

# Notes:

All work is to be carried out to the latest current British standards Co Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation

All dimensions are in millimetres unless where explicitly shown otherwise The contractor should check and certify all dimensions as work proceed and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask.

Hussain Architectural Design are not liable for any work undertaken pric to Full Planning Consent and or Building Regulations Approval

COM REGILATIONS 2015 The dient must abide by the Construction Design and Management Regulations 2015. The client must appoint a contract, if more than one contractor is to be involved, the client will need to appoint (in writing) a principial designer (to pian, manage and coordinate the planning and design work) and a principial 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 agreemen 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.

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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 boart through wall
 - Raising a wall or cutting off projections
 - Demolition and rebuilding
 - Near through wall
 - Raising a wall or cutting off projections
 - Demolition and rebuilding
 - Inderpinning
 - Insertion of lead flashings
 - Excavations within 3 metres of an existing structure where the new
 foundations within 3 metres of an existing structure where the new
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 foundations within 3 metres of an existing structure where the new
 foundations.
 A Party Wall Agreement is to be in place prior to start of works on site.
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THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gase within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Centificates, Product Certification of Scheme Kifk (Me Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.



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Title: 124 Preston New Road Blackburn Lancashire BB2 6BU

Proposed Plans

Project No: HAD1234-01-LP	Drawn: Axa
Client:	Paper: A3
Date: 27-11-2017	Scale: 1:100
Amendments:	