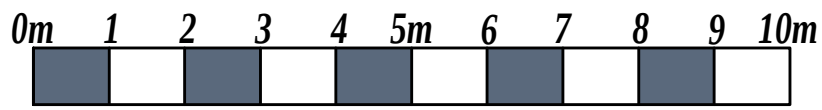
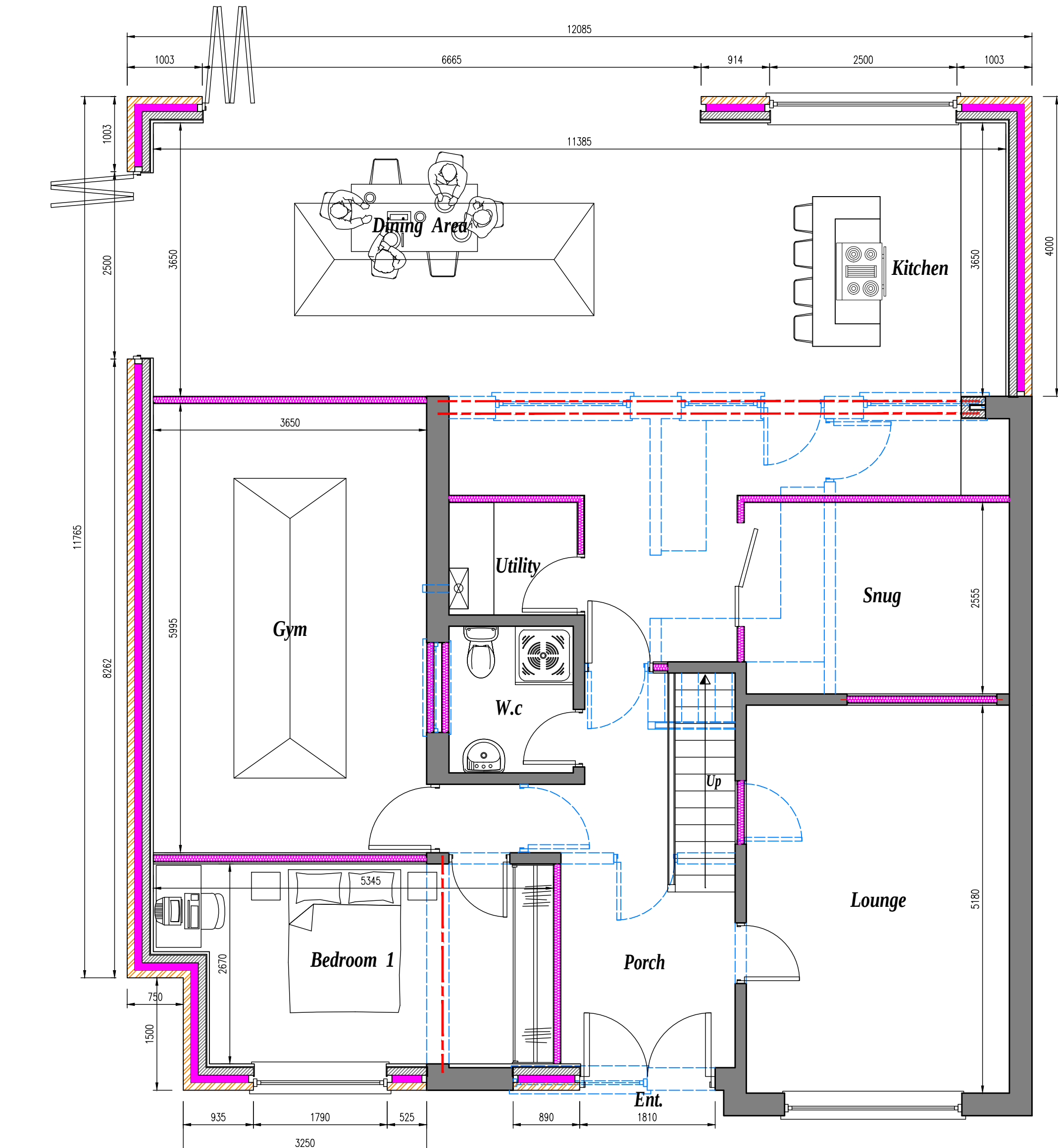


