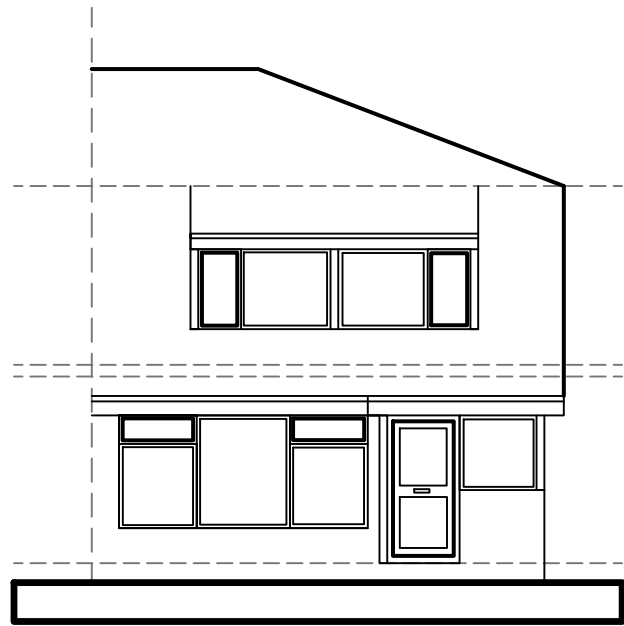
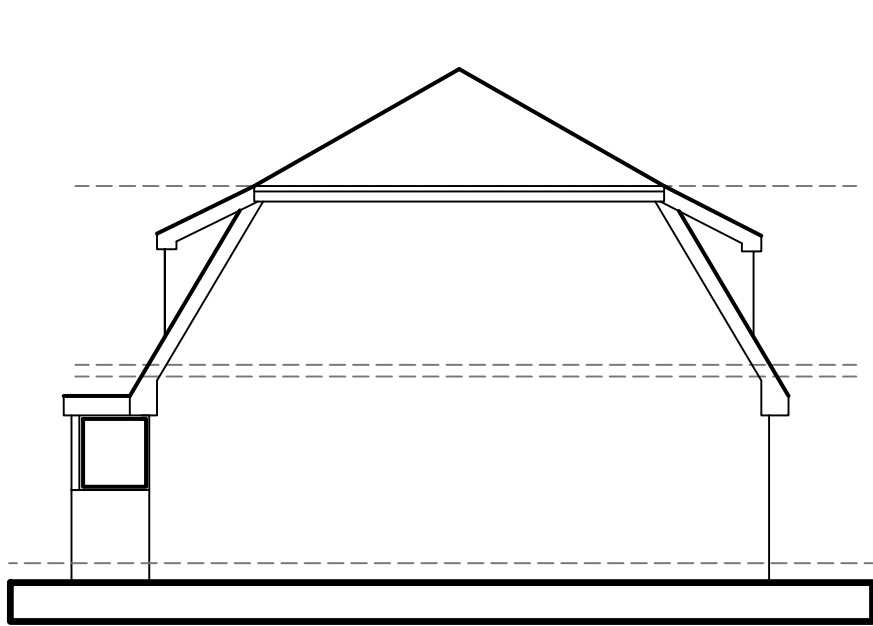
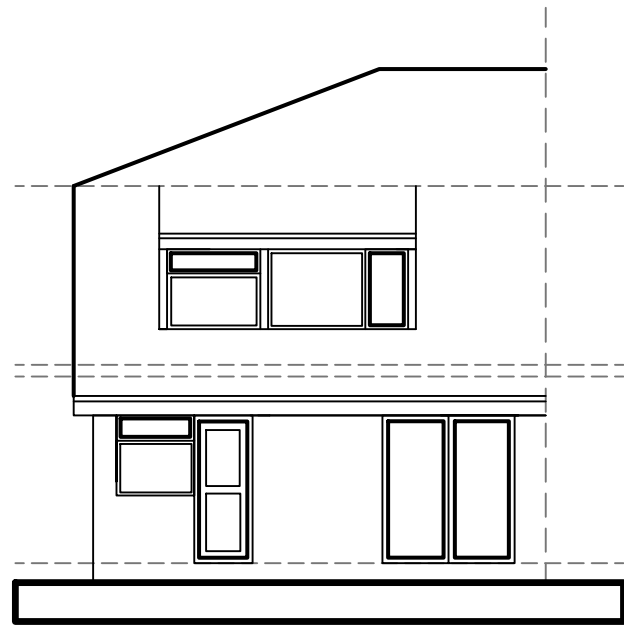




