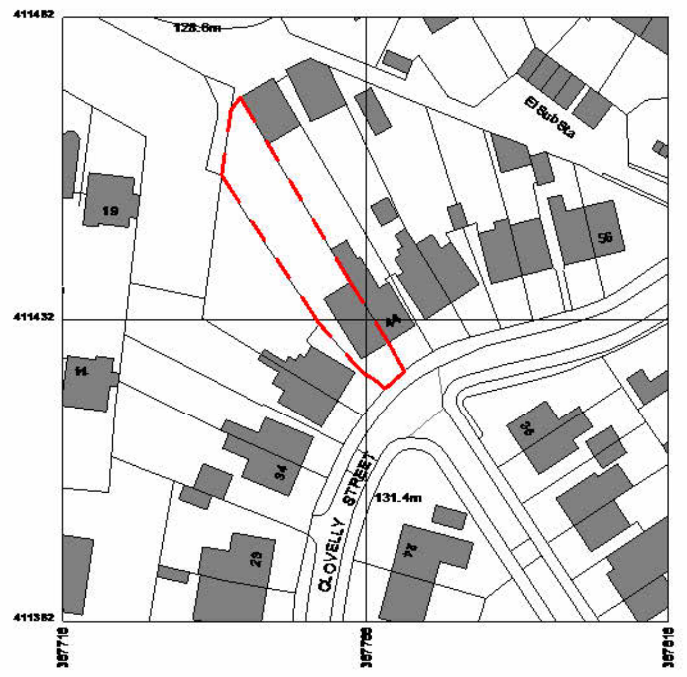

1 **Planning - Site Location Plan**
1 : 1250

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 10M 50M 125M

NOTES FOR CONTRACTOR & CLIENT

AREAS, MEASUREMENT & SCALE
Please note that the areas illustrated in these drawings are approximate and provided for design intent and planning purposes only. They should not be used for detailed calculations, such as cost estimation or material quantities, without independent verification. Any reliance on these illustrated areas for such purposes is at the user's own risk. For accurate area measurements and calculations, it is recommended to consult with a professional surveyor or engineer, as necessary, and verify the dimensions on-site prior to commencing any work or making decisions based on the illustrated areas. Measurements are in 'mm' and 'm²' unless otherwise indicated.

PRE QUOTE / COMMENCEMENT SITE VERIFICATION
This drawing indicates scale and dimensions for design intent and planning purposes only. The contractor is responsible for verifying all dimensions on site prior to quoting or commencing construction. Any discrepancies or inaccuracies found must be reported to the Golden Triangle Architects prior to quoting, or commencement of construction, for resolution. Reliance on these dimensions without on-site verification is at the contractor's risk, and Golden Triangle Architects shall not be held liable for any errors, omissions, or misinterpretations arising from the use of unverified dimensions.

STRUCTURE
Structural elements depicted in these drawings are indicative and provided for design intent and planning purposes only. They should not be relied upon for construction or engineering decisions without further consultation and verification by a qualified structural engineer. Golden Triangle Architects assumes no responsibility for the accuracy, completeness, or suitability of the indicative structural elements for construction.

THIRD-PARTY INFORMATION
All drawings and information supplied by the client or other third parties are to be used at the user's own risk. Golden Triangle Architects cannot be held responsible for any inaccuracies, errors, or omissions in the information provided by the client or other third parties. The contractor is responsible for verifying the accuracy and completeness of such information before relying on it for costing, design, construction, or decision-making purposes. Any discrepancies or doubts should be reported to Golden Triangle Architects for clarification and resolution prior to commencement on site. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from the use of third-party or client-supplied drawings and information.

DRAWING TO BE USED FOR INTENDED PURPOSES ONLY
This drawing is to be used for its intended purpose only, as indicated by the drawing status. It should not be used for construction, quoting, or other purposes without prior consultation and confirmation with Golden Triangle Architects. The contractor is responsible for verifying the drawing status and ensuring that the drawings are suitable for the intended use. Reliance on these drawings for purposes other than the stated purpose is at the user's own risk. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from the use of drawings for purposes beyond their specified intent and status.

