A3	Metres	10 20 30 40 50	10 20 30 40 50	1 2 3 4 5 6 7 8 9 10	1 2 3 4 5 6 7 8 9 10	1 2 3 4 5
	Scale	1:1250	1:500	1:200	1:100	1:50

Existing North East Elevation

Existing North West Elevation

Existing South West Elevation

mb-at (Mark Bebbington Architectural Technician) is a trading name of NWD Architects Limited. The Old Church Hall Old Coach Road Kelsall Cheshire CW6 0QJ Company No. 01315851.
General Notes: Drawings and Specification to obtain Planning & Building Control/Building Regulations approvals only. All work is to be carried out in accordance with the Local Authorities/Building Control's requirements, all manufacturers recommendations/instructions, all relevant British Standard Codes of Practice and good building practices. All heating appliances are to be installed in accordance with the relevant Regulations, and Certificates of installation shall be provided upon completion of works. All existing services within the vicinity of the works are to be located and suitably protected. The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. The Safety requirements of the Health and Safety at Works Act 1974, The Management of Health and Safety at Work Regulations 1992, The Construction (Health, Safety and Welfare) Regulations 1996 are all to be adhered to. Similarly, The Construction (Design and Management) Regulations 2015 (CDM 2015) www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm are to be adhered to, and it is the complete responsibility of the contractor to ensure that they are adhered to at all times during construction, and maintained post-construction for the lifetime of the construction works/building. To confirm, mb-at have not assumed the role of principle designer in this instance. The client should therefore ensure that they discuss this matter with their chosen contractor to establish your duties, and those transferred over to the contractor (if a single contractor) or principle contractor (for projects with more than one contractor). At all times on the site, operatives are to wear full protective clothing in accordance with the Regulations. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing/in this specification document, or not. The Building Regulations Department of the appropriate local authority/approved inspector must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or within this specification document or not must be complied with (client to be consulted). Any constructional variation must have the approval of Planning, Building Control and the client. The client is to be notified by the nominated contractor of any 'cost variation' to building work before it is carried out. Any deviations from the drawings and specification are carried out at the risk of the contractor/client. Do not scale off the drawings. All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the Party Wall Act. Construction of the following requires notice as specified; 1) New walls or Buildings on boundaries between adjoining properties or land, and/or 2) Carry out repairs or modifications etc to existing Party Wall including underpinning or inserting a damp proof course (DPC) and/or 3) Excavations near to a neighbours buildings or wall and excavate deeper than the adjacent structures, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbour or parties involved prior to work commencing. Failure to comply with the terms of the Party Wall Act 1997 may result in prosecution for a fine and/or paying compensation to the adjacent owner. Further information on the Party Wall Act can be found at www.gov.uk/party-wall-etc-act-1996-guidance. Similarly, client is responsible for fulfilling their obligations of a Build-over or Near-to Agreement with the necessary water authorities if works are to be carried out on or near to a drain run, inspection chamber or manhole that is to a public sewer. Client/contractor to investigate prior to commencement of works on-site, and liaise with the client, relevant authorities, and Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction are to be investigated by the contractor on-site and where required proved to be adequate/suitable prior to commencement of works. Drawings/specification are intended to be part of a Building Regulations full plans submission, and therefore subject to Building Control assessment, and subsequent approval/conditional approval. Please note, there may be subsequent changes to the design, construction, detail and specification following Building Control's assessment.

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Architectural Technician Services

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Client:
Miss. L. Tench
Bridge End, Church Lane,
Farndon, Chester CH3 6QD

Project:
Proposed Extension, Alterations & Replacement Garage at Bridge End, Church Lane, Farndon

Drawing:
EXISTING
Elevations

Scale: 1:100

Date: December 2021

BEF-011