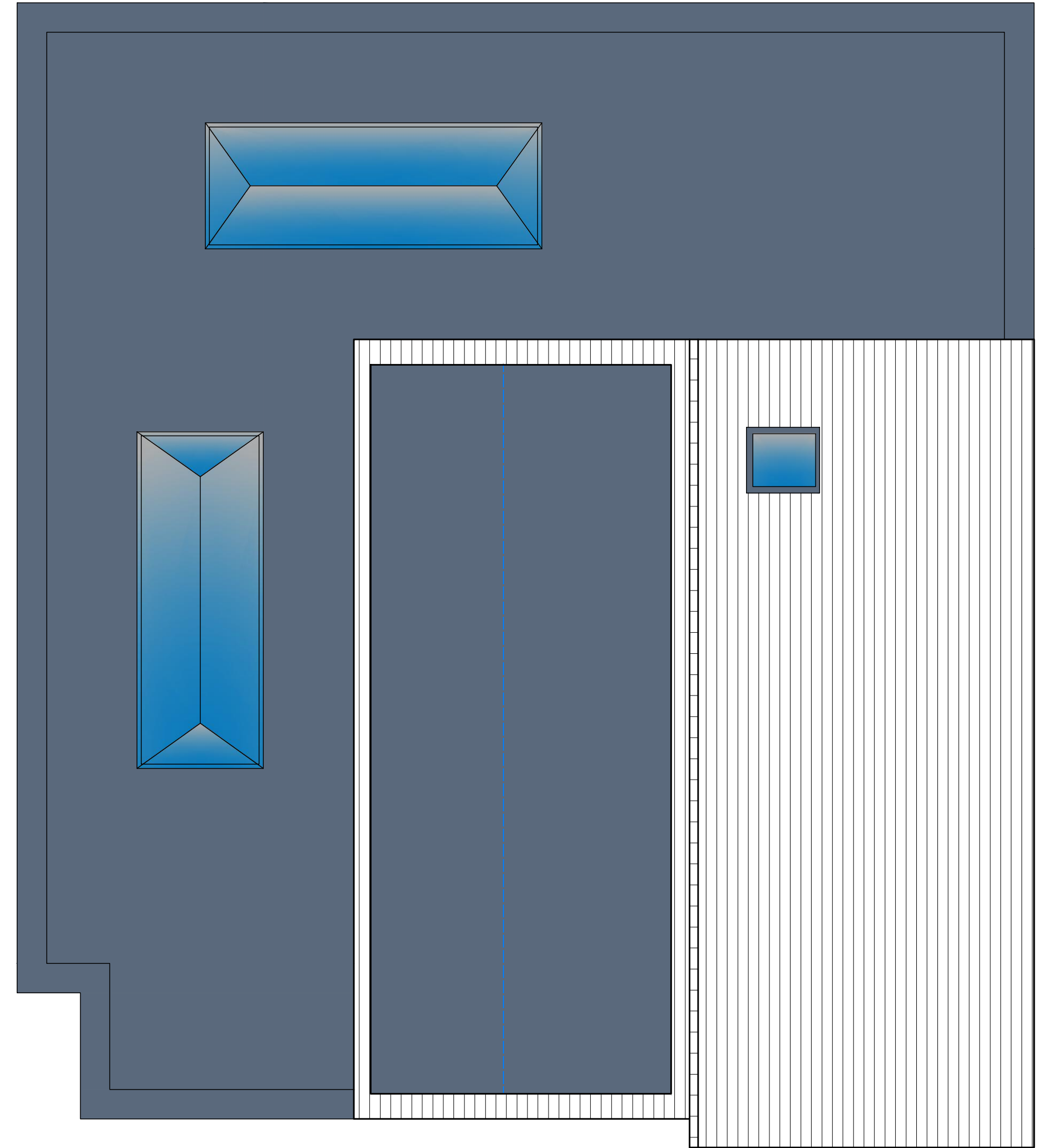


scale 1:50



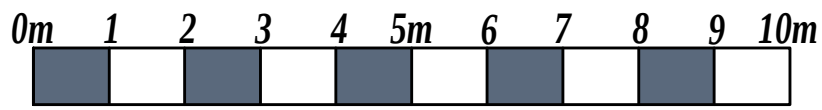
PROPOSED ROOF PLAN

scale 1:50

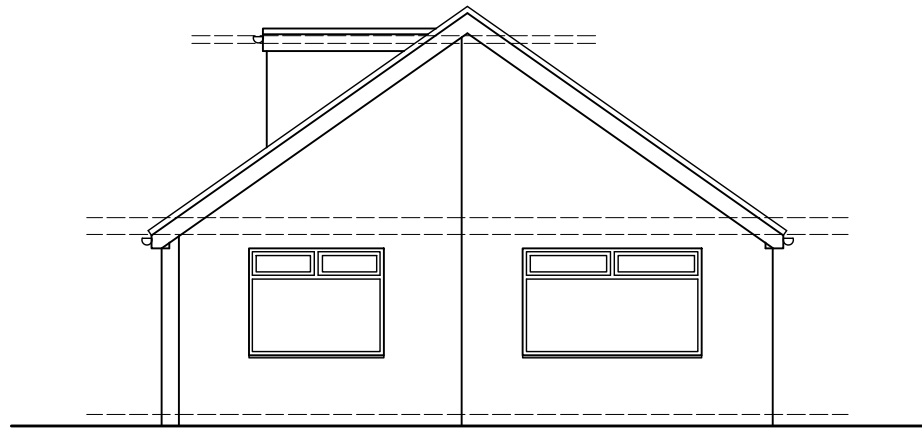


PROPOSED REAR ELEVATION