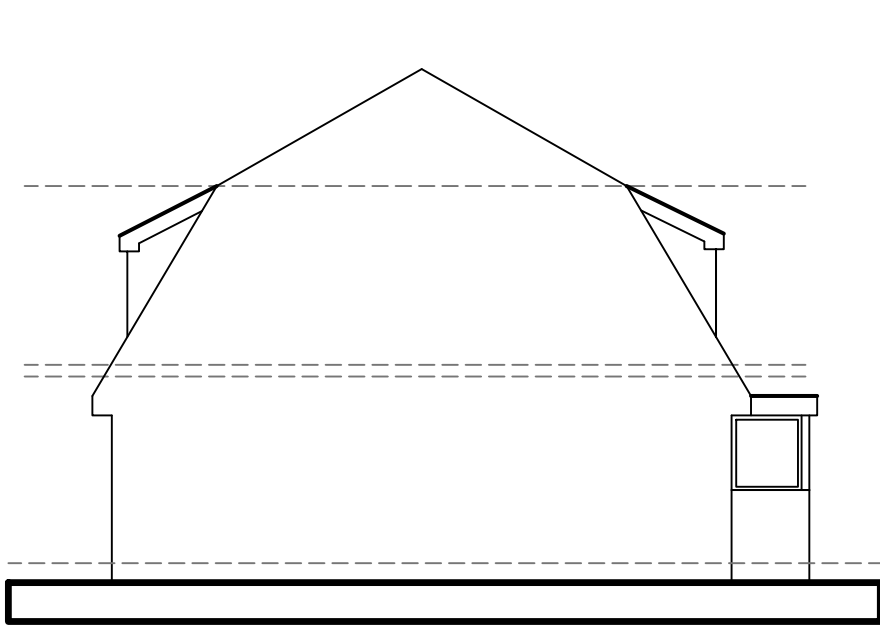
EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



