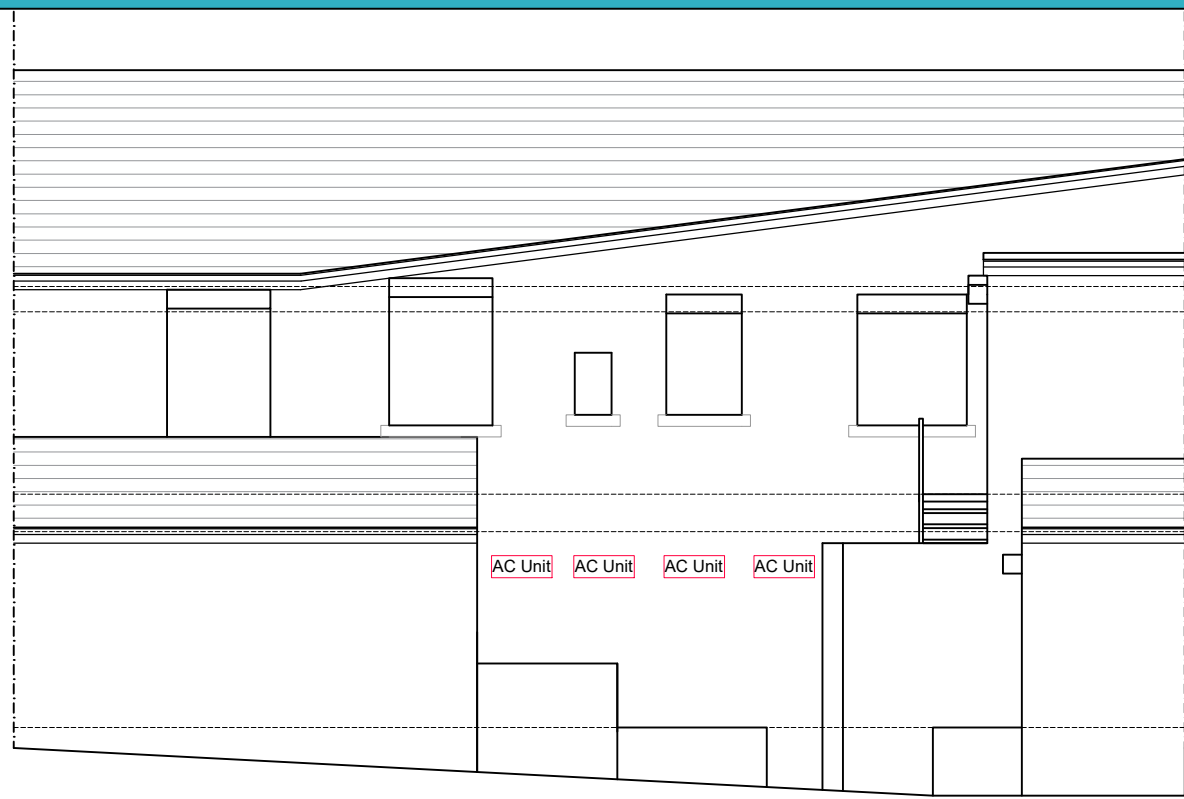
Unless appointed to do so, CKA Yorkshire will not assume the role of 'Principal Designer' once work starts on site. The 'Principal Contractor' will take on the role and responsibilities of 'Principal Designer'.