scale 1:50



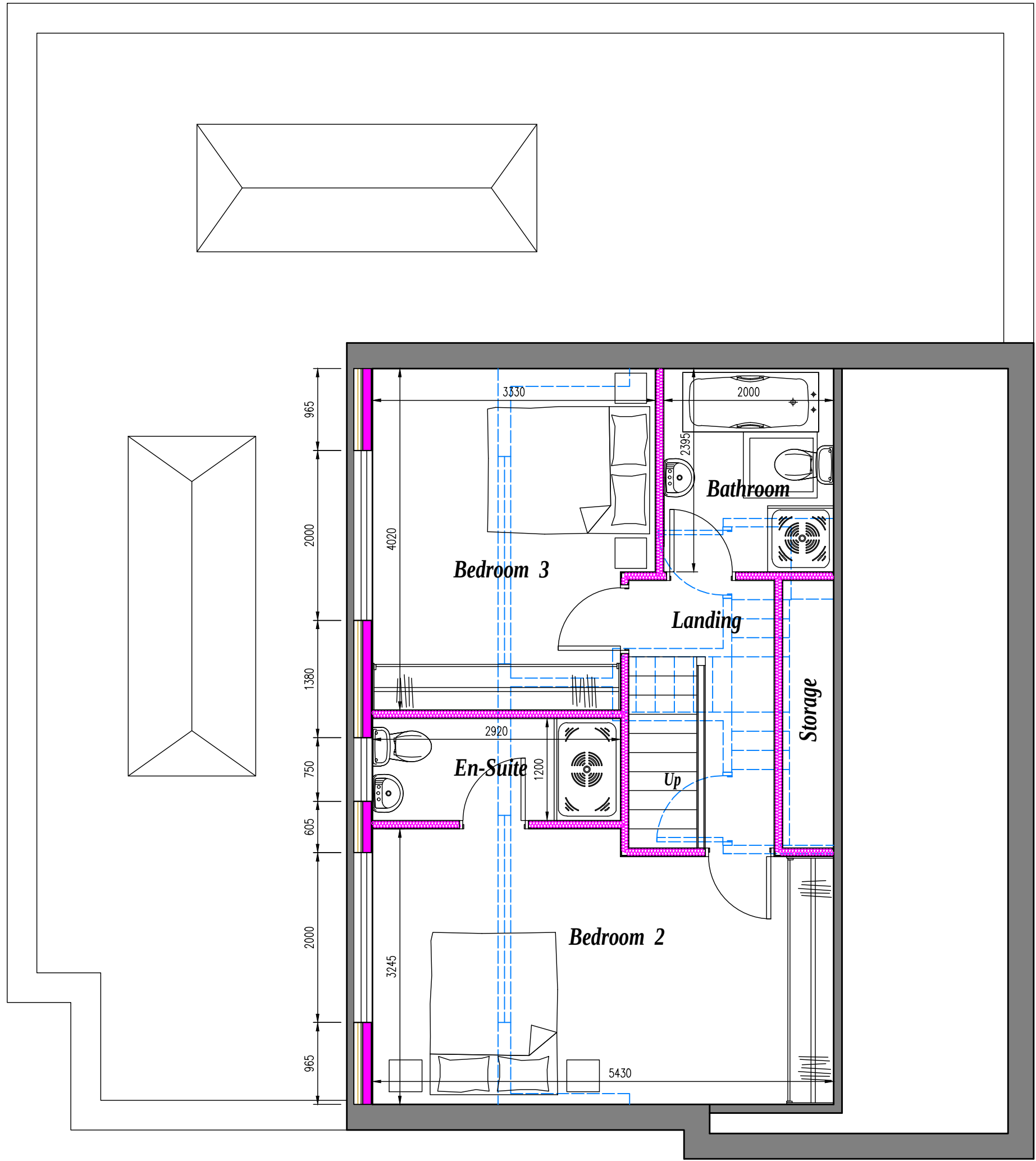
scale 1:100



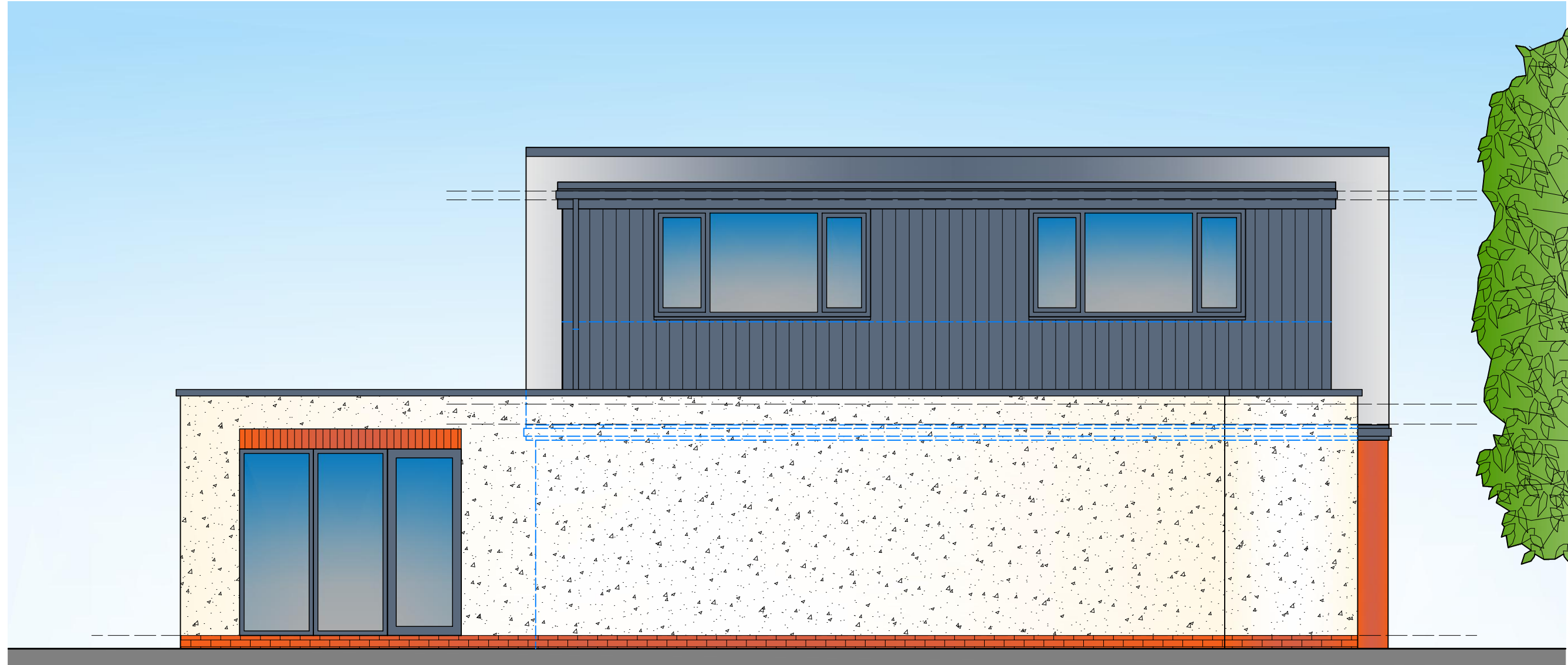
PROPOSED GROUND FLOOR PLAN scale 1:50



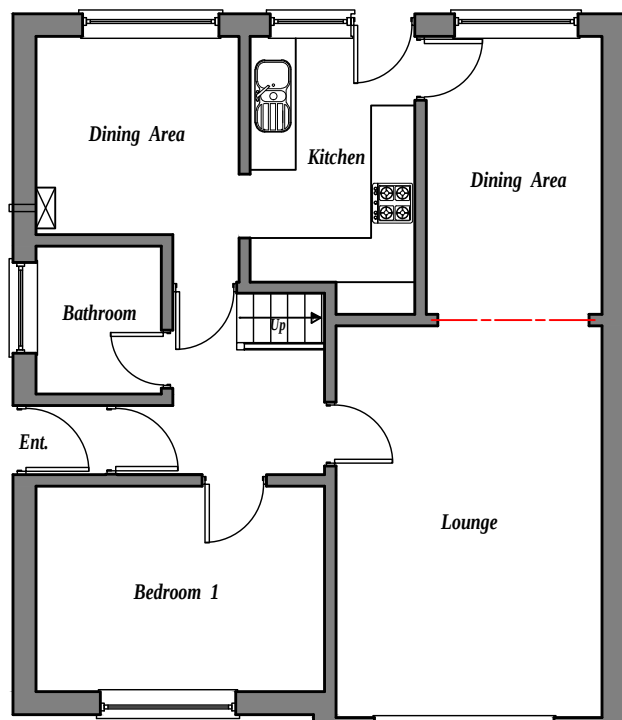
PROPOSED FRONT ELEVATION scale 1:50



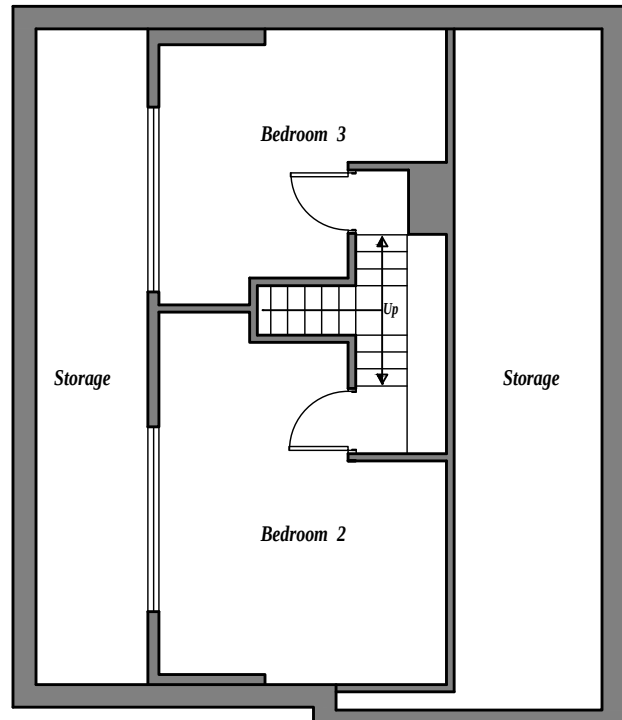
PROPOSED FIRST FLOOR PLAN scale 1:50



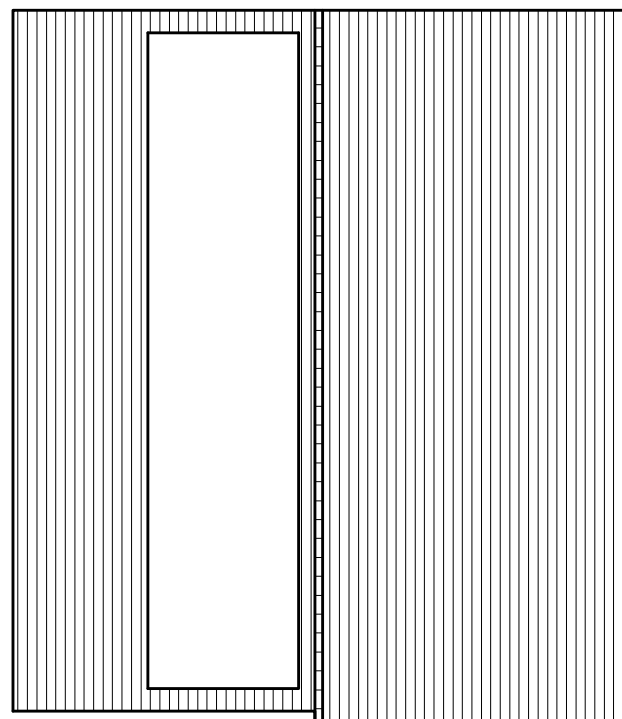
PROPOSED SIDE ELEVATION scale 1:50



EXISTING G.F. PLAN scale 1:100



EXISTING 1.F. PLAN scale 1:100



EXISTING ROOF PLAN scale 1:100

GENERAL NOTES

- FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be 900mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, these should be designed by a Structural Engineer. Concrete mixes to be in accordance with BS 8500 - 1.
- CONDITIONS RELATING TO THE GROUND

These should be:
a. non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the load area, nor
b. weaker or more compressible ground at such a depth below the foundation as could impair the stability of the structure.

- Where new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.
- All exposed timbers to be treated with a suitable preservative to BS 1292:1975.
- All new drains to be closed with 9mm supalux, all new cavities to be filled with existing.