scale 1:50

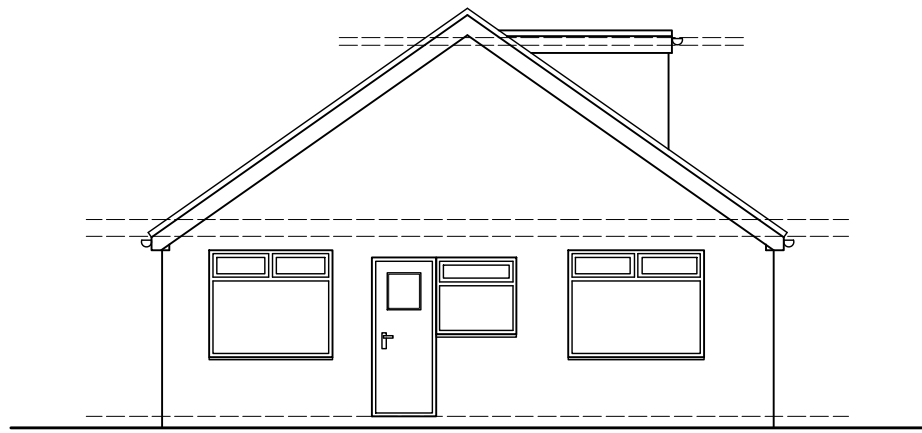


scale 1:100



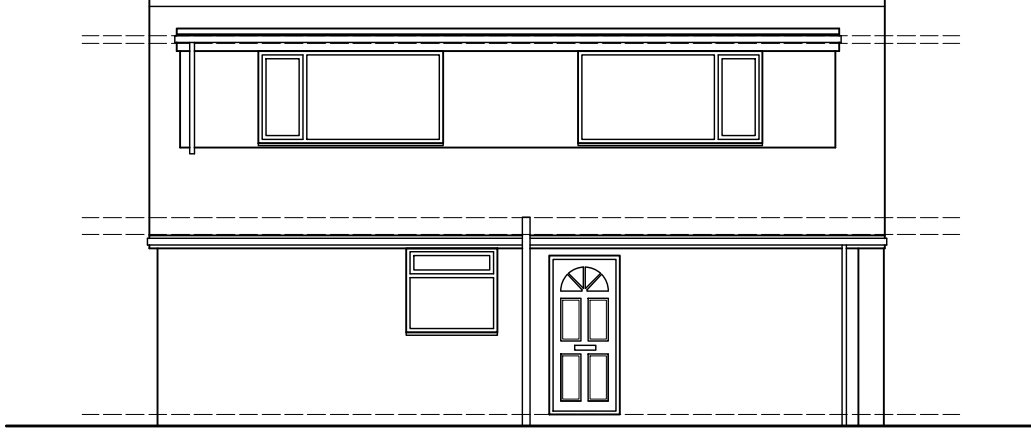
EXISTING FRONT ELEVATION

scale 1:100



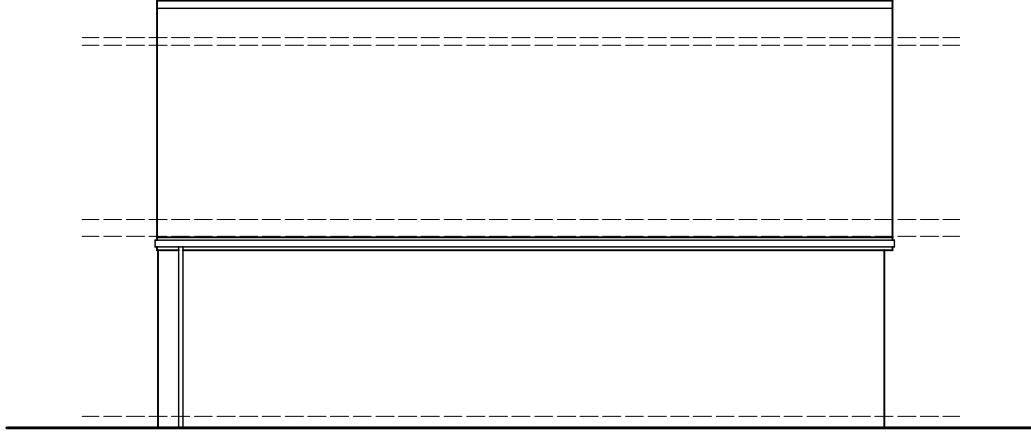
