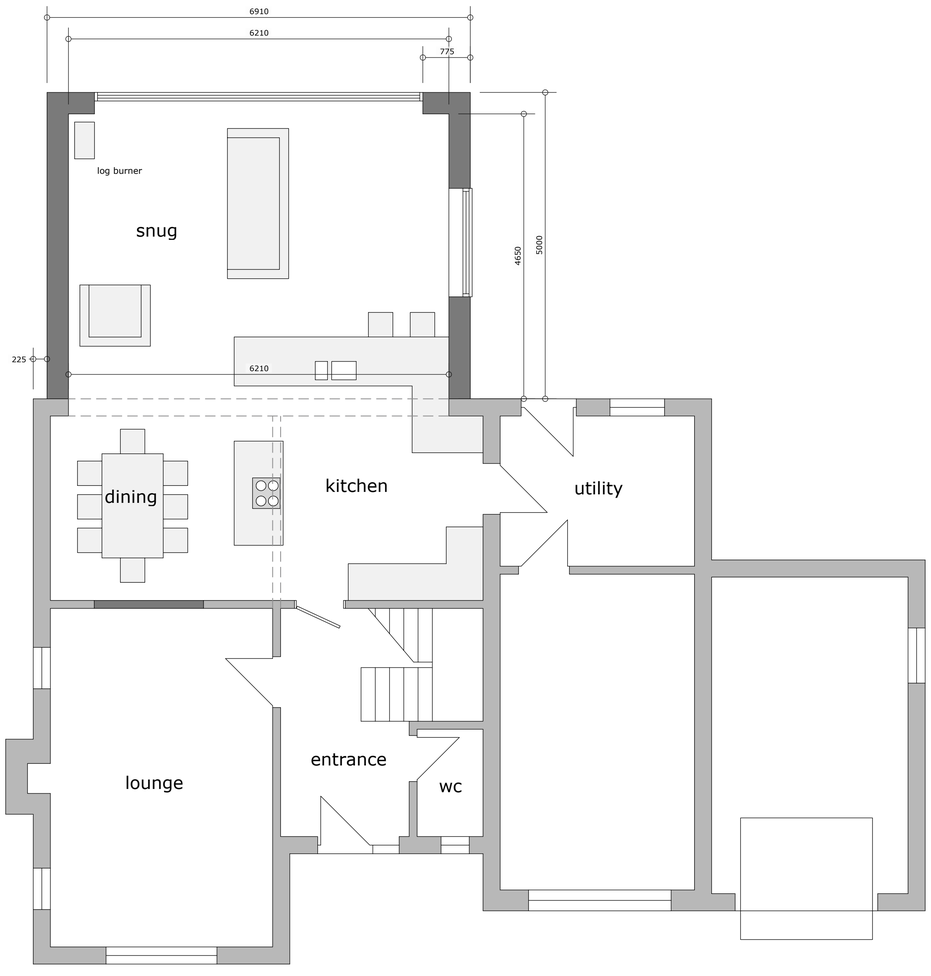


LEFT

RIGHT



GROUND FLOOR PLAN



REAR

PROPOSED ALTERATIONS & EXTENSION
CARLTON LODGE OXCROFT BANK
SHEPEAU STOW LINCS
MR & MRS FORD

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be reproduced except with the consent of the author. Any breach will be pursued. The Planning Consent relating to this drawing is subject to conditions imposed by the Local Planning Authority. Any variations from the approved drawings must be agreed with the Authority before work proceeds. Any discrepancies between the drawings and the site conditions must be reported to the author before work proceeds. The Contractor is to check all dimensions on site before work proceeds and is to report any discrepancies to the author. Any variations between the drawings and the Building Regulations must be brought to the attention of the author. Figured dimensions are to be taken in preference to scaled dimensions. Dimensions are in millimetres unless otherwise stated. The Contractor is to visit the site and be responsible for taking all dimensions necessary for the construction of the works. The Contractor is responsible for the adequacy of all temporary works and for the safety of the building during construction. All workmanship must be carried out in accordance with the Building Regulations and to the satisfaction of the Building Control Officer. All new work and work in connection with the existing structure is to be carried out in the best manner and with the materials as described in the Specification. Existing walls, floors and roofs indicated to be removed are to be carefully propped and supported pending the installation of the new work. Before commencing any excavation, check the position of all drains, pipes and cables. Excavations must not undermine the foundations of existing buildings, neighbouring buildings or boundary walls. Provide adequate support and protection to avoid collapse. Keep excavations free from water. Ensure adequate provision is made for the drainage of the site both during and after development. Roof drainage shall not be connected to foul sewers. Thermal insulation shall be continuous and unbroken and fit closely against adjoining construction to exclude draughts. Insulation shall not be compressed to reduce its thermal resistance. Ventilation must be provided to all habitable rooms, bathrooms and sanitary accommodation in accordance with the Building Regulations. Glazing in critical locations shall comply with BS 6262. Smoke detectors shall be provided in accordance with BS 5839 part 6 and shall be mains operated with battery backup. Fire doors shall be fitted with intumescent strips and cold smoke seals and shall be self-closing. Means of escape in case of fire shall be provided in accordance with Approved Document B. Electrical installations shall be carried out by a competent person registered with a scheme approved by the Secretary of State and certificates issued upon completion. Gas installations shall be carried out by a Gas Safe registered engineer and certificates issued upon completion. Asbestos, if encountered, shall be removed by a licensed contractor in accordance with the Control of Asbestos Regulations. Party Wall etc. Act 1996: where building or excavation is to take place near a neighbouring boundary, the Party Wall etc. Act 1996 applies. Adjoining owners must be notified before any work begins. The Building Contractor is responsible for obtaining all necessary Party Wall Awards and for complying with their terms. Work that may not specifically be shown but is reasonably inferred as necessary to carry out the works described shall be deemed to be included in the contract. The Contractor must allow for all temporary supports, propping, shoring and bracing required during construction, whether or not specifically shown on the drawings. Any proposed variation or substitution of materials must be approved by the Architect before being implemented. Where a British Standard or Code of Practice is referred to, the latest edition current at the date of tender shall apply unless otherwise stated. The Contractor is responsible for ensuring that all subcontractors and suppliers are aware of and comply with the requirements of this drawing and the specification. Nothing in this drawing shall be construed as giving instructions to any person other than the Contractor. The Contractor is responsible for the safety of all persons on site and for maintaining adequate public liability insurance. Any defects appearing within the defects liability period shall be made good at the Contractor's