

**IMPORTANT GENERAL INFORMATION**

Detailing from these drawings without consultation and/or agreement with the employer is unacceptable.

Any discrepancies, alterations, queries, etc. should be brought to the attention of the design team before any work commences/continues on site. Any further work is carried out at contractor's/owner's own risk.

All dimensions and levels are for reference only and to be checked on site prior to the commencement of work or the ordering of any materials or component parts. Measurements to be to the nearest whole / half brick or block / 15mm mortar joint where applicable. Prefer written dimensions where possible.

All structural timber is to be vac treated. All timber is softwood and is to be tanalised or primed for paint before fixing. Any EC4/B15C, etc. to be enclosed in 12.5mm fire-rated plasterboard and 7mm plaster skim and to have minimum 100mm end-bearing (where applicable). All elements of structure to maintain minimum 30 minute fire resistance. Any existing structural elements (steel, beams, padstones, foundations, rafters, etc.) subject to additional loading are to be exposed and proven adequate when work commences by LABC or appointed AI.

It should be noted that this drawing and specification has been prepared for the purpose of obtaining planning and building regulations approval (where necessary) and should not be misconstrued as a construction or working drawing. The drawings should be read in conjunction with any other additional documentation (SAP calculations, structural calculations, etc.) It is advisable to obtain a copy of the Building Regulations Approved Drawings before commencing on site. All works to be constructed without encroachment unless adjoining owners consent is obtained in writing before work commences. This includes walls, foundations, gutter overhangs, etc.

Do not scale from this drawing unless trained to use a scale ruler - only work from written and checked dimensions. This drawing is the property of the designer and copyright reserved by them. This drawing is not to be used, copied or disclosed by or to any unauthorised persons without prior written authorisation consent from the designer.

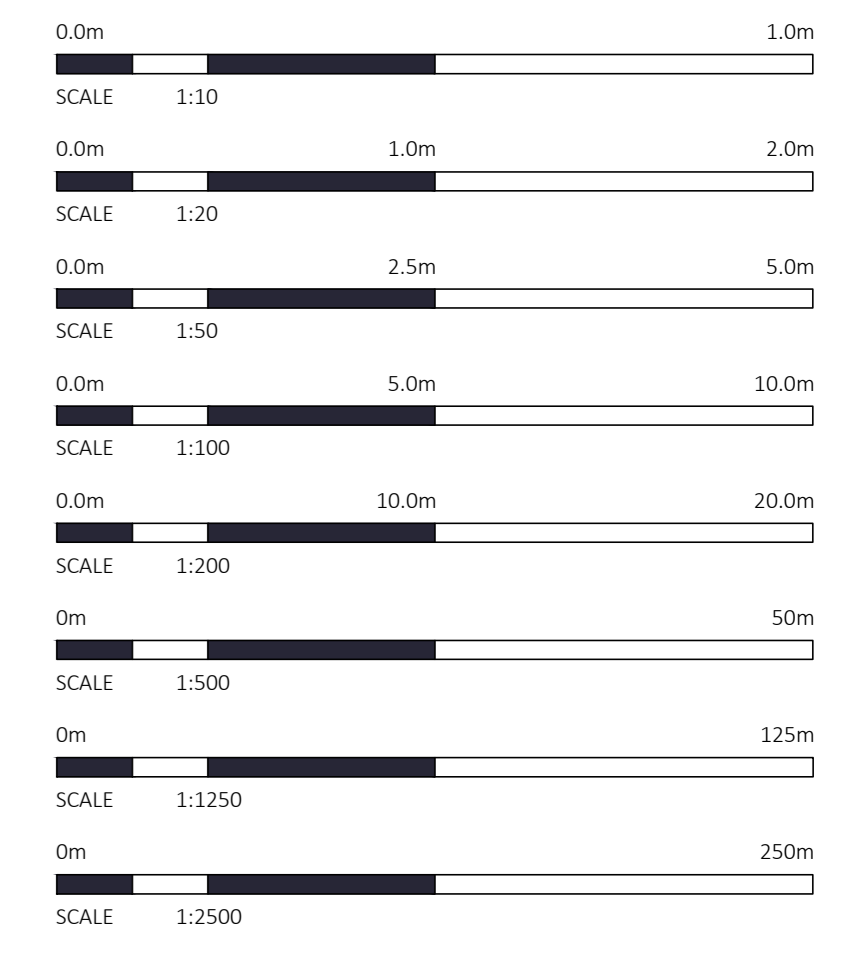
The design team holds no responsibility or liability for any works carried out on site.

All works to be designed to, and carried out in accordance with LPA and/or AI requirements, current British Standards, Codes of Practice and manufacturers' details and recommendations and to comply with current Building Regulations.

All disturbed surfaces (walls, ceilings, floor, external elements etc.) to be made good on completion of works. This does not include decoration. All fixtures and fittings (including step, post-tensioning, etc.) to client's specification.

All works must comply with the Construction (Design and Management) Regulations 2015. The Designer has made the client aware about their duties and responsibilities under the Construction (Design and Management) Regulations 2015. Reasonable provision must be made on site to prevent persons, accidentally or otherwise, entering the site who should or has not been induced to be there. The Client (or property owners) should make the Contractor aware of this prior to works commencing on site. Further information can be found at [www.hse.gov.uk](http://www.hse.gov.uk)

No part of the work detailed on these drawings gives or implies consent in relation to The Party Wall Act 1996. Separate procedures are detailed under the act and must be complied with. It is recommended that appropriate advice is sought by the applicant and main contractor. Further information can be found at [www.gov.uk/party-walls-building-works](http://www.gov.uk/party-walls-building-works)



**LOCATION PLAN - 1:1250**



**BLOCK PLAN - 1:500**



ADDRESS  
315 Mossy Lea Road, Wrightington, WN6 9SB

PROJECT  
Two storey side extension, single storey rear extension and extension to front and rear doors

STATUS  
planning approval ONLY

DRAWING TITLE

**EXISTING AND PROPOSED PLANS AND ELEVATIONS**

PROJECT NO.	DWG NO.	REVISION	PAPER SIZE
23049	01	A	A0

REV	DATE	INFO
A	14-11-23	LPA REQ.