EXISTING REAR ELEVATION

scale 1:100



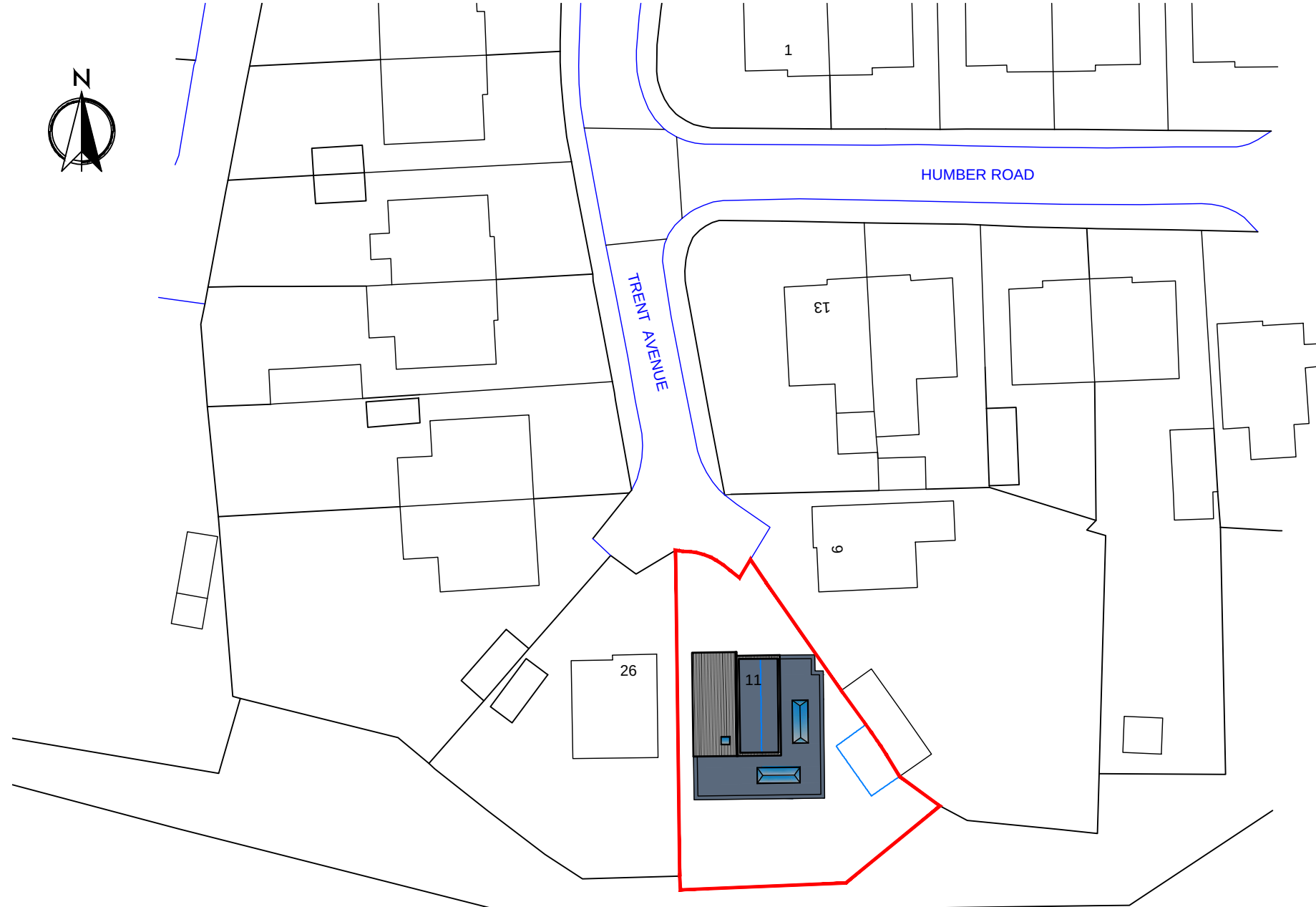
EXISTING SIDE ELEVATION

scale 1:100



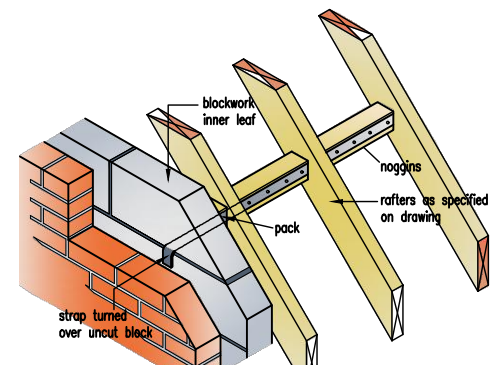
