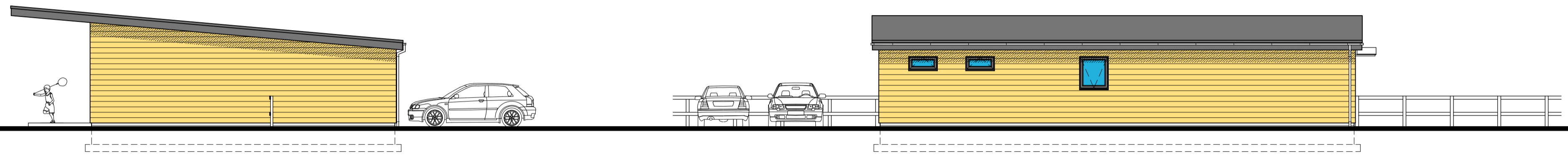


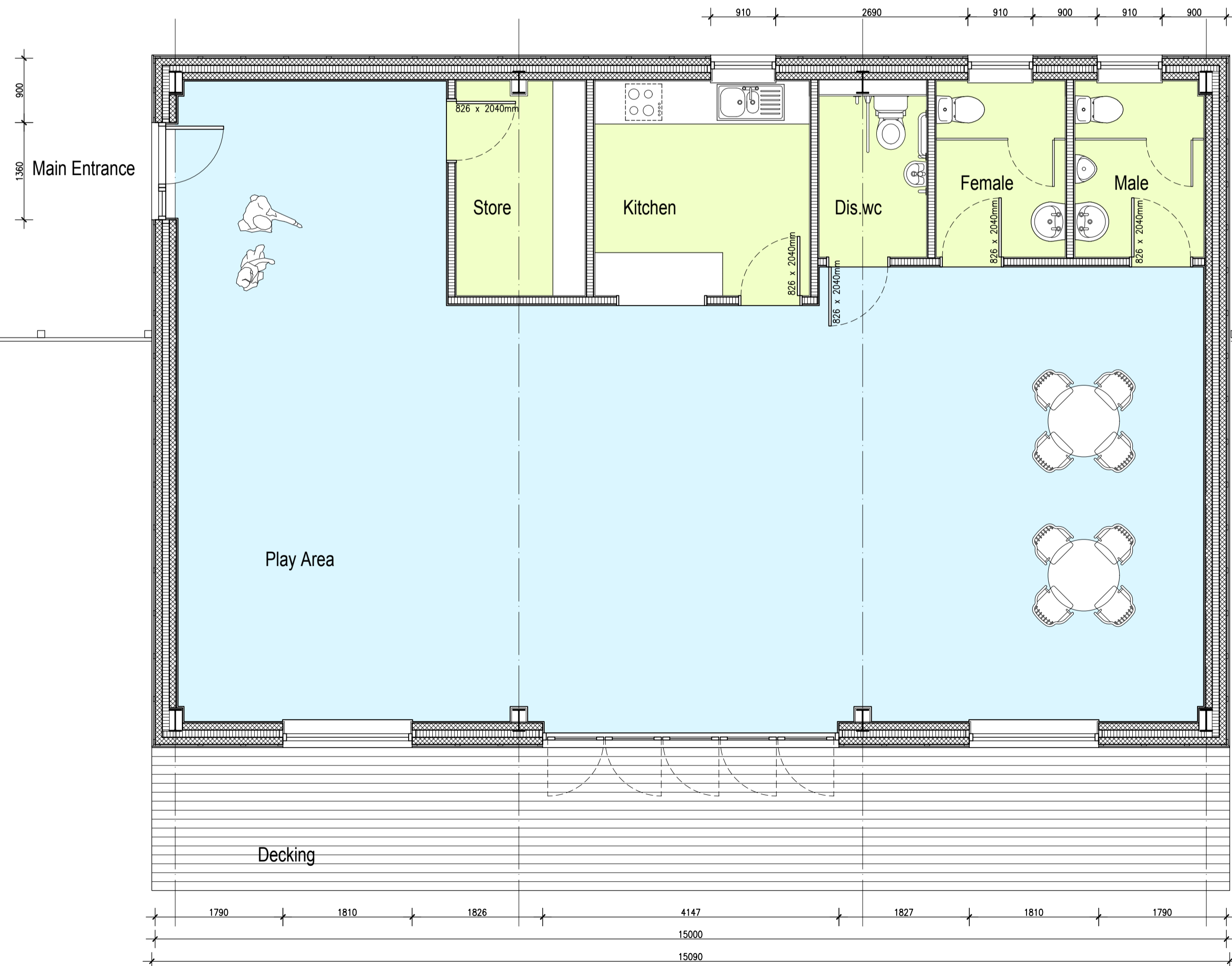
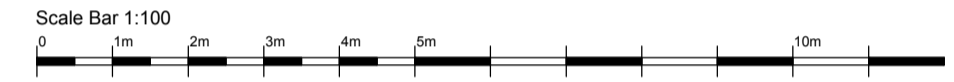
Front Elevation - Proposed

