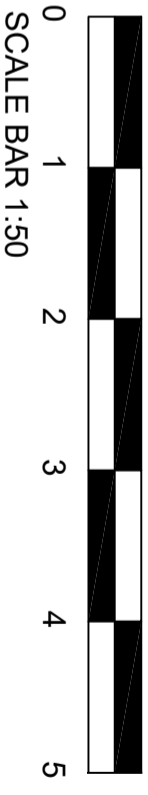


PROPOSED GROUND FLOOR PLAN

Do not scale off these drawings. All measurements should be checked on site.



General notes

This drawing and its content has been produced for the client only and is not intended for any other person or for any other purpose than the drawing status. All dimensions must be checked and verified on site prior to commencement of work and LCH Architectural Designs should be notified of any discrepancies. No part of this drawing and associated graphical contents may be reproduced, copied, modified, adapted or distributed, without prior written consent of the author.

The Party Wall etc Act 1996 - If you intend to carry out building work which involves one of the following categories:

- Work on an existing wall or structure shared with another property (Section 2 of the Act)
- Building a free standing wall or walls of a building up to or astride the boundary with neighbouring property (Section 1 of the Act)
- Excavating near a neighbouring building (Section 6 of the Act)

You must find out whether that work falls within the Act (your builder should be able to advise on this). If it does, you must notify all affected neighbours. A notice must be given even where that work will not extend beyond the centre line of a Party Wall.

All construction projects are subject to the CDM Regulations (2015). If the development will be for a domestic client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the main contractor (builder).

No works are to start on site prior to discharge of any/all pre-start planning conditions.

The client is at risk if any works are started prior to approval by an appointed Building Control Body.

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 transfer 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.

All contractors/sub-contractors must ensure that they are in possession of the currently issued drawings and details before commencing the relevant work-stage. All measurements to be checked before work begins, any discrepancies must be reported to the designer so that alterations can be made prior to commencement of building works.

For Planning



LCH Architectural Designs | Mansfield | Nottinghamshire
 Mob : 07803559519
 Email : lynsey@lcharchitecturaldesigns.co.uk
 Website : www.lcharchitecturaldesigns.co.uk

PROJECT
 Mr and Mrs Knight
 39 Lendale Crescent, Mansfield Woodhouse, NG19 9HJ

TITLE	DATE
Proposed Ground Floor Plan	
SCALE	1:50 @ A3
DRAWN BY	L.C.Hanson
DRAWING NO	02/02
REVISION	21/03/2024