EXISTING SIDE ELEVATION

scale 1:100

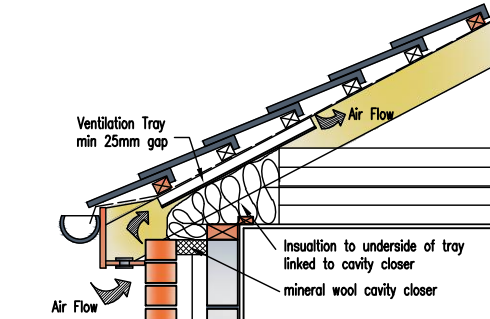


PROPOSED SITE PLAN

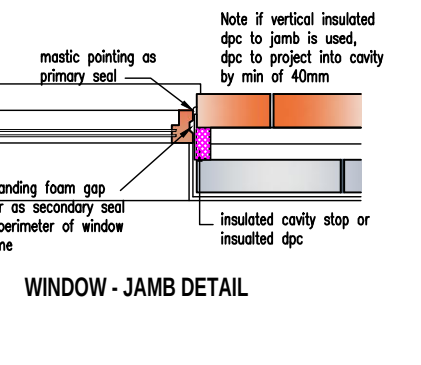
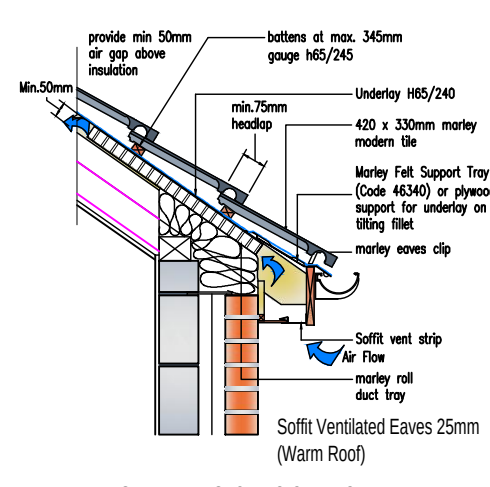
scale 1:500



