

General notes:

- All dimensions to be checked on site before work commences.
- The contractor is to work to the drawing marked approved or ensure that he is in possession of a drawing incorporating all modifications or amendments before starting work.
- Any variations from the details shown to be reported to P. A. Scott Associates prior to continuation of work.
- Any foundation shown assumes good load bearing ground, however the final depth and design of foundation will be subject to prevailing soil conditions.
- Except for sites with a significant slope, the ground levels shown on this drawing are after completion of the development i.e. usually 150-225mm below ground floor level.

The Construction (Design and Management) Regulations 2015

CDM REGULATIONS

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.

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your duties will automatically be transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

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
Exceeds 500 person days.

Boundaries

It is the client / building owner's responsibility to ensure that all parts of the building e.g. roof, walls, soffit, fascia, gutters, foundation are constructed wholly within the client / building owner's land. No encroachment over the boundary without the adjoining owner's consent. Any boundary lines shown on this drawing are based on physical site characteristics e.g. fences, walls etc. and are not legally definitive. It is the client / building owner's responsibility to verify the positions of all relevant boundaries, with any adjoining owners as necessary / appropriate.

Party Walls

The Party Wall etc Act 1996 places obligations on owners of buildings and adjoining owners. Any structure to be built astride the boundary line would normally require the adjoining owner to be notified in accordance with the formalised procedures detailed in the Act. Any proposed buildings or extensions within 3m or 6m of adjoining buildings may also mean that formal notification is needed. It is the building owner's responsibility to ensure that the relevant notices have been served on any adjoining owners where the Act applies.

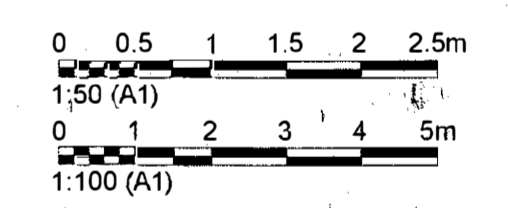
Finishes

Roof
Concrete interlocking tiles to match.

Walls
Smooth painted render to match.

Windows & Doors
Double glazed windows and doors. Openers / sub-divisions / materials to client's choice.

Paintwork
Black uPVC to match existing.



no.	revisions	by	date
client Mr Stephen Chapman			
project Proposed first floor extension - 31 Marlborough Way, Billerica CM12 0YH			
drawing planning drawing - plans, elevations			
P A SCOTT ASSOCIATES BUILDING SURVEYORS Architectural Services - Planning Consultants 131 Waterhouse Business Centre, 2 Queen Way, CM1 2QE Tel: (01245) 493020 e: paul@pascott.co.uk w: www.pascott.co.uk			
scale(s)	drawn AN		
	1:100 & 1:50	checked ps	
date	June 21		
	sheet 1	of 1	
drawing no.	PS 3284		
		revn.	