



1. Do **NOT** scale from this drawing.
2. All dimensions are given in millimetres.
3. The Contractor **must** construct the Building using all current Health and Safety Rules and Regulations, Codes of Practice and Building Standards.
4. All dimensions and conditions must be checked on site prior to commencement.
5. Any and all discrepancies between on site conditions and the assumptions used in the design and preparation of these drawings **MUST** be reported to the Architect immediately.
6. These drawings **must** be submitted to and approved as being acceptable by the Planning Department and the Building Control Office of the appropriate Local Authority.
7. This drawing is for Local Authority use **only**, and should not be used for constructional purposes.

PARTY WALL ACT
The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

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.

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

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.

A.	Room Designations Amended	11 Jan 21
Rev.	Amendments	Date

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PROJECT ADDRESS
*68 Elizabeth Street,
Blackpool. FY1 3JH*

PROJECT TITLE
*New Ground Floor apartment
external alterations, dropped
kerb & and new boundary wall*

DRAWING TITLE
*Existing First Floor
Plan*

Drawn ace	Date Dec 2020	Scales 1/100
Drawing No. 2020 - 09 - 06	Revision a.	

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