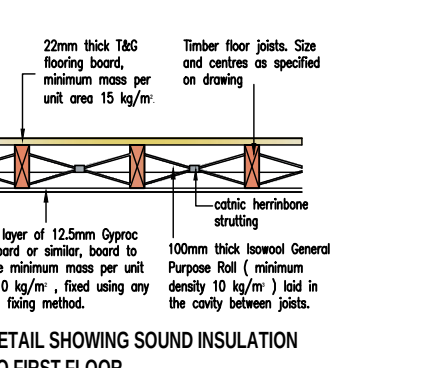
EFFECTIVE STRAPPING AT GABLE WALL



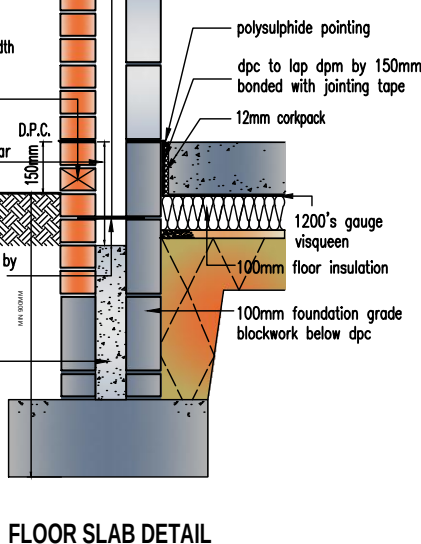
EAVES DETAIL



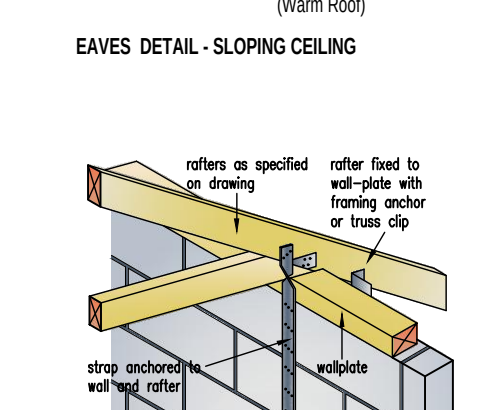
WINDOW - JAMB DETAIL



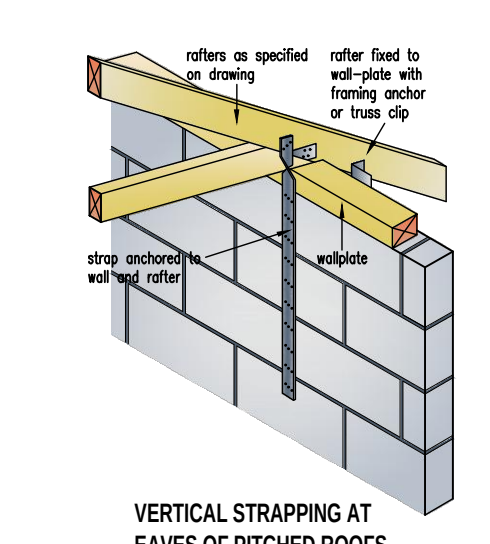
DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



