

DRAWING CAN BE SCALED FOR BUILDING REGULATION PURPOSES ONLY BUT IF IN ANY DOUBT ABOUT A DIMENSION OR ANY OF THE DRAWING INFORMATION PLEASE ASK CDRB ARCHITECTS LTD.

General Note

Before commencement of work, positions of all existing services including drainage are to be ascertained and any protective or diversion works are to be carried out as necessary.

Seven-Tent Approval may be required and builder to check with Architect whether this is the case.

Existing drainage invert levels to be determined to establish adequate falls from new drainage fittings.

All necessary propping and strutting is to be carried out to ensure stability of the structure during building operations.

All materials and workmanship are to comply with all Building Regulations, British Standards and Codes of Practice.

All timbers are to be double vacuum pressure impregnated with Proform preservative or equivalent, with all ends, ends and joints treated with Proform oil and preservative liberally applied by a brush.

Builder and Client to carry out site investigations and results to be forwarded to CDRB Architects Ltd. and Approved Inspector/Local Authority Building Control Department to establish the levels of contamination if any and the suitability of ground conditions before the works commence.

CDRB Architects Ltd drawings are prepared to comply with the current building regulations and are to be read in conjunction with all relevant structural engineers' details and calculations where appropriate.

All dimensions are to be checked on site by the Builder before work commences and any queries are to be brought immediately to CDRB Architects Ltd attention.

All drawings from CDRB Architects Ltd, unless referred to by cover letter as being 'Prelim approved' by the Approved Inspector/Local Authority Building Control Department, have not been passed for Building Regulation Approval.

CDRB Architects Ltd take no responsibility for work done at risk prior to the submission of drawings to the Approved Inspector/Local Authority Building Control Department.

Equally CDRB Architects Ltd accept no responsibility for any work done at risk prior to the submission of drawings to the Approved Inspector/Local Authority Building Control Department.

CDRB accept no responsibility for other Contractors work and advise the Client without first checking with CDRB Architects Ltd. In writing, any queries about a Consultant's design or calculations.

BUILDING REGULATION APPROVAL, COM REGULATIONS, HEALTH, SAFETY, ENERGY, WELFARE AND INTERNAL STABILITY

1. The Builder shall comply with the Building Regulations and any other relevant regulations and codes of practice on Approval from the Local Authority is entirely at the risk of the builder.

2. The Builder shall comply with all aspects of the Construction (Design & Management) Regulations.

2.1 The Builder shall carry out the own risk assessment for all aspects of the work.

2.2 The Builder shall provide Method Statements for the following items of work, including any associated risk assessments, to be agreed with the architect prior to commencement of work:

- a) Excavation and shoring works, including any associated risk assessments, to be agreed with the architect prior to commencement of work.
- b) Underpinning of existing buildings.
- c) Working with machinery, plant adjacent to or over existing occupied buildings.
- d) Erection/installation of steelwork adjacent to or over existing occupied buildings.

3. The Builder shall maintain records of all on site changes to the drawings and calculations and provide a full set of 'marked up' drawings to show the 'as-built' construction.


4. The Builder is reminded that the structure's stability relies on all structural elements to be completed and cured. The Builder is required to consider the construction methodology and to assess the safety of partially completed construction.



Existing Ground Floor Plan
Scale 1:50 @ A1

Existing First Floor Plan
Scale 1:50 @ A1

PLANNING SUBMISSION (MINOR AMENDMENT)

Item	Date	By	Period
 <p>cdrb architects ltd 3 Mill Court Leamington Spa CV32 7AH CV32 7AH</p>			
<p>150 Storey Side and Rear Extension at 150 Cublington Road, Leamington Spa CV32 7AH.</p>			
Existing Ground and First Floor Plans			
drawing title			
scale	drawn by	date	checked by
1:50 @ A1	C	November 2023	CDRB
job no.	drawing no.	revision	
12319	AL/P/11	-	