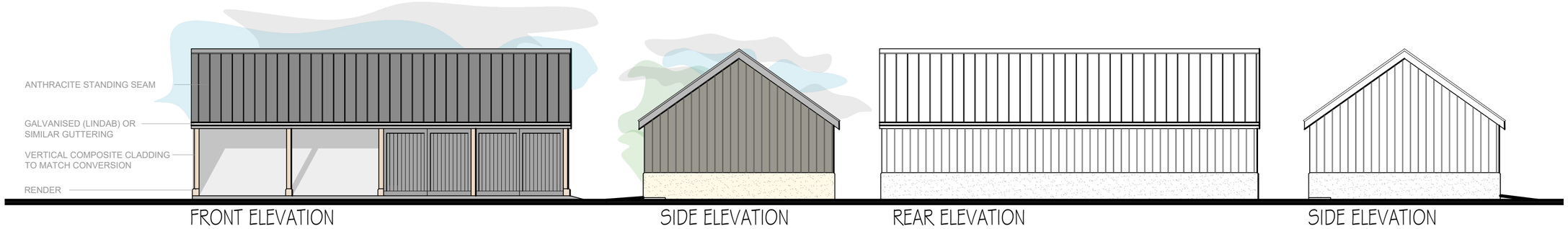

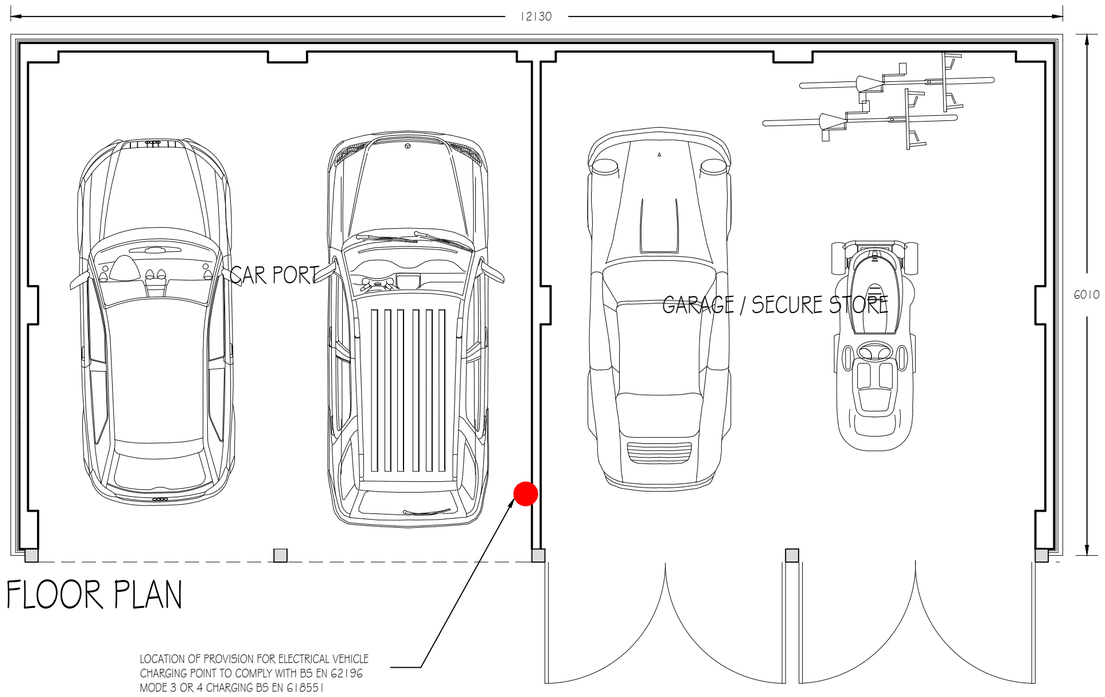

NOTE TO CLIENT RE CDM 2015:
ALL CONSTRUCTION PROJECTS ARE SUBJECT TO THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015. UNDER CDM 2015 THE CLIENTS DUTIES HAVE BEEN STRENGTHENED AND BROADENED. CLIENTS DUTIES UNDER (CDM 2015) CAN BE FOUND ON THE FOLLOWING LINK
http://www.hse.gov.uk/pubns/indg411.pdf

