

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.

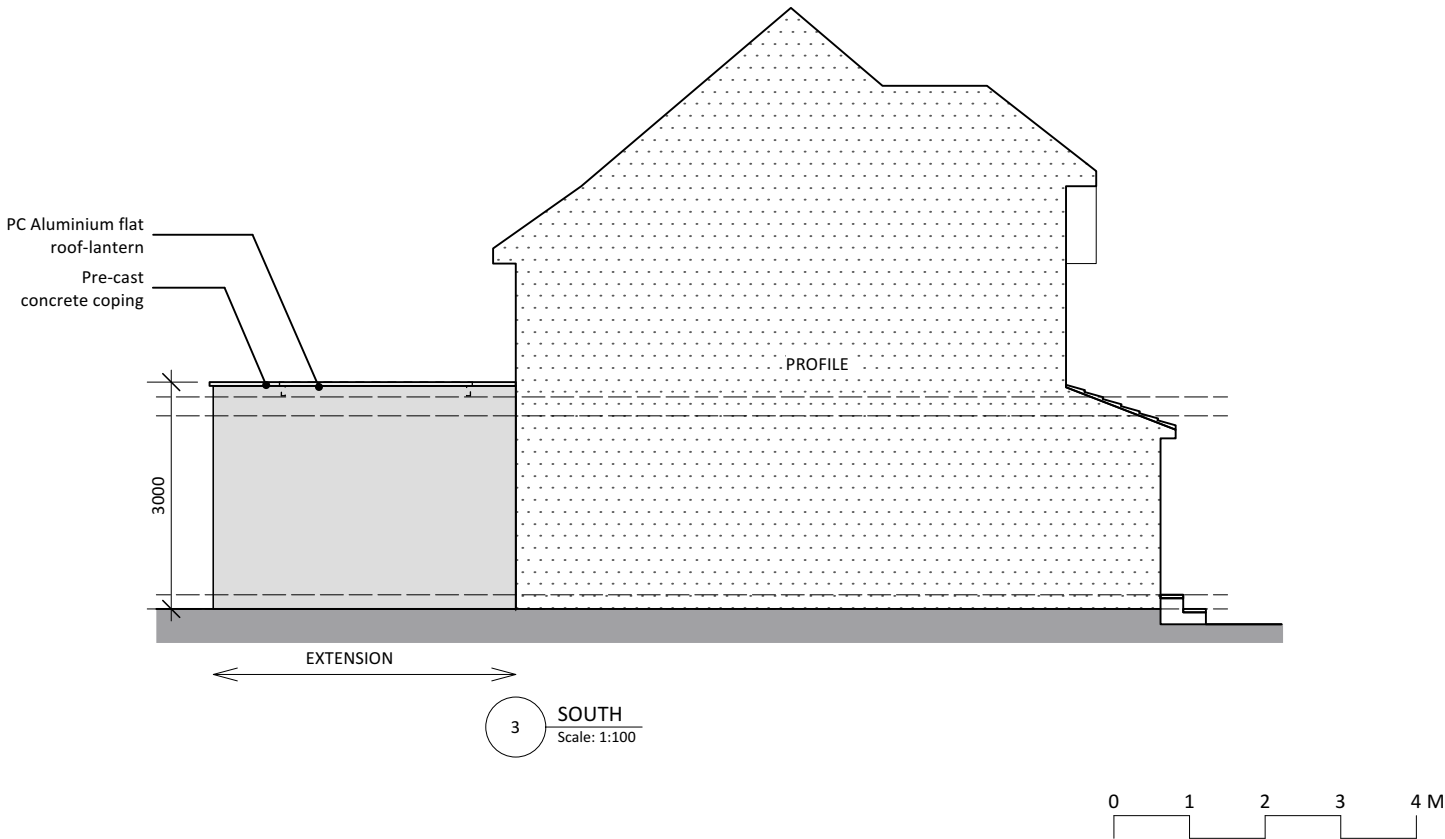
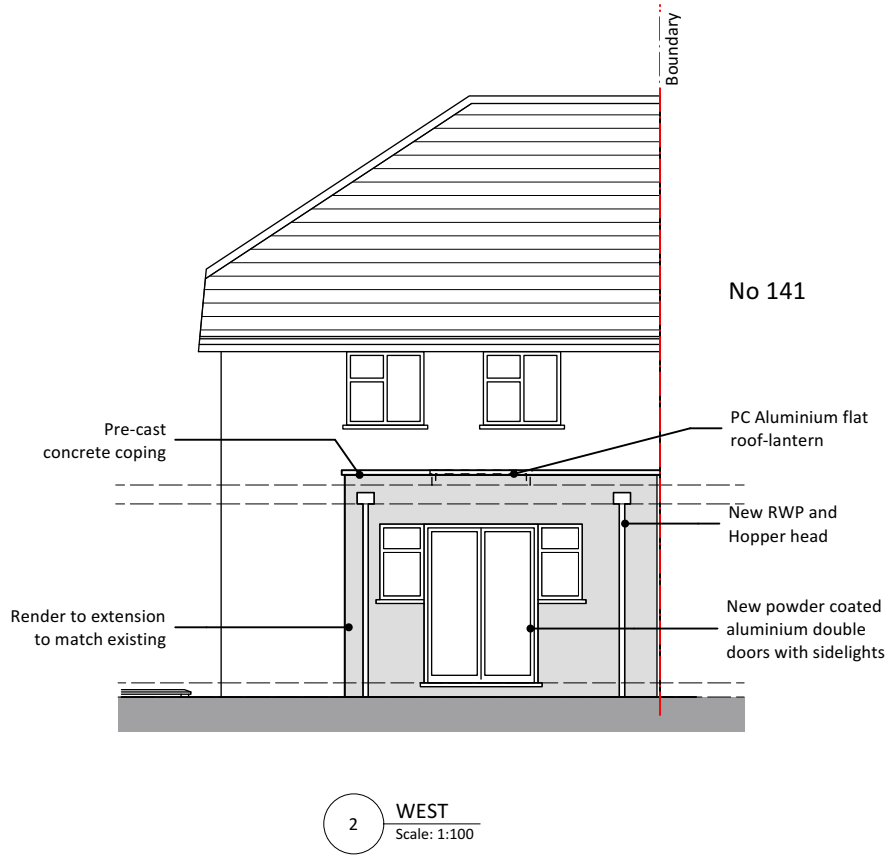
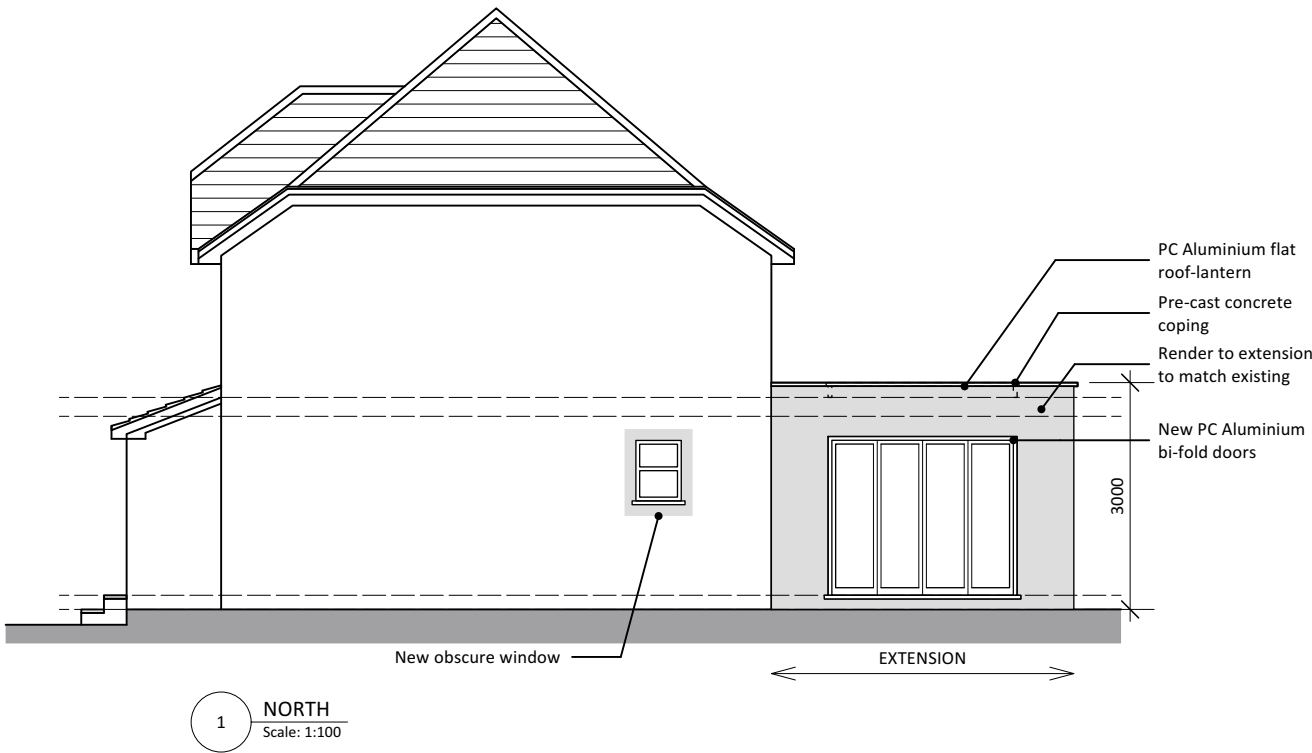
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (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.



B	19/01/2023	Annotation added
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



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.

PROJECT #	2021.004	DWG #	REV
DATE	27/03/2020		
SCALE	1:100		
DRAWN	KS	CHKD	JC

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