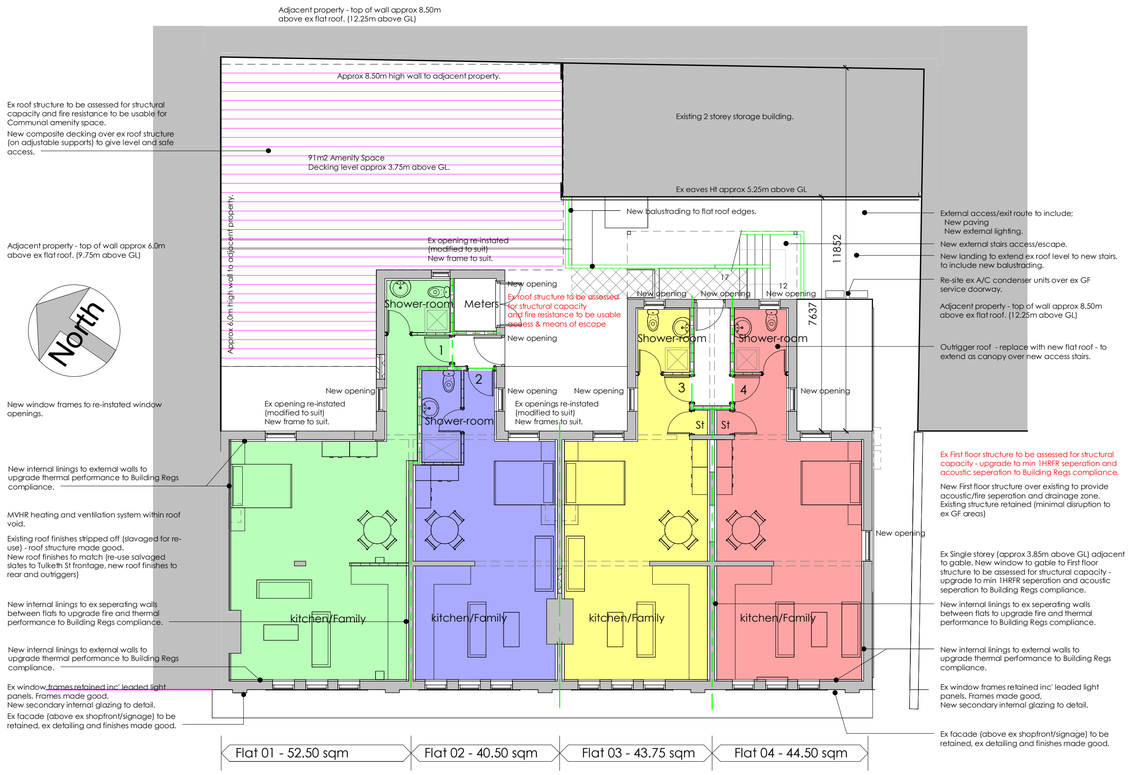
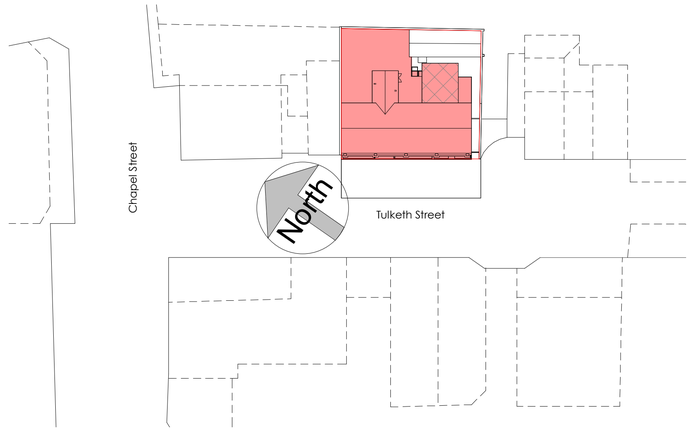
Paul Ennis & Company Limited