expense unless agreed otherwise in writing. The Contractor shall keep the site reasonably clean and tidy during the progress of the works and shall remove all rubbish and surplus materials from the site upon completion. Hours of working on site shall be restricted to reasonable hours unless prior agreement has been obtained from the Local Authority. The Contractor shall provide adequate welfare facilities for all persons employed on the site in accordance with the Construction (Health, Safety and Welfare) Regulations. The Contractor shall comply with the Control of Pollution Act 1974 with respect to noise, dust and vibration. Materials shall not be burned on site. The Contractor shall ensure that all waste materials are disposed of at licensed tips or recycling facilities. The Contractor shall comply with the Environmental Protection Act 1990 with respect to waste management. The Contractor shall comply with the Health and Safety at Work etc. Act 1974 and all relevant regulations made thereunder. The Contractor shall appoint a competent person to act as Principal Contractor for the purposes of the Construction (Design and Management) Regulations 2015 and shall provide all information required by that person. The Contractor shall not commence any part of the works until a Construction Phase Plan has been prepared and issued. The Contractor shall comply with the Electricity at Work Regulations 1989 and shall ensure that all electrical equipment is suitably rated, earthed and protected by residual current devices where required. The Contractor shall comply with the Provision and Use of Work Equipment Regulations 1998 and shall ensure that all lifting operations are properly planned, supervised and carried out by competent persons. The Contractor shall comply with the Manual Handling Operations Regulations 1992 and shall avoid hazardous manual handling where reasonably practicable. The Contractor shall comply with the Personal Protective Equipment at Work Regulations 1992 and shall provide suitable PPE to all persons on site. The Contractor shall comply with the Work at Height Regulations 2005 and shall ensure that all work at height is properly planned and carried out safely. The Contractor shall comply with the Confined Spaces Regulations 1997 and shall not enter confined spaces unless a safe system of work has been established. The Contractor shall comply with the Lifting Operations and Lifting Equipment Regulations 1998 and shall ensure that all lifting equipment is thoroughly examined and certificated. The Contractor shall comply with the Pressure Systems Safety Regulations 2000 and shall ensure that all pressure systems are maintained in safe condition. The Contractor shall comply with the Ionising Radiations Regulations 1999 and shall ensure that all radiation sources are properly controlled. The Contractor shall comply with the Control of Substances Hazardous to Health Regulations 2002 and shall ensure that all hazardous substances are properly assessed and controlled. The Contractor shall comply with the Control of Noise at Work Regulations 2005 and shall ensure that all noise exposure is properly assessed and controlled. The Contractor shall comply with the Control of Vibration at Work Regulations 2005 and shall ensure that all vibration exposure is properly assessed and controlled. The Contractor shall comply with the Control of Asbestos Regulations 2012 and shall ensure that all asbestos is properly identified and managed. The Contractor shall comply with the Construction (Design and Management) Regulations 2015 and shall ensure that all duties are properly discharged. The Contractor shall comply with the Building Regulations 2010 and shall ensure that all work is carried out in accordance with the requirements of the Regulations. The Contractor shall comply with the Building Regulations (Amendment) Regulations 2013 and shall ensure that all work is carried out in accordance with the requirements of the Regulations. The Contractor shall comply with the Building Regulations (Amendment) Regulations 2015 and shall ensure that all work is carried out in accordance with the requirements of the Regulations. The Contractor shall comply with the Building Regulations (Amendment) Regulations 2016 and shall ensure that all work is carried out in accordance with the requirements of the Regulations.

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HOUSE PLANS & ELEVATIONS

1/50 at A1	11/4/25

J202-PL 2

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Architectural Design Consultant

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