SIDE ELEVATION AS EXISTING



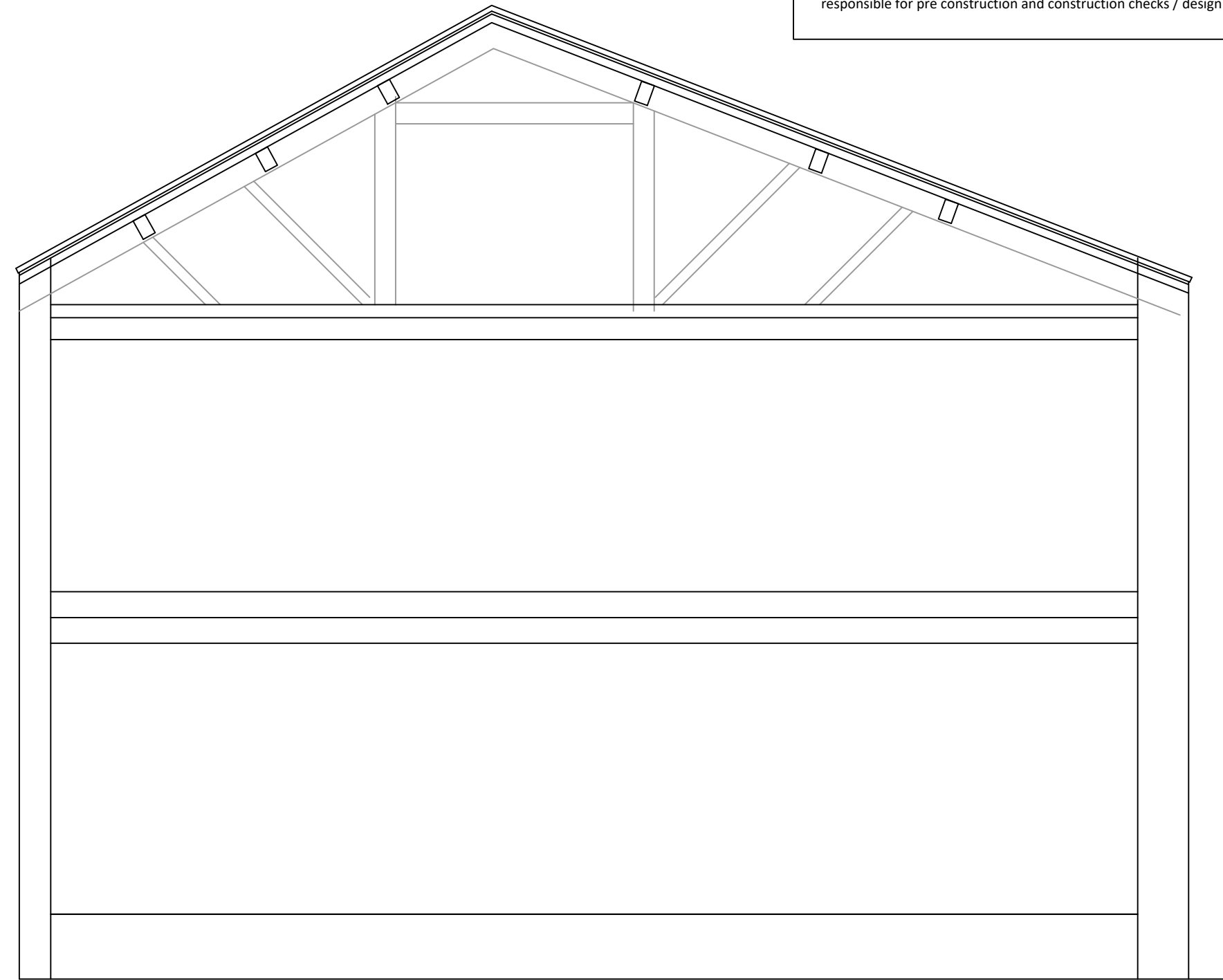
SIDE ELEVATION AS EXISTING



REAR ELEVATION AS EXISTING

