



**Planning and Building Regulations**  
 Drawings to be read in conjunction with the building regulation notes and structural engineers drawings and calculation.  
 The structural engineer's drawings and calculations supersede information on the T J Coates Ltd drawings.

Any alterations to the design or construction must be approved by the builder and / or the supervising officer.

Builders must scrutinise the official approved plans and notes before commencing work and comply with all the notes thereon.

These drawings have been prepared for planning and building regulation submission only and therefore all forms of construction and detailing are solely the responsibility of the builder. T J Coates Ltd accept no liability for errors or omissions.

The Contractor / Builder is responsible for checking site dimensions, materials etc. and all building work, such work being checked by Building Control on site, as may be appropriate. T J Coates Ltd disclaim any liability for works carried out.

All dimensions to be checked on site before works commence, do not scaled from this drawing.

On no account are any works whatsoever including foundations to be undertaken outside the boundary of the site without express permission from the adjoining owner.

Check position and verify, flow direction and invert levels of all existing drainage before work commences on site.

Permission from Adjoining Neighbours

Where necessary owner is to obtain written permission from adjoining neighbours whose boundary or property may be encroached upon during or after construction.

Planning or Building Regulation approval does not constitute any indication of your neighbor's rights of light, rights of way or easements. In the event of a dispute arising client should obtain legal advice immediately.

The Planning and Building Regulations system can do nothing to assist owners when boundary disputes arise.

The builder to liaise with and notify adjoining owners if work is to be carried out on adjoining property.

Planning conditions  
 There may be planning conditions to comply with in accordance with the planning approval notice.

**CDM Regulations**  
 The builder will need to comply and include for Health and Safety, Construction Design Management regulations (CDM), please see link below. <http://www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm> 2015 for this project.  
 Under the role of the Principle Designer as referred to in the CDM Regulations 2015 (it is the responsibility of the client to appoint a 'principle designer' or the role of principle designer fails to the client / principle contractor), T J Coates Ltd are not acting as principal Designer or contractor under the CDM regulations

Revision A 27.06.23  
 Add North point to roof plan

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**DESIGN**

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 West Ansdley  
 Wakefield WF3 1BE

CLIENT  
 Matthew Stock  
 Alnick  
 Northumberland

PROJECT  
 Proposed Conversion of School Building  
 to Residential  
 Netherton Northside First School  
 Netherton, Northumberland

TITLE  
 Proposed Elevations  
 Roof Plan  
 Block Plan

SCALE	DATE
EXAMINERS 1:100	22.12.2022
DRY RUN BY BLOCK PLAN 1:250	CHECKED

DRAWING NO	REVISION
P05	A