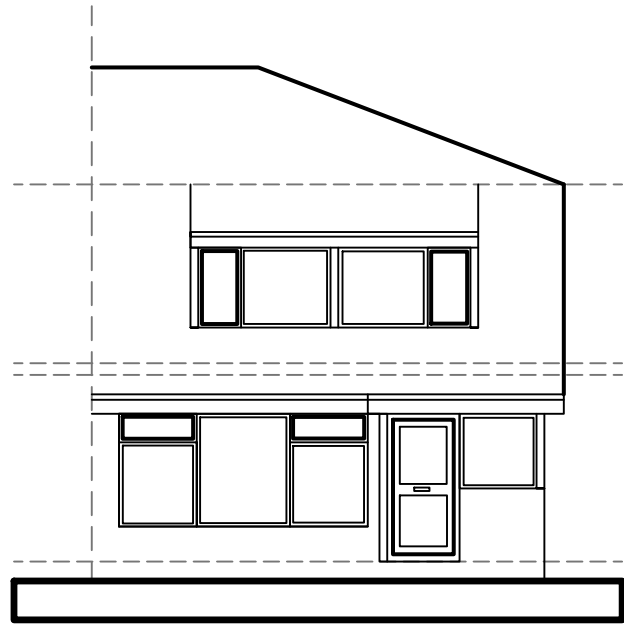
EXISTING REAR ELEVATION 1:100



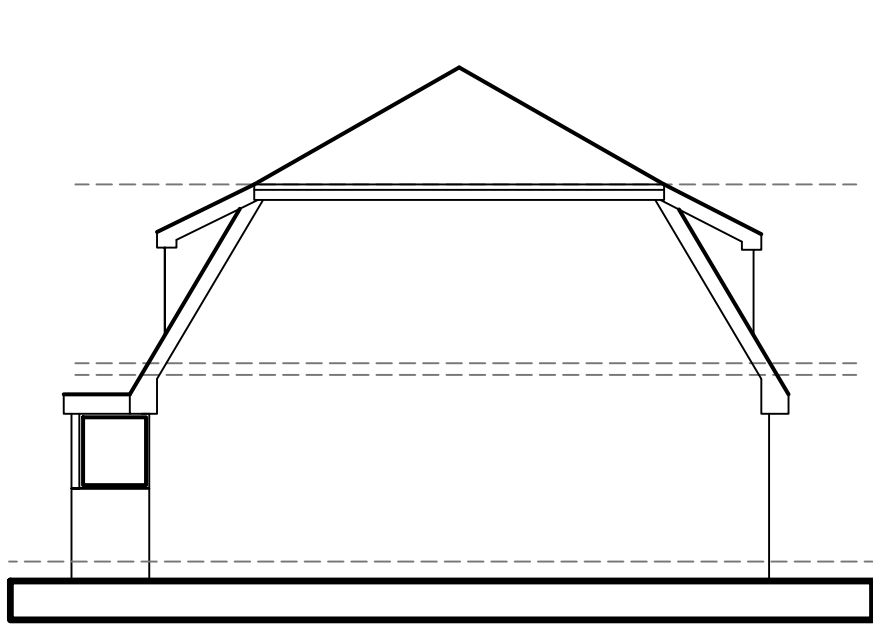
EXISTING SIDE ELEVATION 1:100



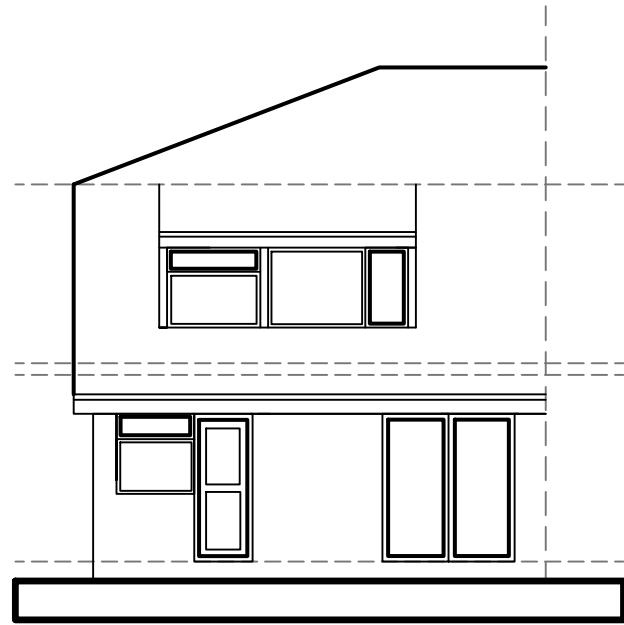
LOCATION PLAN 1:1250



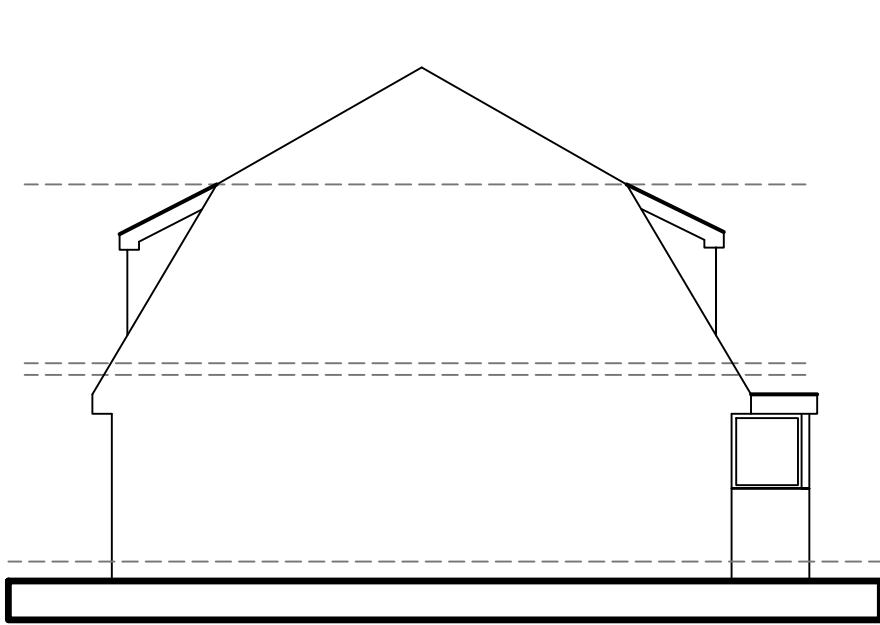
PROPOSED FRONT ELEVATION 1:100



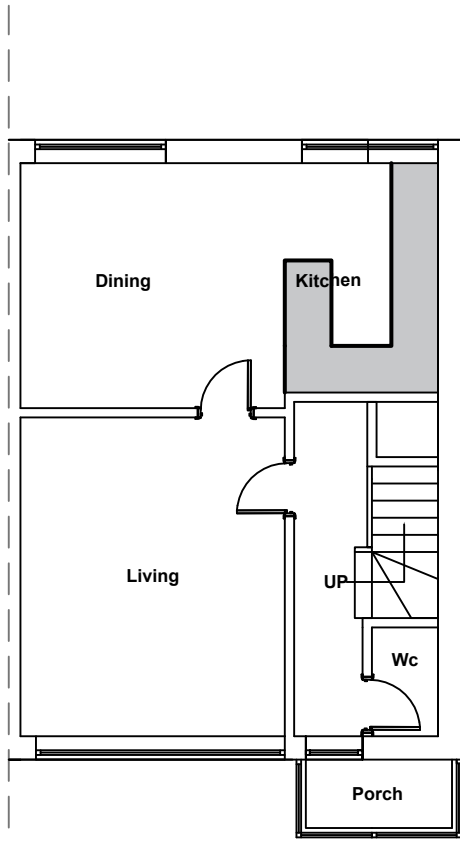
PROPOSED SIDE ELEVATION 1:100



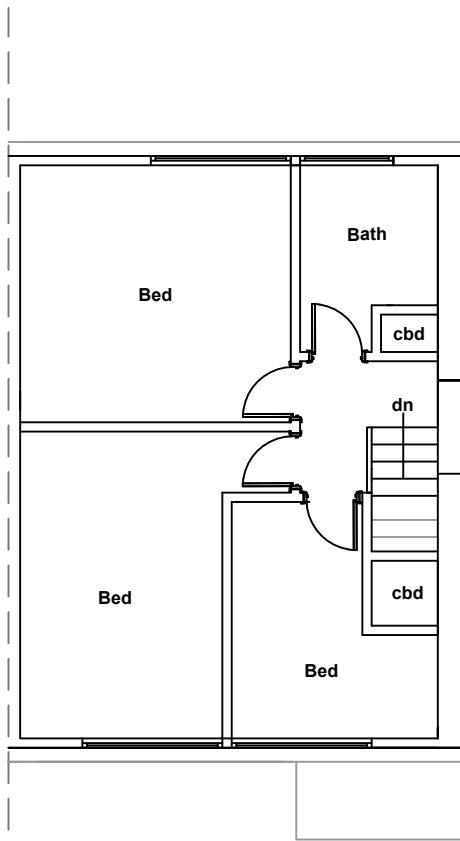
PROPOSED REAR ELEVATION 1:100



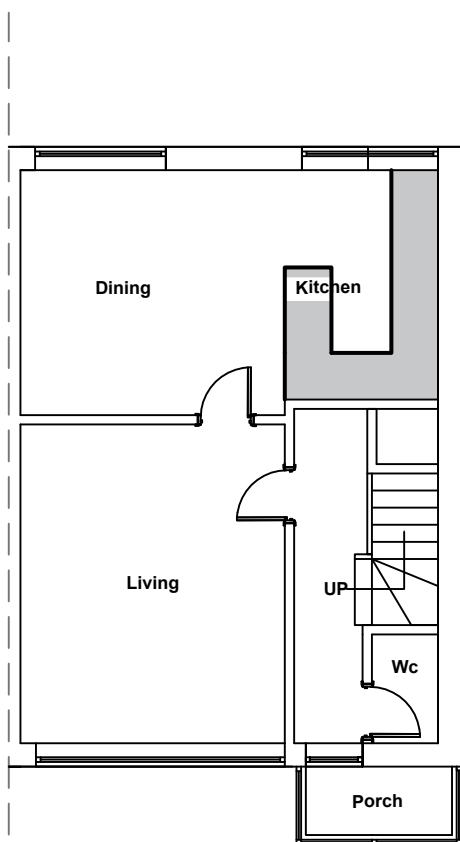
PROPOSED SIDE ELEVATION 1:100



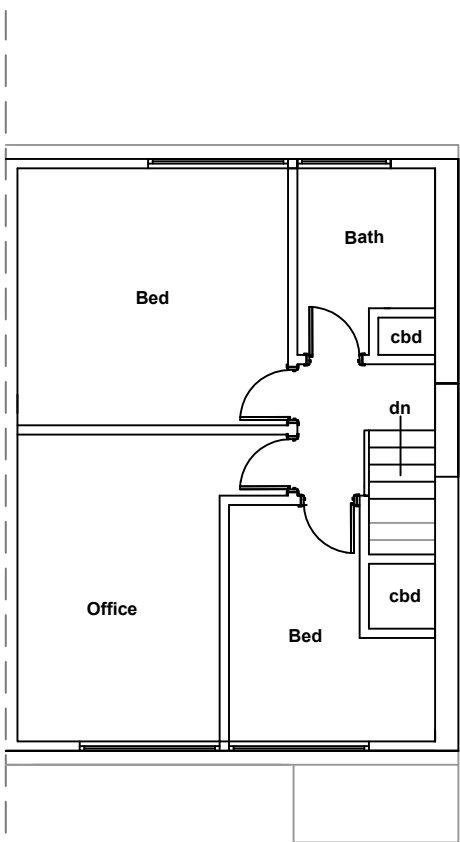
EXISTING GROUND FLOOR 1:100



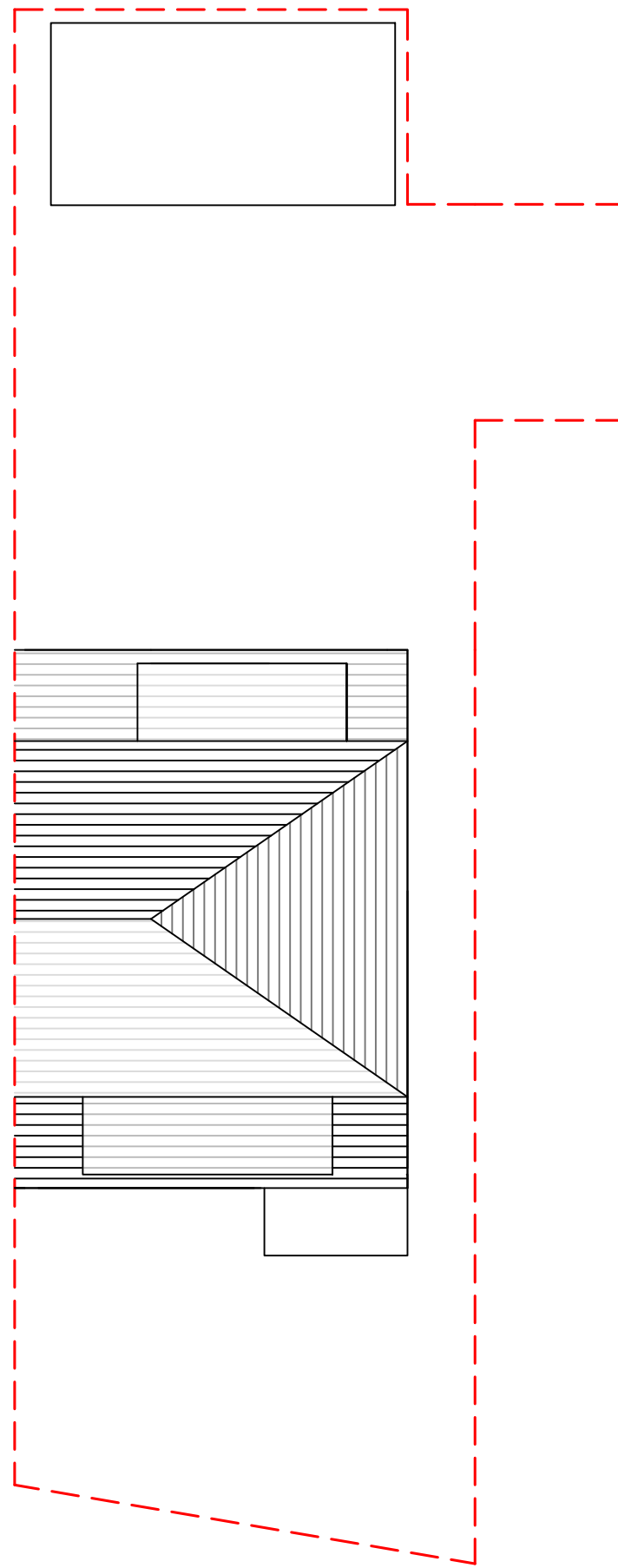
EXISTING FIRST FLOOR 1:100