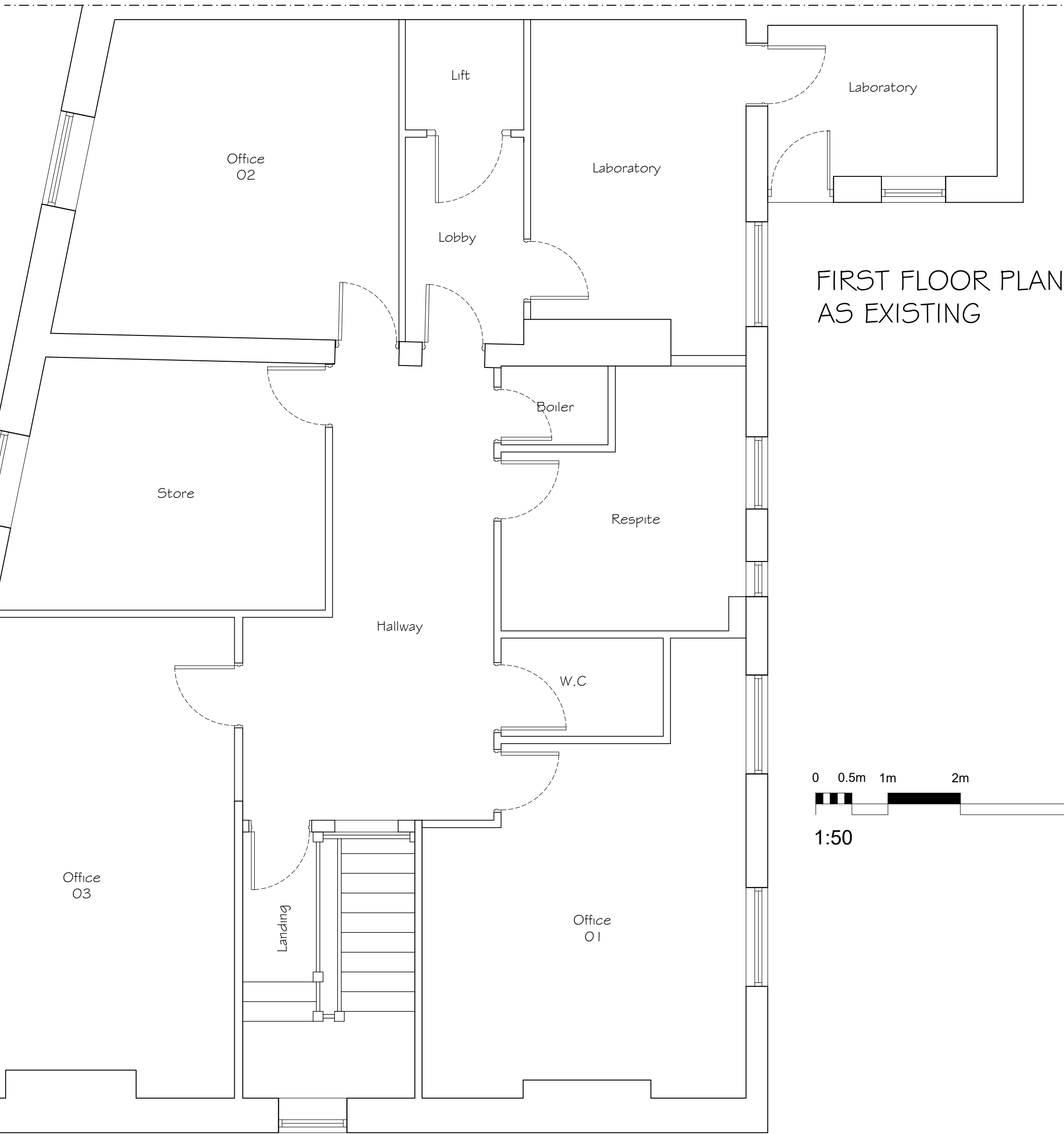
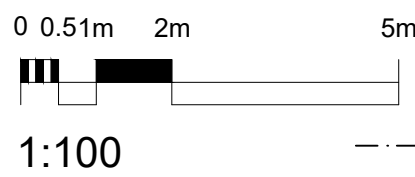
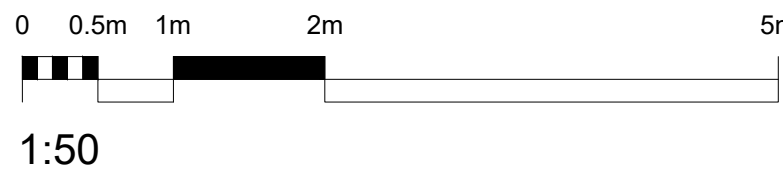


