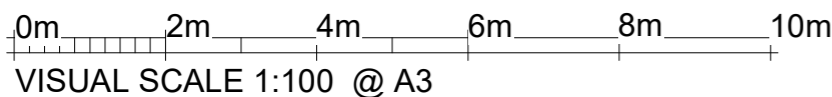


1 dpc
1 : 100

Contractors to expose and check any existing Beams/Lintols for adeqancy to sustain new loads where applicable to satisfaction of inspecting authority.

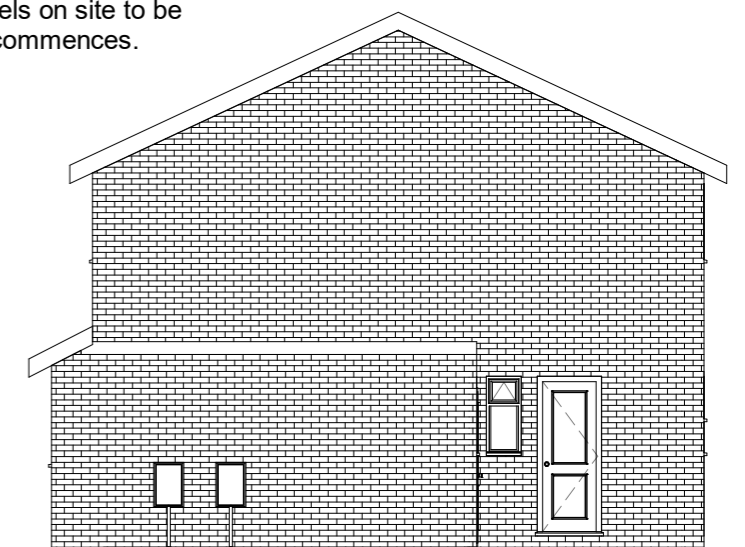


4 Rear
1 : 100



2 Front
1 : 100

All dimensions and levels on site to be checked before work commences.



3 Garage Gable
1 : 100

Generally any departure from the approved plan may require a re submission for building reg, or planning approval. It is advised that work stops until any such approval is obtained.

Permission will be required from owner of adjacent property or land for any works beyond boundary.

The contractor should discuss the proposed works directly with Building control at all stages.

The primary responsibility for achieving compliance with the building regulations rests with the person carrying out the work. This is either the builder or the owner/applicant.

A full plan building regulation application must be made well in advance of when the works is to start. The local authority will check the plans consult with any other authorities (Eg Public sewers) .Time scales is 5-8 weeks for full approval.

Once approved work can then proceed. As part of the checking and consultation stage the plans may be altered to show compliance. It is important that the builder/Applicant or owner checks that they are working to the correct issue plan.

If a building project has both planning and building regulation approval, then you must not build anything other than what has been approved .It is important that the builder/owner/applicant reads all the latest issue and /or approved plans to ensure they understand the various details contained therein.This includes all letters,notifications and calculations ETC.

All workmanship and materials to comply with current and relevant, codes of practice, building regulations and British standards

These plans details and drawings have been produced detailed and draughted for the sole purposed of applying to the local authority in order to obtain the relevant and necessary householder planning consent and building regulations full plans/plan check approvals only.

TEMPORARY WORKS: For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the BRE Good Building Guides Nos. 15 and 20 Providing temporary support during work on openings in external walls and Removing internal load bearing walls in older dwellings We advise against the use of Strong Boy Acrow props where heavy loads are to be supported.

CDM Regulations 2015: CDM regulations apply to projects where construction work lasts longer than 30 working days and has more than 20 workers on site together at any point or if the project exceeds 500 person days. Such projects are legally notifiable to HSE. Wherever there is more than one contactor, the client must appoint a Principal Designer to be responsible for the coordination of health & safety during the preconstruction and construction phase of the project

All workmanship and materials shall comply with the current and relevant Building Regs, British standards and codes of practice. All materials shall be fixed ,applied or mixed in accordance with the manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works ,to the satisfaction of the inspector whether or not shown on the drawing.



No.	Description	Date

AGF Plans and Architectural Services
121 Park Road, Westhoughton, Bolton
07980544857 - agfplans@hotmail.co.uk

Planning
Building Control
Structural Calculations
Project Management

PROJECT	Proposed Garage Conversion , and Double Extension To Side With Internal Alterations To 5 Sanderling Close , Westhoughton, Bolton. BL5 2SP.	
SHEET	Existing Layout And Elevations	

CLIENT		
Mr And Mrs Quinn		
Date	Project number	Scale (@ A3)
02/02/2022	NDH/CQ/9/21	1 : 100
Drawn by	DRAWING NUMBER	REV
Neil	6 Of 6	
Checked by		
Checker		