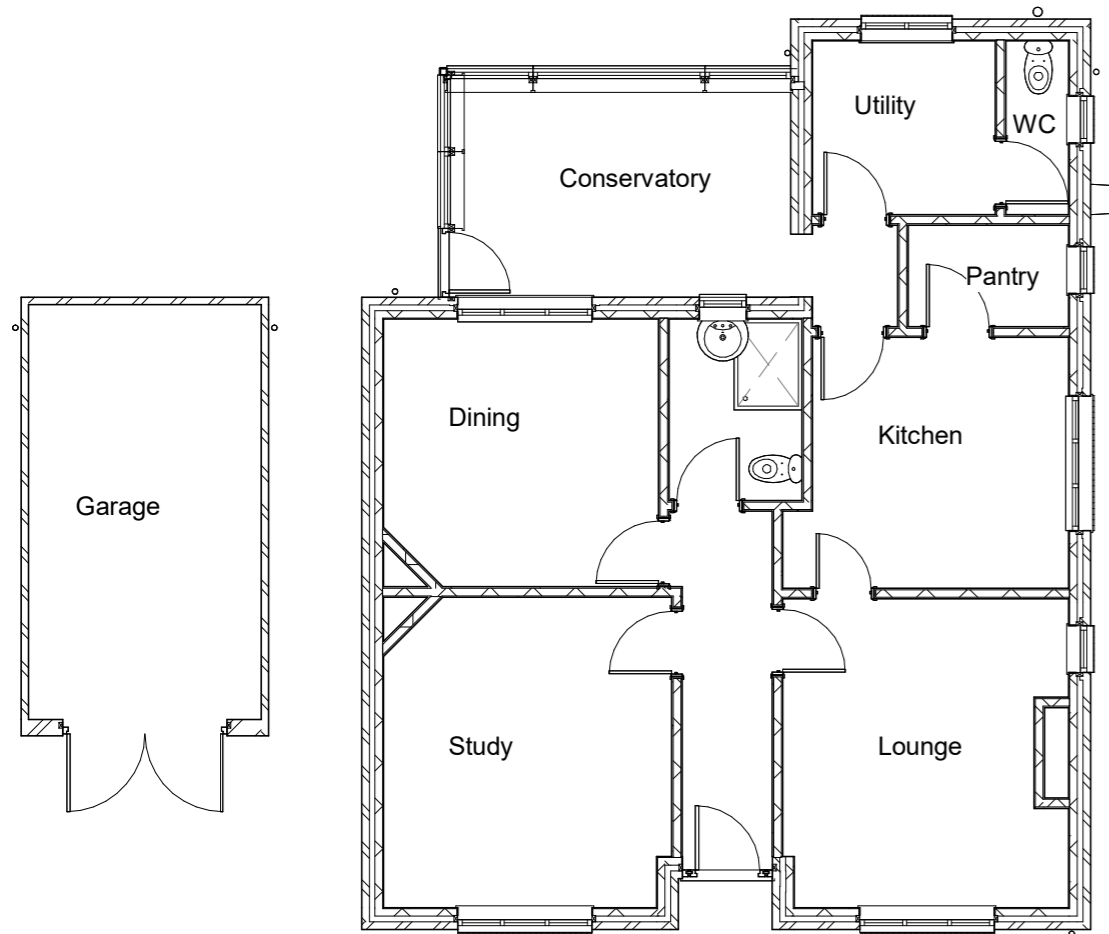


All dimensions and levels on site to be checked before work commences

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



**CDM REGULATIONS 2015**

The client must abide by the Construction Design and Management Regulations 2015.

The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

**Domestic Clients**

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) Exceeds 500 person days.

**NOTICE OF COMPLETION**

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence)

**NOTICE OF COMMENCEMENT**

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.

For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.

For all other works – constructed 15% of the overall work

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 housekeep planning consent and building regulations full plans/plan check approvals only

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

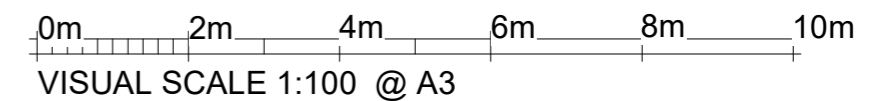
All workmanship and materials shall comply with the current and relevant Building Regs, British standards and codes of practice. All materials shall be fixed ,applied or mixed in accordance with the manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor 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

**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 supporte

**MATERIALS AND WORKMANSHIP**

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking

**1** **DPC**  
1 : 100



Planning  
Building Control  
Structural Calculations  
Project Management

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**PROJECT**

Proposed Extension To Side And Rear Along With Dormers To Front And Rear Of Glendene, Carr Lane, Stalmine, POULTON-LE-FYLDE, FY6 0JJ

**SHEET**

Existing Layout

**CLIENT**

Mr And Mrs J Morris

Date 22/03/2024	Project number NDH/JM/2/24	Scale (@ A3) 1 : 100
Drawn by Neil	DRAWING NUMBER 8 Of 9	REV
Checked by Checker		

22/03/2024 08:35:30