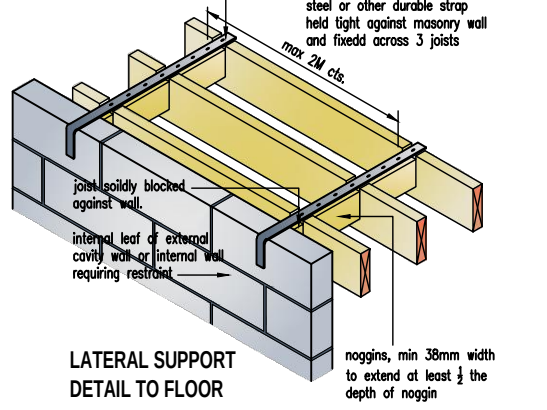
FLOOR SLAB DETAIL



EAVES DETAIL - SLOPING CEILING

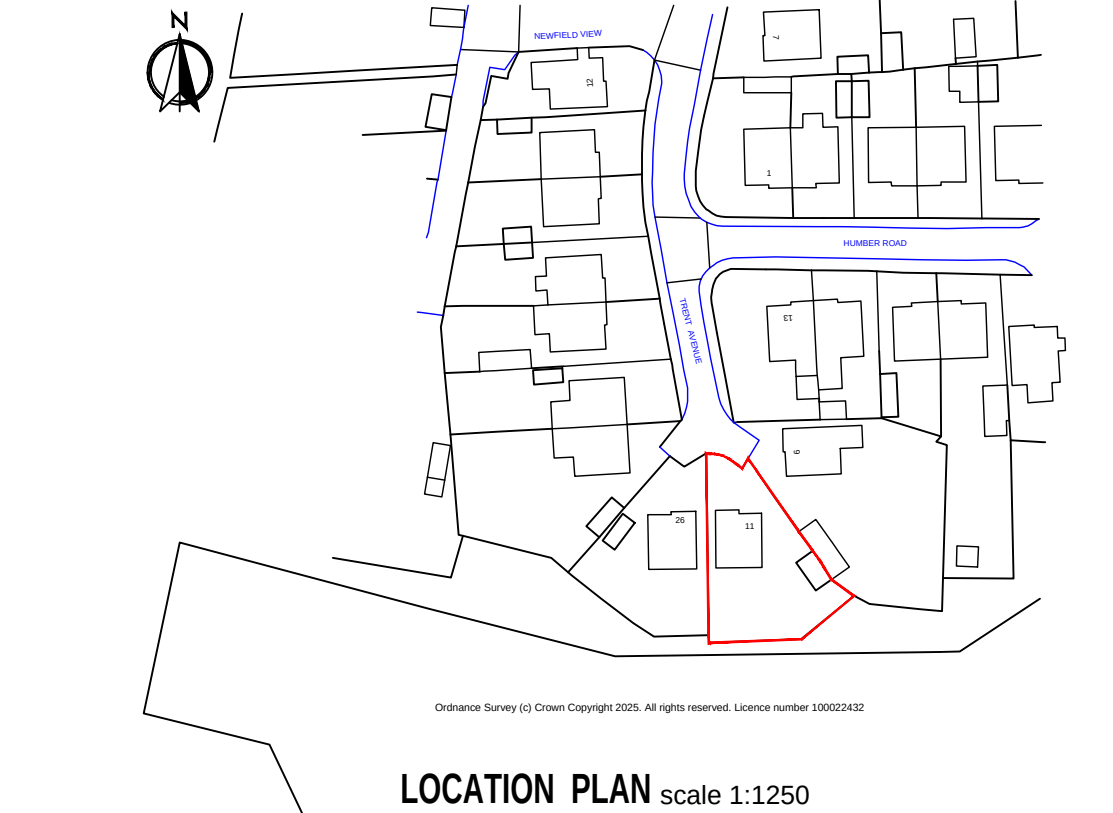


VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS



LATERAL SUPPORT DETAIL TO FLOOR

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS



LOCATION PLAN

scale 1:1250

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 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 Digests 242/3 and 242/4, and to the FSE (Foundation for the Soil 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 Designers encompassed on this drawing are closed 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 Codes 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 all the contractors 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 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 Asbestos Register 2002, 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. Cleaning 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. Avoid chasing of walls for services.
13. Risk of working with glass. Risks of working at height and from falling objects.
14. Risks of working with dust cement - protective gear/earthing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002.
15. Precautions to be taken when lifting heavy materials (objects and beams in position above 20kg - use Adequate Lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998, Manual Handling Operations Regulations 1992.
16. Covering of roofs. All work to be carried out with due regard to health and safety regulations.
17. Risk of overhead power cables within and around the site.
18. Installation and use of flammable materials. Refer to Fire Precautions (Workplace) Regulations 1997.
19. 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.
20. Precautions 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, L101.
21. THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:
22. New Roads and Street Works Act 1991.
23. Construction Health, Safety and Welfare Regulations 1996.
24. Health and Safety (First Aid) Regulations 1981.
25. Health and Safety (Young Persons) Regulations 1997.
26. Management of Health and Safety at Work Regulations 1999.
27. Noise at Work Regulations 1989.
28. Pressure Systems Regulations 2000.
29. Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995.
30. Supply of Machinery (Safety) Regulations 1992 (as amended).
31. Workplaces (Health, Safety and Welfare) Regulations 1992.
32. Managing Health and Safety in Construction, Approved Code of Practice and Guidance, HSE 224.
33. Successful health and safety management, HSE 65.
34. Vibration Solutions, HSE 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.

You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but up against the boundary line.

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.

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 against 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 that wall will be shared. The agreement must be in writing and record details of the location of the wall, the allocation of costs and any other agreed conditions.

If the Adjoining Owner does not agree, in writing, 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 neighbouring buildings?

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, 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 45° 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 safeguard 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 section 2(1) of the 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 REGARDS TO THE ABOVE.

TDM ARCHITECTURAL DESIGN Mob : 07805560652 Email : tdmdesign@live.co.uk	
Client:	ISAAC ROCHDALE
Address:	11 TRENT AVENUE, MINLOW, 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
Scale:	@A1 1 : 50 / 100
Dwg No:	PL02 rev D
Checked:	D.L

Approval Document P (Electrical Safety)

All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either, an Electrical Installation certificate issued under a 'Competent Persons' scheme has been issued or Appropriate certificates and forms defined in BS 7671 (the 'wired-off' documents) have been submitted that confirm that the work has been inspected and tested by a 'competent person'. A 'competent person' will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

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