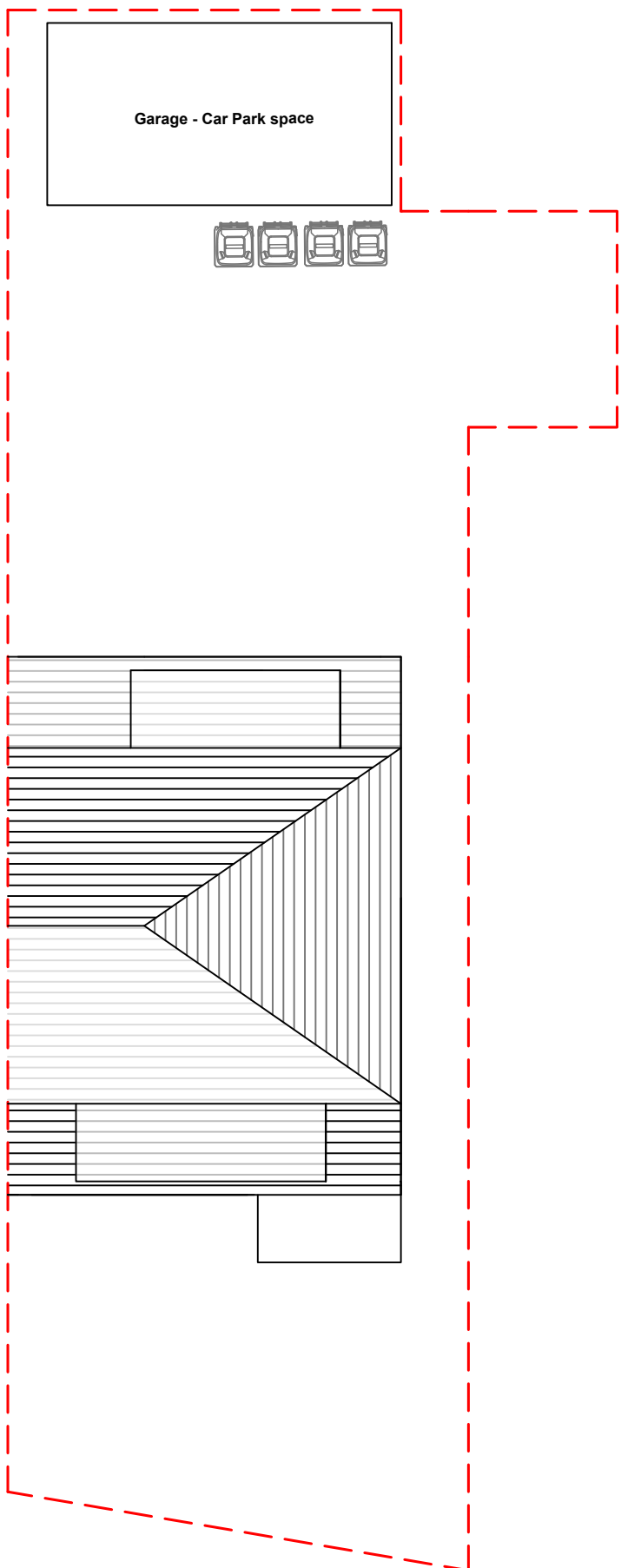
PROPOSED GROUND FLOOR 1:100



PROPOSED FIRST FLOOR 1:100



EXISTING BLOCK PLAN 1:100



PROPOSED BLOCK PLAN 1:100

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 contractor is 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, and CDM 2015

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 Mark), etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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 to the client and it has been advised that a planning application may be lodged with the local authority for a certificate of lawfulness in order to get written consent. The designer has