

Generally any departure from the approved plan may require a 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

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 contractor, 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

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

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

NOTES This drawing is to be read in conjunction with all other relevant project drawings, schedules and notes and is applicable whether specifically referred to or not. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to AGF Plans as soon as possible. Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householder's/clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings. All drawings copyright AGF Plans. This drawing may not be copied by any third parties without prior permission from AGF PLANS

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board .

MECHANICAL WORK Positions and specifications of radiators, routing of pipework , Suitability of existing boiler and repositioning of flues etc to be fully agreed with client prior to work commencing. All mechanical engineering work covered by AD Part L , must be designed , installed inspected and tested by a person competent to do so (e.g. Gas Safe Registered)

NEW AND REPLACEMENT DOORS

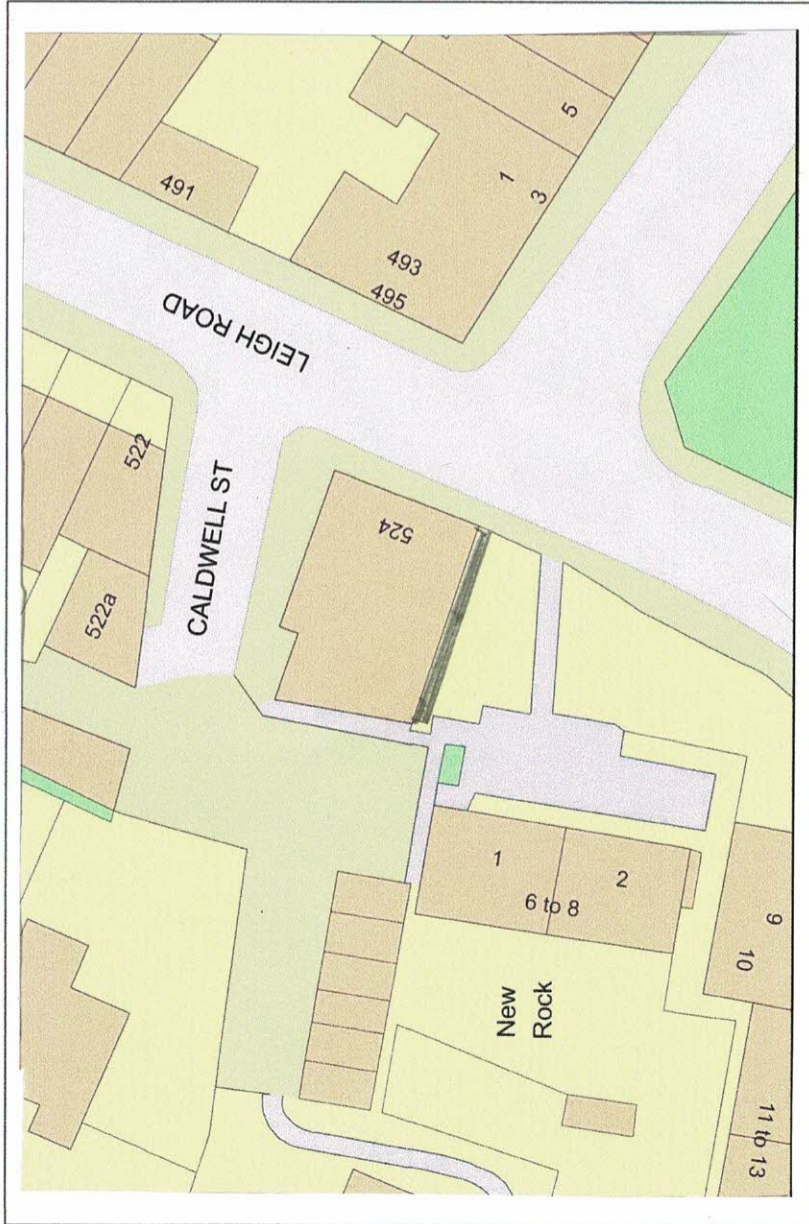
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape

SAFETY GLAZING

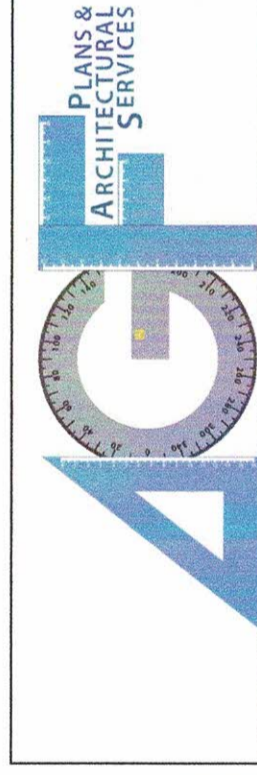
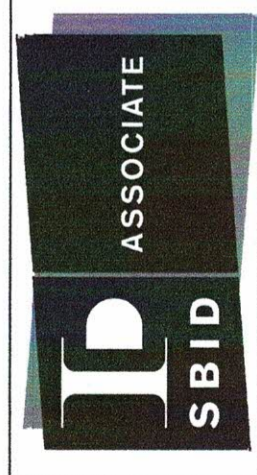
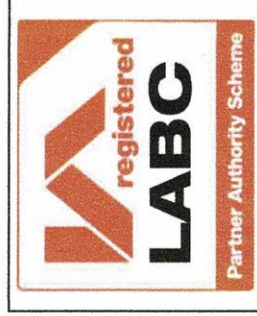
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows



LOCATION PLAN
VISUAL SCALE 1:1250 @ A3



BLOCK PLAN 1:500



PROJECT
Installation Of Access Ramp To Side With External Alterations To Side And Rear Including Extraction Flue To Rear Of Shop And 524 Leigh Road, Westhoughton, Bolton, BL5 2JX

SHEET
Location Plan

CLIENT Mr M Patel	
Date 20/07/2023	Project number NDH/DH/06/23
Drawn by Neil	Scale (@ A3)
Checked by Checker	DRAWING NUMBER 1 OF 4
	REV