



Notes:

General:

Drawing prepared for Local Authority approvals. All dimensions to be verified on site prior to commencement of construction. Any discrepancies to be verified to designer. The clients are to satisfy themselves that the proposals will not be affected by any private or public services. The clients are to give min. 2months notice to neighbours affected by the works & obtain written approval for the construction of the extension as required by the Party Wall Act 1996.

Note:

The client & builder must allow for all unforeseen works that can't be assessed at survey stage for the preparation of the drawings, due to un-accessible areas of the structural elements of the existing building. Should structural elements need to be assessed once exposed, the a Structural Engineer must be consulted.

Note:

Drawing must be read, strictly in accordance with the Structural Engineers details where applicable.

Note:

The drawing has been prepared for a Planning Application only, this is not a construction drawing for Building Regulations.

Note:

The builder is to carry out full inspection of existing drainage to ascertain works required to connect proposed drainage. All to be to the approval of the building inspector.

CDM Regulations 2015

These drawings have been prepared on the understanding that works will not commence on site prior to the granting of Planning Permission (if required) & Building Regulations approval. At this point, the designers work is complete, hence the designer of this drawing will not be acting as the 'Principal Designer' in terms of Health & Safety. There are no foreseeable risks other than those typically associated with construction of this nature. such as - overhead power lines, buried private or public services, deep excavations, contaminants in the ground, lifting heavy materials/steelwork, working at height safety with scaffolding etc

Under the new regulations, both the Client & the Building Contractor will have Health & Safety responsibilities & will need to prepare a Construction Phase Plan for the scheme. The Construction Phase Plan should include Risk Assessment & Method Statements for elements of the works such as Excavations, Buried Services, Risk of Electrocution, Working at Height, Lifting & Handling etc

Should you require guidance, please visit HSE website.

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Client: Weaving
Scale: 1:50
Date: 20/09/2023
Ref: 22030.3

Proposal: Remove & Replace Roof, Convert Garage to Extend Existing Living Room at 36 Beech Road, Witney, OX28 6LW (Proposed Ground Floor Plan)