ASSOCIATED DRAWINGS & SPECIFICATIONS
These drawings must be read in conjunction with the entirety of Golden Triangle Architects' design and specification documentation to ensure a comprehensive understanding of the project requirements, design intent, and construction details. The contractor is responsible for coordinating and cross-referencing all relevant information provided by Golden Triangle Architects to ensure accurate interpretation, proper integration, and compliance with design intent, specifications, and regulations. Failure to consider and integrate all design and specification documentation may result in errors, omissions, or inconsistencies during construction. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from the lack of coordination or misinterpretation of the complete set of design and specification documentation.

QUANTITY SURVEYOR INPUT
Golden Triangle Architects' drawings and specifications are intended for design intent and planning purposes only. Clients are advised to engage the services of a qualified Quantity Surveyor (QS) to obtain accurate cost estimates, financial management, and cost control support throughout the project. Should the client choose not to appoint a QS and require amendments to drawings during the value engineering process, Golden Triangle Architects reserves the right to charge for any additional work resulting from these changes. By engaging a QS, clients can ensure that their project is executed within the established budget constraints and in accordance with the specified quality and performance requirements, minimizing the need for drawing amendments.

FOR ELECTRONIC DATA ISSUE
Drawings are intended for use at a specified scale when printed correctly. Inaccuracies from enlarging or altering the scale are not the responsibility of Golden Triangle Architects. Verify data and consult the architect for accurate information.

SITE BOUNDARIES
Any site boundaries depicted herein are based on Ordnance Survey (OS) information and may not accurately represent the true boundary location. For a precise and legally binding determination of property boundaries, please refer to the Land Registry data. This drawing should not be solely relied upon for the establishment of legal boundaries or property rights.

PLANNING AND BUILDING CONTROL APPROVAL
This drawing, in its own right, does not confirm planning or building regulations approval. It is the contractor's responsibility to confirm the appropriate Planning, Building Regulations, Listed Building Consents, as well as all other required consents and approvals before commencing any works. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from a contractor's failure to comply with the relevant consents and approvals. The contractor shall ensure that all works are carried out in accordance with the relevant consents and approvals.

LiDAR AND PHOTOGRAMMETRY MEASUREMENT
Site dimensions provided in these drawings were recorded using a combination of LiDAR scanning and photogrammetry techniques, which may contain inherent inaccuracies due to the limitations of these technologies. The contractor is responsible for verifying all dimensions on site prior to quoting or commencing construction. Any discrepancies or inaccuracies found must be reported to the architect for resolution. Reliance on these LiDAR-based and photogrammetry-derived dimensions without on-site verification is at the contractor's risk, and the architect shall not be held liable for any errors, omissions, or misinterpretations arising from the use of unverified dimensions.

EXTERNAL CONSULTANT'S INFORMATION
These drawings must be read in conjunction with all other consultant drawings and information, including but not limited to structural, quantity surveying, and other specialist documentation. The contractor is responsible for coordinating and cross-referencing all relevant information to ensure accurate interpretation, proper integration, and compliance with design intent, specifications, and regulations. Failure to consider and integrate all consultant information may result in errors, omissions, or inconsistencies during construction. The architect shall not be held liable for any issues, defects, or damages arising from the lack of coordination or misinterpretation of consultant information.

DEVIATIONS FROM PROPOSED DRAWINGS
The contractor is responsible for strictly adhering to the drawings provided by Golden Triangle Architects. Any deviations from the drawings are at the contractor's own risk and may result in non-compliance with regulations, design intent, or performance expectations. All deviations must be discussed with and confirmed by Golden Triangle Architects prior to quoting or commencing construction works on site. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from unauthorised deviations from the approved drawings.

MANUFACTURER'S GUIDANCE
Contractors are responsible for installing all specified items, products, and systems in strict accordance with the manufacturer's instructions, guidelines, and recommendations. Failure to adhere to these instructions may result in improper installation, reduced performance, voided warranties, or non-compliance with applicable regulations and standards. The architect shall not be held liable for any issues, defects, or damages arising from the incorrect installation or use of specified items that do not follow the manufacturer's instructions.

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.01 - Planning - Site Location Plan - Rev 1

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

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SCALE@A1 = As indicated