FRONT ELEVATION AS EXISTING

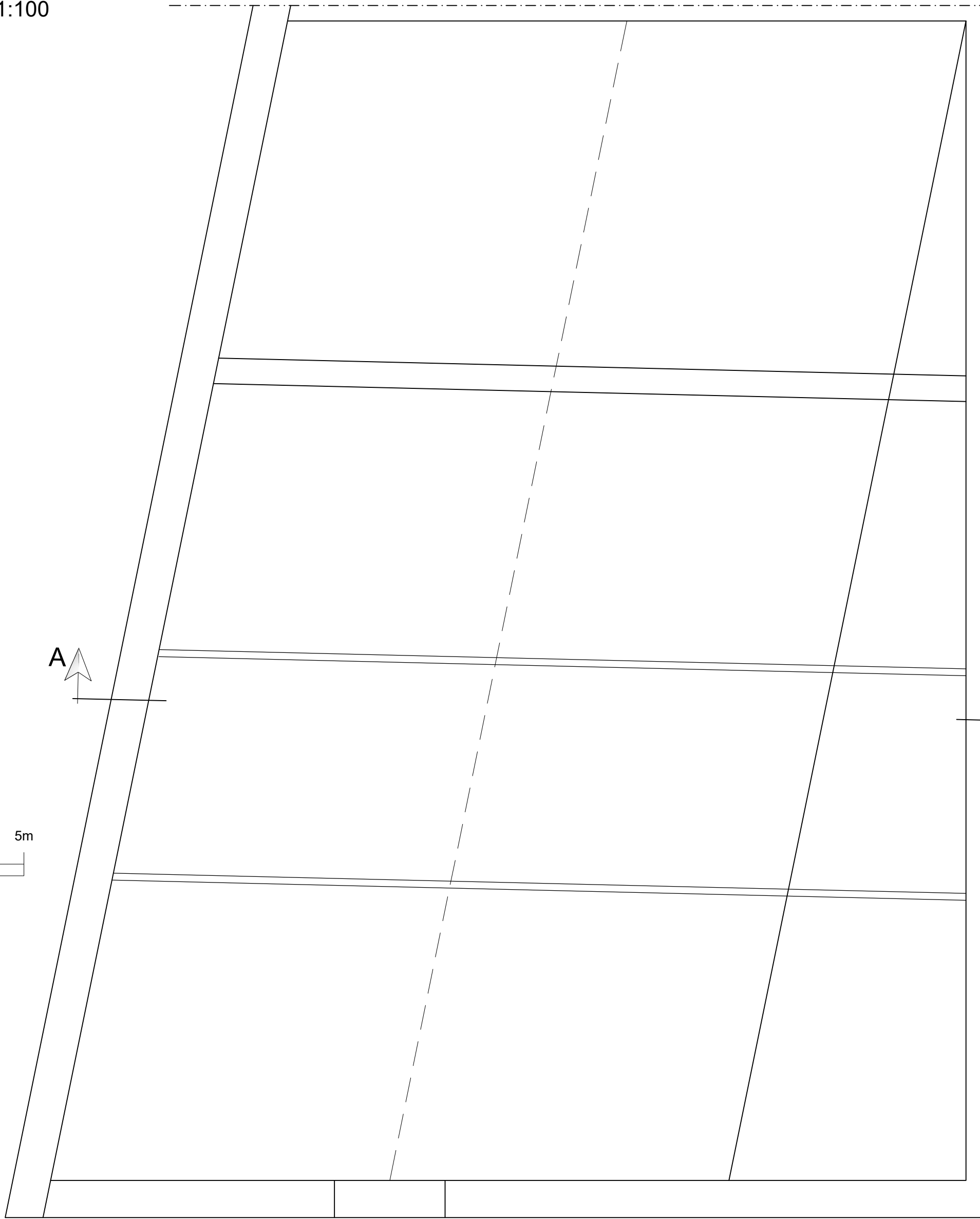
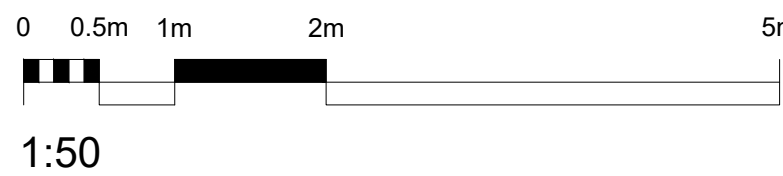


A-A SECTION AS EXISTING

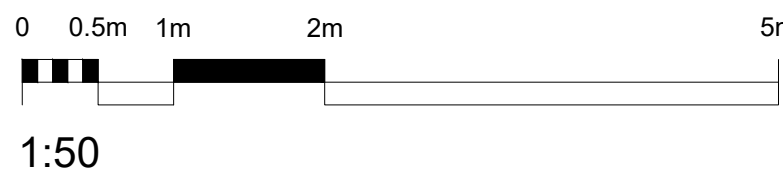
THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.



FIRST FLOOR PLAN AS EXISTING



SECOND FLOOR PLAN AS EXISTING



SYMBOLS, HATCH & LINETYPE KEY

WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL

ACTION (DO)

AVOID OR REFRAIN FROM (DONT)

ON-SITE MEASUREMENTS REQUIRED

RELEVANT INFORMATION

STRUCTURAL ENGINEER ITEM

BUILDING CONTROL ITEM

BRICK

BLOCK

HARDCORE

GLAZING

BOUNDARY

FOUL DRAINAGE

SW DRAINAGE

INSULATION

DPM, DPC, VCL, FLASHING

STRUCTURAL BEAMS

DEMOLITION AREAS

CONCRETE

SAND

PROPOSED

OBSCURE GLASS

DATE	NOTES	BY	REV
01/08/23	Planning Issue	ARO	A



PROJECT TITLE Proposed Internal Reconfiguration and Loft Conversion	CLIENT Valley Vetcare 48 Whitworth Road, Rochdale, OL12 0EZ
DRAWING STAGE Planning	SCALE 1:50/1:100 @ A1
SHEET TITLE Plans, Elevations & Section as Existing	PROJECT NUMBER OL-0235
CHK BY CLA	DRAWN BY ARO
STAGE PLN	REV A
	SHT 002