Proposed First Floor Plan

1 : 100

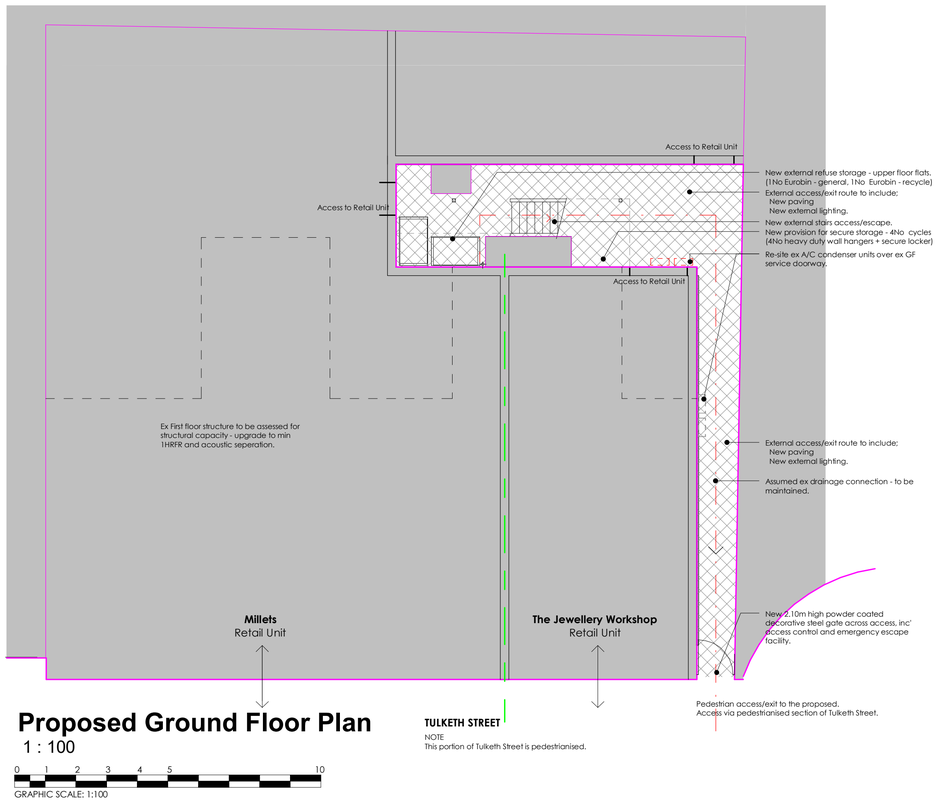


Proposed Site Plan

1 : 500

0 5 10 20 30 40 50

GRAPHIC SCALE 1:500



NOTE
This portion of Tulketh Street is pedestrianised.

Proposed Ground Floor Plan

1 : 100

0 1 2 3 4 5 10

GRAPHIC SCALE: 1:100

GENERAL NOTES:

All work should be carried out in accordance with current approved documents. The Contractor should be familiar with the relevant codes of practice and Building Regulations. The Contractor should ensure that Building Inspector is contacted at the relevant key stages.

The contractor should check all dimensions and conditions prior to commencement of works on site. The designer will not accept the responsibility of anomalies or mistakes occurring during construction stages. A detailed design and supervision service will be carried out on a separate basis as agreed with the client. Internal wall construction and wall thicknesses to be checked and confirmed by the contractor prior to works commencing on site. All materials and workmanship are to comply with the relevant and current British Standards and codes of practice. The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirement of the specification or drawings should be reported back to Paul Ennis and Company, necessary planning/building control approvals should be obtained prior to the commencement of the works, and complied with. Any deviation from the approved drawings is undertaken at your own risk and may require further planning/building control approvals. All steelwork dimensions to be checked by general and fabricating contractors prior to fabrication of steelwork

CDM Regulations: All parties must abide by the Construction Design and Management Regulations 2015. It is the Client's responsibility to appoint a competent Principal Designer on all projects involving multiple contractors. Projects are notifiable to the Health & Safety Executive if the building works will involve more than 500 man hours or be longer than 30 days in duration with 20+ site personnel. Domestic Clients responsibilities are usually transfered to the sole contractor, or Principal Contractor where there are multiple contractors.

Party Wall Act: The owner has a duty to serve a party structure notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if works involve excavations lower than the foundations of a neighbouring building within 3m, or excavations cut through a 45° line from the foundations of a neighbouring building within 6m. a party wall agreement/award should be formalised before the commencement of the works.

No.	Revision/Issue	Date

Client:

Regency Park
Properties Ltd.

Site Location:

4-10 Tulketh Street,
Southport, PR8 1AQ

Project:

Conversion of Existing Vacant First floor to 4No 1Bed studio Flats

Drawing Title:

Proposed floor plans
Proposed Site plan

Project Number:

BPE/2022/428/05

Project Status:

Stage:	Draft:	Approved:
Design		
Planning		
Building Regulations		

Date:	Drawn by:
02-2024	cp

Scale:	Revision:	Drawing Number:
1:100, 1:500@A1		428.05-005

DRAFT TO BE APPROVED

(Please Note - No Works to be undertaken on the project until Building Control Approval has bee obtained. Any works undertaken are at your own risk.)

IMPORTANT - THIS SHEET IS TO BE READ IN CONJUNCTION WITH OTHER SHEETS SUPPLIED

PAUL ENNIS
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