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10. All new drains to be closed with 9mm supalux, all new cavities to be filled with existing.

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29. **Unsuitable material**
Vegetable matter such as turf and roots should be removed from the ground to be covered by the building to a depth of at least 150mm 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 shrinkable clays the potential damage arising from ground heave in services and floor slabs and overlie concrete should be assessed. Reference should be made to BRE Digest 28622. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 24123 and 24224, and to the FSE (Foundation for the Built Environment) reports.

Construction Design and Management Regulations 1994 (CDM REGULATIONS) and Health and Safety at Work etc. Act 1974
Designers' CDM Statement
The Client is especially 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 Designs encompassed on this 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 Guides Nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.

1. The Contractor shall ensure that he and all visitors to site 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. i.e. using safety harness.

4. Contractor to investigate possible use of redundant services within the site and any hazardous material that may be present. Refer to *Assessing Danger* under *underground services*. HSG 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 windows 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.

11. Use of power tools and equipment. Refer to *Provision and Use of Work Equipment Regulations 1998* and *Electricity at Work Regulations 1987*.

12. Electrical Safety, Quality and Control Regulations 2000.

13. Access into and out of site - traffic management into and out of site. Refer to *Driving at Work - Managing work-related road safety* INDG 380.

14. Provisions 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 1.101.

15. 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 1997*

24. *Health and Safety (Young Persons) Regulations 1997*

25. *Control of Substances Hazardous to Health Regulations 2002*

26. *Management of Health and Safety at Work Regulations 1999*

27. *Noise at Work Regulations 1989*

28. *Provision and Use of Work Equipment Regulations 1998*

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. *Management of Health and Safety in Construction* Approved Code of Practice and Guidance HSG 224

34. *Successful health and safety management* HSG 65

35. *Vibration Solutions* HSG 170

What does the Party Wall Act say if I want to build up against or across 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.
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 the wall will be shared. At 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, I will, within 14 days, to the proposed new wall outside the boundary line, you must build the wall wholly on your own land, and wholly at 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 exposing 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 if I want to excavate near?
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 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 450mm 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-but-one neighbour if they have foundations within 6 metres. The notice must state whether you propose to strengthen or support 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.
* See separate DCLC Party Wall Act 1996

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

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Client:	ISAAC ROCHDALE
Address:	11 TRENT AVENUE, MILNROW, ROCHDALE
Project:	SINGLE STOREY SIDE AND REAR EXTENSION WITH SIDE DORMER EXTENSION
Dwg Title:	PLANNING: PROPOSED AND EXISTING PLANS
Date:	FEBRUARY 2026
Job No:	10.25.56
Drawn:	D.L.
Checked:	D.L.

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