Side Elevation - Proposed



Side Elevation - Proposed

Rear Elevation - Proposed



Ground Floor - Proposed



General:
The contractor will be responsible for checking the accuracy of all dimensions given on the drawings and for the correct setting out of the works on site.
All materials to be fit for their purpose and fixed in accordance with the manufacturer's printed instructions, local authority requirements, British Standards, Codes of Practice, Health & Safety Law and good building practices.
All colours of specified materials to have the full approval of the enforcing planning authority prior to placing any orders of materials.

Roof:
To be warm roof construction either GRP resin bonded or Sarnafil G410-18ELF (colour light grey or lead grey finish) Fast Polymeric single ply membrane or Rubberfuse Synthetic Waterproofing System, complete with all trims, angle fillet and all fittings necessary to complete the installation to the manufacturers instructions and recommendations.

Fascia boards to be 200mm square edged Kestrel K16 fascias pvcu/powder coated aluminium fixed to galvanised steel framework, complete with soffit board

Rainwater and drainage:
Gutters to round section colour black pvcu with downpipes, complete with all matching fixings and accessories.

Windows and Doors:
Windows to be pvcu/powder coated aluminium casement frames fitted with double glazed units complete with stub clips and trickle ventilators

External walls:
To be cavity masonry construction with Fortex upvc embossed weatherboard cladding colour Argyle Brown or Sand (to be confirmed by client) overlap textured grain finish cladding size 16 x 170mm or approved similar - cladding to have all necessary trims at jambs, heads, cills and external corners

Landscaping:
Lay precast concrete pavers to form path adjacent to building linking with existing paving, together with composite slip resistant timber effect decking

Health and Safety Advisory Information (CDM 2015 Regulations):
The purposes and principles of the CDM 2015 regulations have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.
By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' under the CDM 2015 Regulations.

For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the 'pre-construction phase' of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority. It can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.

In preparing this drawing the following factors have been taken into consideration:-

- All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records
- No existing Health and Safety File information available

This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre-construction Information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.

No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor:-

- Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design if deemed necessary by either the contractor, principal contractor or building control officer.
- All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work
- No hazardous materials have been identified and/or made aware of by the client
- General building work to be undertaken within an occupied property with young children
- Foul drainage with an invert level of approximately 600mm
- Installation of large steelwork sections associated with structural alterations, therefore adequate consideration will need to be taken regarding manual handling and temporary works

It is the clients responsibility to take adequate measures to assess the competency of their contractor(s) or principal contractor prior to their appointment.

It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to sign and complete the CDM CDM Wizard - this can be downloaded from the CITB website <http://www.citb.co.uk>

During the construction phase and following thereafter, the client is to be issued with all relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on-going maintenance and the buildings use (Health and Safety File).

More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CITB website <http://www.citb.co.uk>

Sherwood
Building Design Solutions

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Status: **Planning Application**

Client: **Gelston Manor Day Nursery**

Project: **Gelston Manor, Dawson Lane, Whittle-le-Woods, PR6 7DT**

Title: **Proposed Ancillary Outbuilding - Proposed Layout**

Scale: 1/100 & 1/50 @ A1 Date: August 2018 Drawn: Rob Sherwood

Drawing Number: **2018-36-01** Revision:

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