

NOTES

New work shown shaded

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 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:

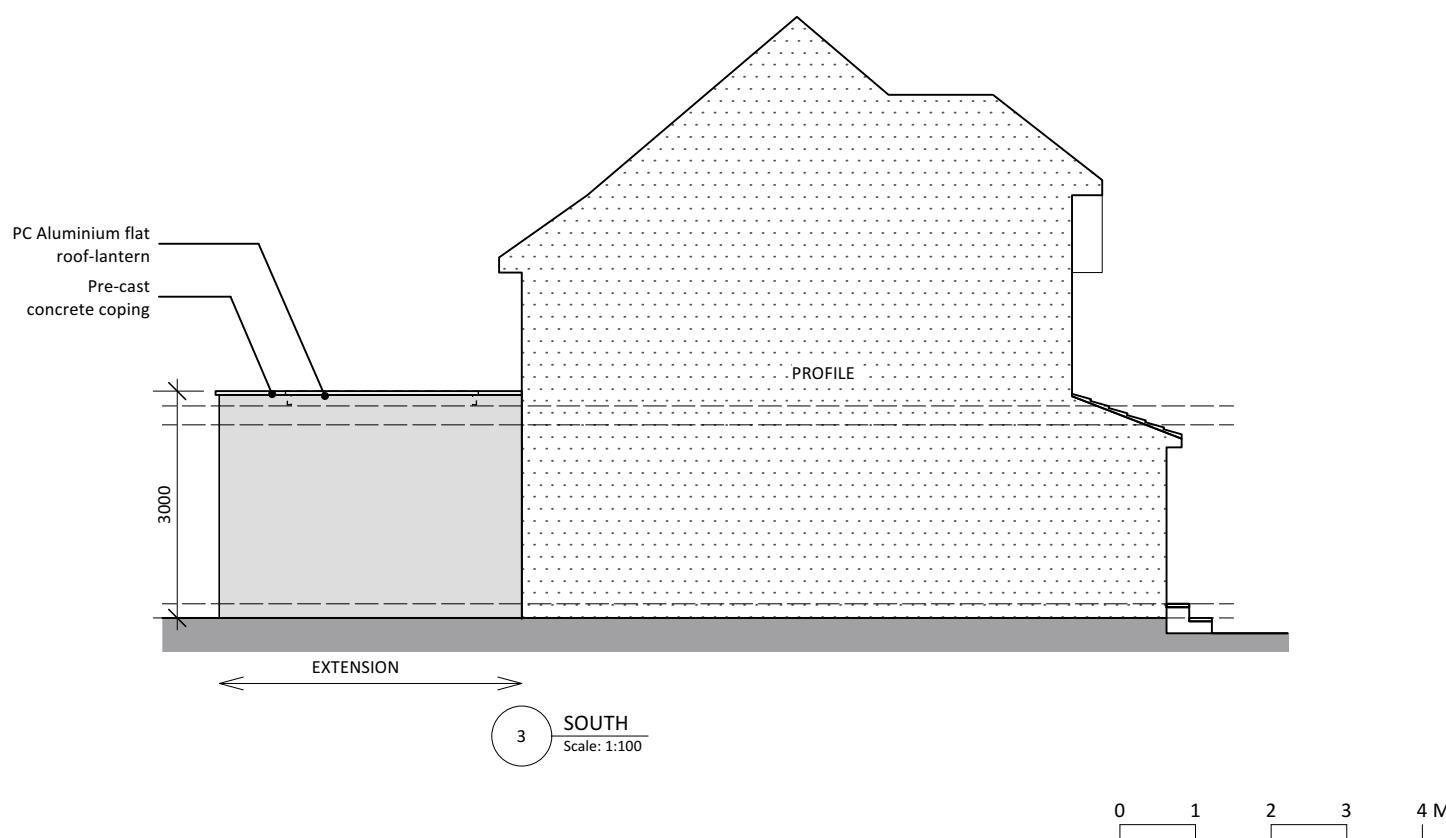
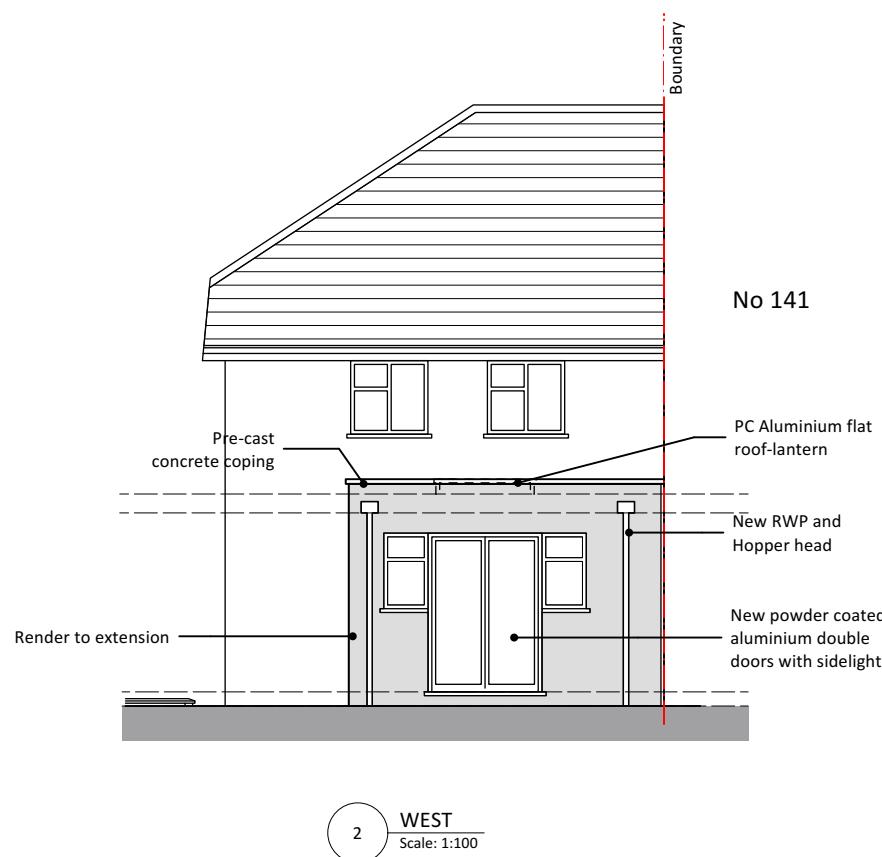
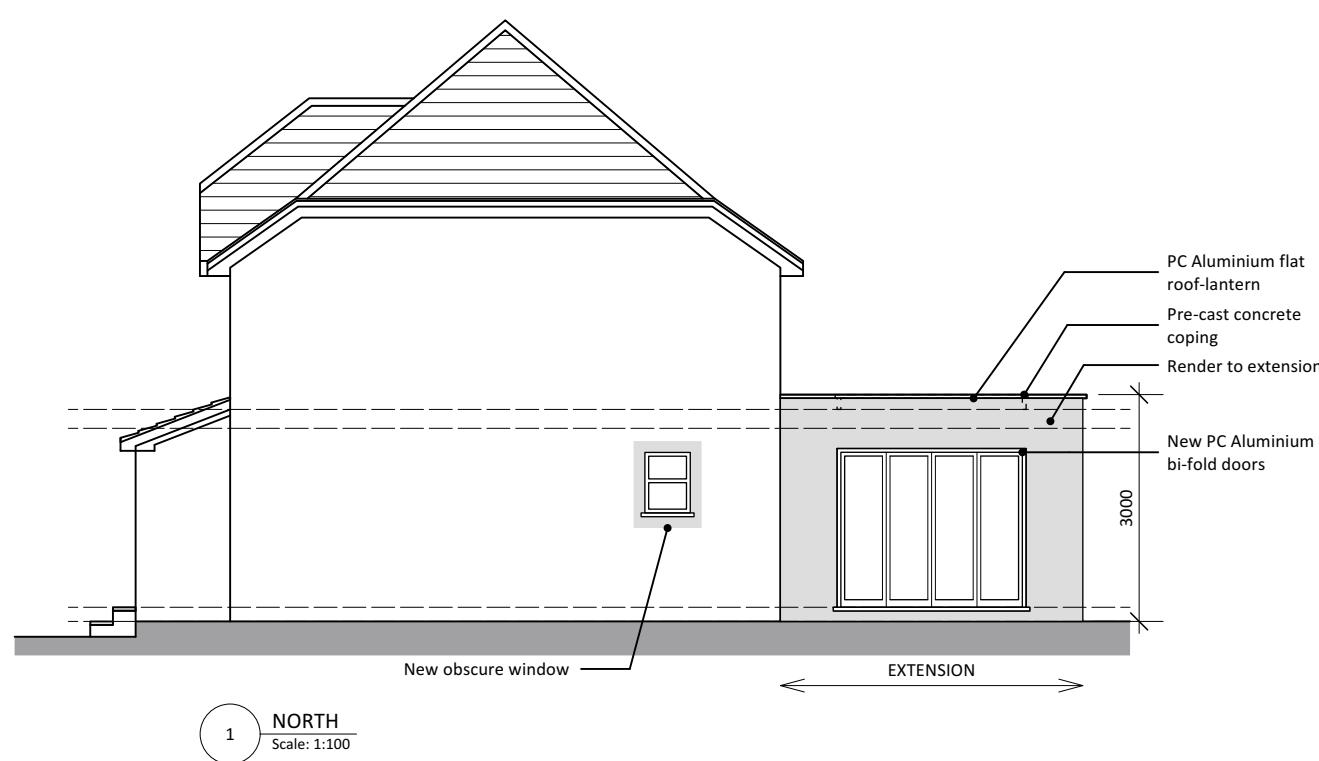
- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or:
- (b) Exceeds 500 person days.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.



A	06/01/2023	Redesign as instructed by client
ISSUE	DATE	REVISION
NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT OR CA		
PROJECT 139 Collingwood Road, UB8 3EW		
CLIENT Mr & Mrs Newman		
DRAWING PROPOSED ELEVATIONS		
 <p>All rights described in chapter IV of the Copyright Designs & Patents Act 1988 have been generally asserted. This Drawing must not be scaled; only figured dimensions should be used. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention.</p>		
PROJECT #	2021.004	DWG #
DATE	27/03/2020	REV
SCALE	1:100	
DRAWN	CHKD	
KS	JC	

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Aakaal Associates Ltd trading as aa+ architects
Moor House Farm Lower Road Denham Uxbridge UB9 5EN
t 01895 834961 e info@aa-plus.uk w aa-plus.uk