As architectural consultants we shall undertake our services for you endeavouring to avoid any un necessary design risks that could potentially cause harm on site or for ongoing maintenance. However if due to clients design brief or if any un avoidable risks occur then as soon as we are aware we will make these known to the client to notify the principle contractor if we are not appointed as principle designer after planning and/or building regulations have been completed. All projects must have workers with the right skills, it is assumed that all works will be carried out by a competent contractor. The contractor must provide appropriate supervision/information and a written phase plan.

We will list/indicate any residual risks on our working drawings that need to be considered outside of the normal hazardous risk that potentially can occur on building sites. Normal hazards will be managed by the builder/contractor under on site activities along with construction phase health & safety planning.

RISKS LISTED HERE ARE SIGNIFICANT, AND ASSOCIATED WITH THE PATH OF CONSTRUCTION WORK OR RELATED STRUCTURAL WORK:

- ASBESTOS - prior to any demolition/alterations an asbestos survey should be carried out (carried out on all properties built before 2000 in the area of the building where disturbance is likely)
- SERVICES - prior to demolition existing services should be disconnected, where alteration or new works are carried out the client/principle contractor should make necessary inquires with all relevant utility companies to ensure there is not any restrictions on the project. TOTAL DESIGN LTD HAVE NOT CONTACTED ANY OF THE UTILITY COMPANIES.
- DEMOLITION - to be carried out by competent person/contractor making the local authority building control aware of the works
- DUST - airborne dust particles from construction processes/works
- STRUCTURAL - adhere to structural engineer's information for all structural works, permanent and temporary works.
- PUBLIC - protection of any members of the public or anyone occupying the site/building when works are carried out.

PLANNING ISSUE

Note:- Properties built prior to 2000 should have a full asbestos survey carried out on the area of the building where disturbance is likely

1. This drawing is copyright and its use or reproduction without the written permission of director Angela Phelps MCIAT is prohibited.
2. Due to unavoidable inaccuracies during the reproduction process, these drawings should not be scaled. Where dimensions are critical TOTAL DESIGN LTD should be requested to confirm dimensions based on survey information. Scales appearing on this drawing are for indicative purposes only.
3. All dimensions and particulars to be checked on site, any discrepancy to be reported to Director Angela Phelps MCIAT before work commences.
4. No responsibility will be accepted for any work of construction undertaken prior to the receipt of statutory approvals, or subsequently when work is not in strict accordance with the drawings.
5. All the dimensions are in metres or millimetres unless otherwise stated.
6. Client / Builder to check prior to commencement on site for any services that may restrict building works at high level, above, and below ground level - TOTAL DESIGN LTD do not consult with services companies.
7. All work based on good working practice and accredited construction details
8. When any roof alteration work or demolition is to take place, if any signs of bats, stop work & notify an ecologist & natural England.
9. It is the Client's responsibility to inform TOTAL DESIGN LTD of any Legislation / Agreements / Covenants in place that would prevent / restrict development taking place on the proposed site. TOTAL DESIGN LTD do not consult with external parties / consultants regarding (non-planning/building regulation) legal matters relating to any proposals. Unless otherwise specified TOTAL DESIGN LTD are employed to obtain Planning and Building Regulation Approval ONLY.

REV:	DATE	DESCRIPTION
A	23.02.22	Revisions following client meeting (ELB)
B	15.03.22	Updated for Planning (ELB)
C	21.03.22	Cladding Updated (ELB)

TOTAL DESIGN LTD
Architectural Consultants
1 COURT LANE NEWENT GLOS GL18 1AR
TEL: 01531 820101
email: info@totaldesignltd.co.uk

PROJECT: Little Oaklands Farm
Northwood Green
GL14 1NA

TITLE: Proposed Garage

CLIENT: Mr & Mrs B Fisher

SCALE: 1:100 & 1:50 @ A2
DATE: Jan 2022
DRAWN: ELB

DWG NO: T1374.05C