been employed in producing the drawings and supporting information only and will take no responsibility where planning consent is not gained where required.

RETAINED STRUCTURAL ELEMENTS

Any proposed retained structural elements are to be fully exposed and assessed on site - then accommodating increased loadings as a result of the proposed scheme may require remedial works or replacing. Once exposed on site to be assessed by the building control body or structural design engineer to ascertain requirements.

PARTY WALL ACT

Party wall notification to be served where required by the client - all relevant agreements to be ascertained in writing where possible prior to works commencing on site - Any excavations adjacent to a party wall to be discussed with designer / BCBC depending if foundation depths are higher than proposed excavations.

Where proposed works to take place on a leasehold property the homeowner / client must ascertain all relevant permissions prior to works commencing on site from land owner / agent.

EXISTING SUB FLOOR VENTILATION - To be maintained where existing air bricks are to be covered as part of the proposed works on site - Note air bricks may not be visible at the time of the site survey and therefore may not be marked on the plans - Any existing sub floor ventilation issues on site can not be substantiated by the proposed works such as wet / dry rot.

SERVICES

Where services GAS, Water, Electric require moving as part of the proposed works the client must seek adequate prior approval and determination of the proposed new location of such from the service provider regardless of weather such details are shown on these drawings.

REV	DETAIL	BY	CHK DATE

REVISION

CLIENT

ADDRESS

28 HILLSIDE WALK
SHAWCLOUGH
ROCHDALE OL12 6ED

PROJECT

CHANGE OF USE C3 TO C2

DRAWING

DEVELOPMENT CONTROL

DRAWING CODE		DRAWING NUMBER	
28-HW-DC-25		01	
SCALE		PAPER	REVISION
:50 1:100		A1	03
DATE	DRAWN	CHECKED	
AN 26	RG		