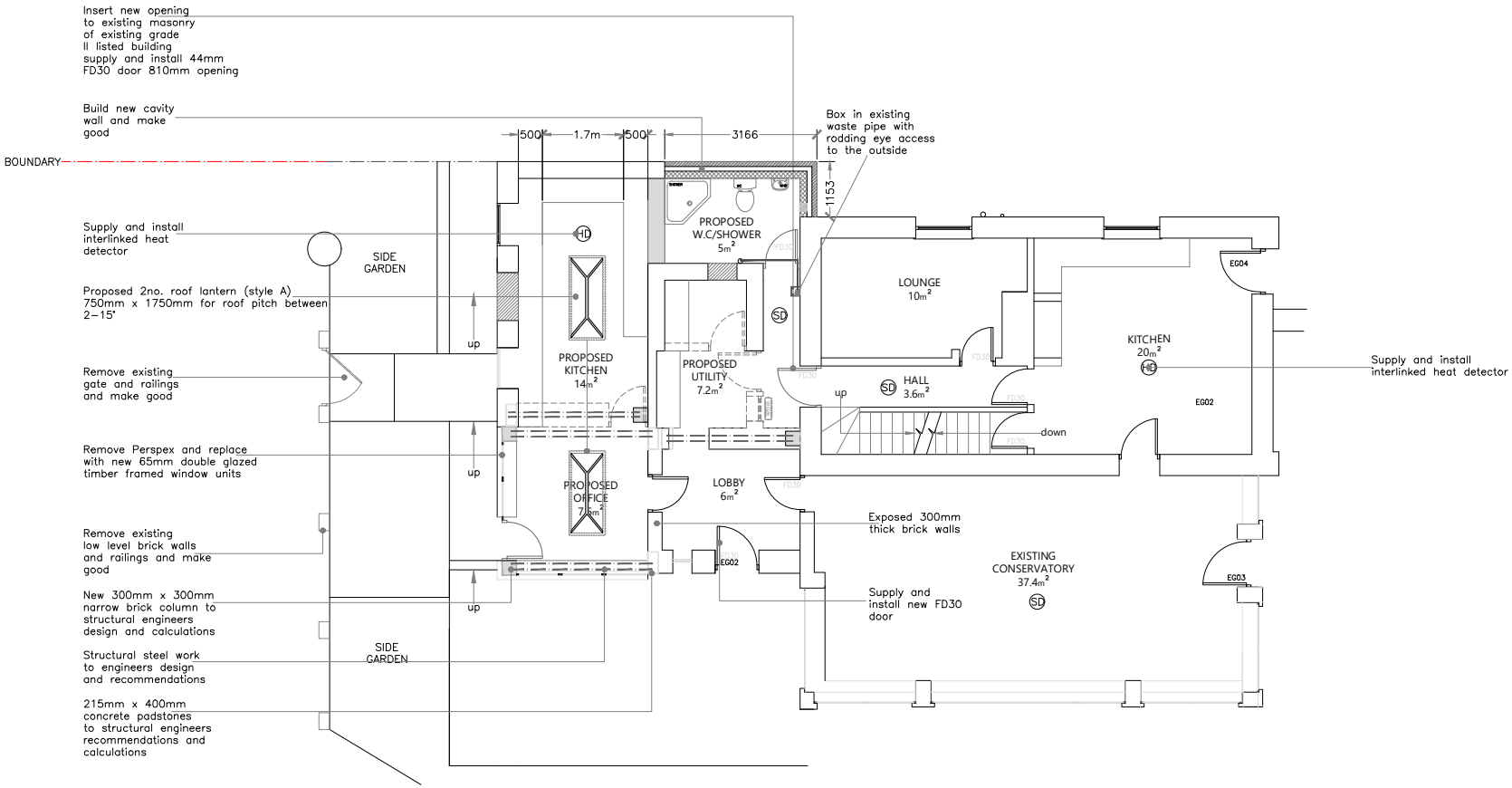

PROPOSED GROUND FLOOR PLAN

SCALE 1: 50 @ A1

General Notes

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

Design Risk Assessment are carried out through the design stages of this project. Residual risks are identified and included in the Health and Safety manual and the Asbs Managing Health and safety in Construction. Where reasonably possible all areas applicable to the design have been identified and noted for action on Risk Assessment Sheets specific to this project. This drawing should be read in conjunction with the Risk Assessment Sheets and Health and Safety Manual. Refer to the Principal Designer to be included in the Health and Safety plan.

1. No dimensions to be scaled from this drawing.
2. The contractor must verify all figured dimensions on site before commencing any work or making any shop drawings.
3. This drawings is the sole copyright of AJ Architectural Consultancy and no part may be reproduced without written consent.

1. This drawing and the copyrights and patents herein are the designers property and may be used or reproduced only under contract.

2. All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards.

3. Contractor to verify all sizes and dimensions on site before commencing work and report any discrepancies to the designer.

4. Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification. On no account must the contractor scale off this drawing.

5. If no site investigation has been carried out prior to commencement of works, contractor to make trial holes to test suitability of ground for proposed foundations.

6. Contractors are responsible for informing the designer of any discrepancy on this drawing or between this drawing and any other related documents issued in respect of the work.

7. The contractor must refer to the engineers drawings and specifications for all structural details. Any discrepancies between these details and this drawing should be reported to the designer before commencing work.

8. CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 are applies in full to all construction work and the client must appoint a Principle Contractor and the project must have a written construction phase plan.

9. This drawing has been prepared for planning and building regulation submission only and therefore all forms of construction and details are solely the responsibility of the contractor

10. Where construction works effect a party wall it is the responsibility of the client to serve a party wall notice to the adjoining owners. Further information can be found at www.gov.uk/party-walls-building-works.

NOTE:
Client please note that you have duties under the CDM 2015. Ask Contractor to provide a pre-construction information and Health & Safety file to help them comply with their duties, such as ensuring a Construction phase plan is PDF is prepared.

Main Contractor to reduce or remove any foreseeable Health & Safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated.

PLEASE NOTE THAT AA DESIGN GROUP LTD SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRE-CONSTRUCTION PHASE.

PLANNING

No.	Revision/Issue	Date

Client: Mrs Melinda Horvath

Project Name and Address

Proposed external and internal alterations to existing grade II listed property at No.428 Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Project	Sheet
4281	P05
Date: 24.06.2024	
Scale: As Noted	

03.04.2024 428 Spen Lane – Planning April 2024_recover.dwg