



CDM Regulations

For work on domestic properties, as of April 2015 the Construction (Design and Management) Regulations 2015 came into force.

If you are having works carried out on a property that is not in connection with a business, you will be classed as a domestic client. A domestic client has a duty under CDM 2015 to appoint a principal designer and a principal contractor when there is more than one contractor. If you do not appoint these your duty as a domestic client will be automatically transferred to the contractor/contractor/principal contractor. If you require the designer can take on these duties, provided there is a written agreement between you and the designer to do so.

These designs have been prepared in conjunction with other designers/engineers to eliminate any foreseeable health and safety risks to anyone associated/affected by the works, where that is not entirely possible we have endeavoured to control those risks. If any risks become apparent the contractor should contact the client and designer.

The principle contractor appointed by the clients to carry the works should plan, monitor, manage and coordinate health and safety by liaising with all parties involved with the build – including client, designer and other contractors by preparing a plan of works and coordinating works with all contractors.

Site inductions should be provided, site to be secured, health and safety guidelines provided to workers relevant to work been carried out.

Phase plan to be completed as on HSE website (<http://www.hse.gov.uk/pubns/cis80.pdf>)

Specification

These drawings and specifications are prepared for Planning and building regulations only. These notes and drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and material are to comply with the building regs, British Standards and codes of practice etc. All materials shall be installed, applied, mixed etc as in accordance with manufacturers literature/specification.

Builder to check and confirm all levels, dimensions, drainage, construction and specification prior to starting any work on site. Any deviations to be brought to the attention of the client before being carried out.

It is the responsibility of the owner to serve notice on the adjoining/adjacent neighbours for the proposed works under the Party Wall Act 1996.

Any sewers that serve more than one property are public sewers and therefore the owner should contact the relevant provider to obtain a build over agreement.

No Part of the proposal should encroach over any boundary.

ADDRESS		PROPOSAL	
12 Orchard View Road Chesterfield S40 4BU		side/rear extension	
TITLE			
Existing floor layout			
SIZE	DWG NO	REV	
A3		A	
SCALE	1:100	SHEET	1