

It is the contractor and clients responsibility to check suitability of these methods/materials on site. It is strongly advised that ordering should be carried out after on site measurements are checked.

CDM 2015:  
 It is likely that these works will fall under the CDM 2015 regulations. Clients should satisfy themselves that all duty holders are complying with these regulations and that (if necessary) the project is reported through the correct channels. In line with CDM 2015 we are obliged to inform the client that risks may be encountered in the construction of these works and to appoint a safety advisor (if necessary) as soon as possible. All design work has been carried out with health & safety aspects given full consideration, wherever possible risks have been eliminated from the design. We would also remind the client of their obligation to take all reasonable steps in ensuring that only competent contractors who have a valid safety policy are employed. They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted below:

1. Trench excavations in excess of 1.2m deep.
2. Guarding to the edge of excavations to prevent people, materials & vehicles falling in.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Undermining to adjacent roads or structures during excavation.
5. Confined space operations.
6. Dealing with existing structures.
7. Traffic management on existing highways.
8. Procedure to be followed in the event of accident or emergency.
9. Operations associated with removal of existing trees.
10. Demolition of existing buildings.
11. Any possible hazardous materials identified in the site investigation reports.
12. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

**Disclaimer:**  
 All works to comply with Planning & Building Regulation approved plans. The contractor is to agree the requirements for lighting, power, decorations and fittings with the client prior to tendering. The contractor is to include for any protection required and for making good and removing all building debris. All dimensions and levels shown are in metric and should be checked prior to commencing the works or of ordering materials. If in doubt ask.  
 All materials to be used in strict accordance with manufacturers instructions. Any discrepancies should be reported immediately before commencement of the works or ordering of materials.  
 Should a public sewer be found within 3m of the development it will be necessary to carry out works as required by the Local Authority under the requirements of section 25 Public Health Act 1936. Whilst every care is taken during the survey, no responsibility is to be borne by Flynn Architecture Ltd as to any expenses incurred. Furthermore, the contractor should include an allowance for such unforeseen operations. These works may need the involvement of a planning supervisor and a principle contractor under the Construction Design and Management Regulations 2015.

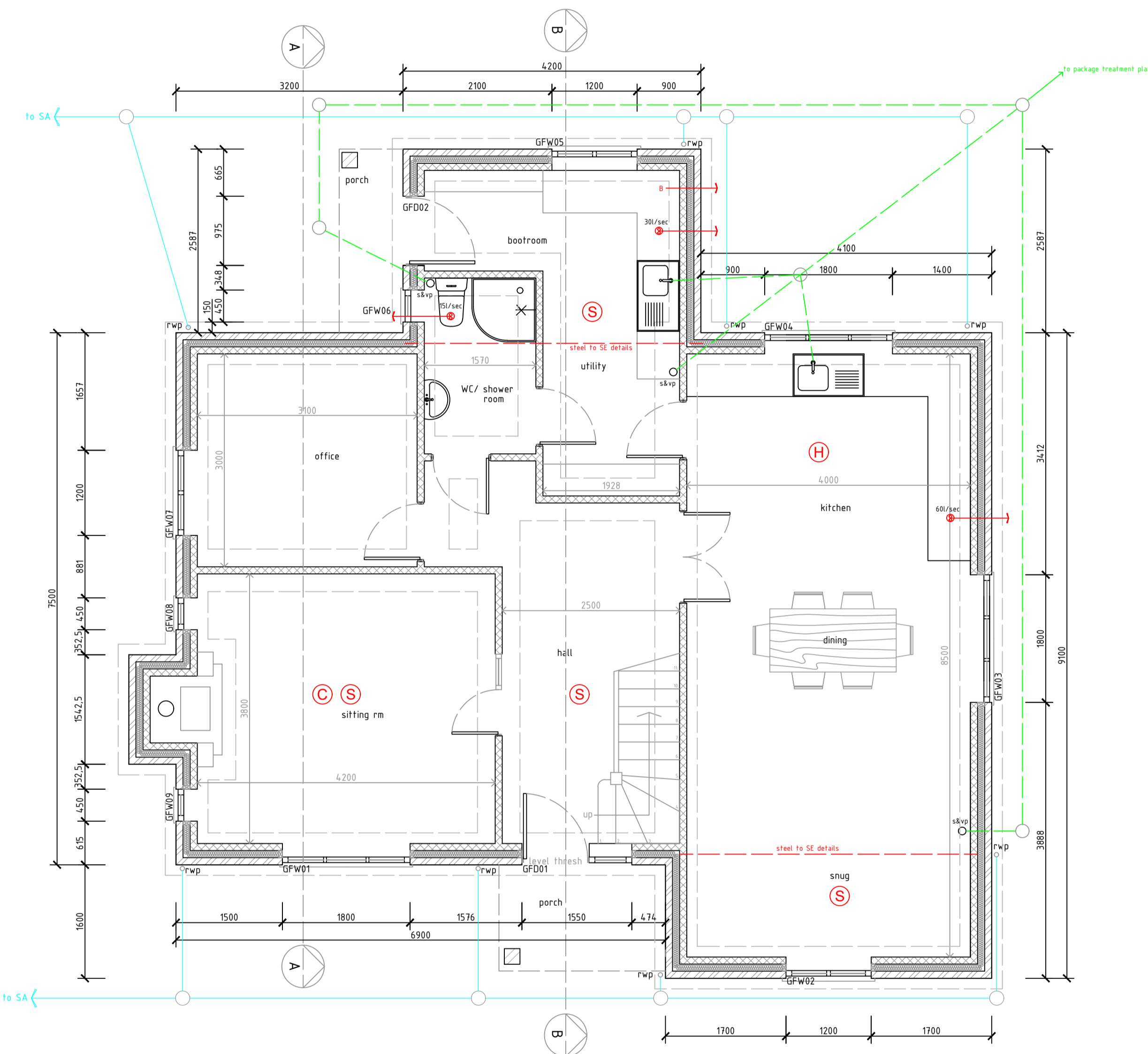
**Key:**  
 S H Mains wired smoke & heat detection compliant with BS5839. Complete with battery backup should mains power fail.  
 C Carbon Monoxide detector Complying with BS EN 50291:2001  
 All upper floor windows serving habitable rooms are to meet the requirements for means of escape. (minimum opening sizes and sill heights above FF apply).  
 Drawing to be read in conjunction with written specification.



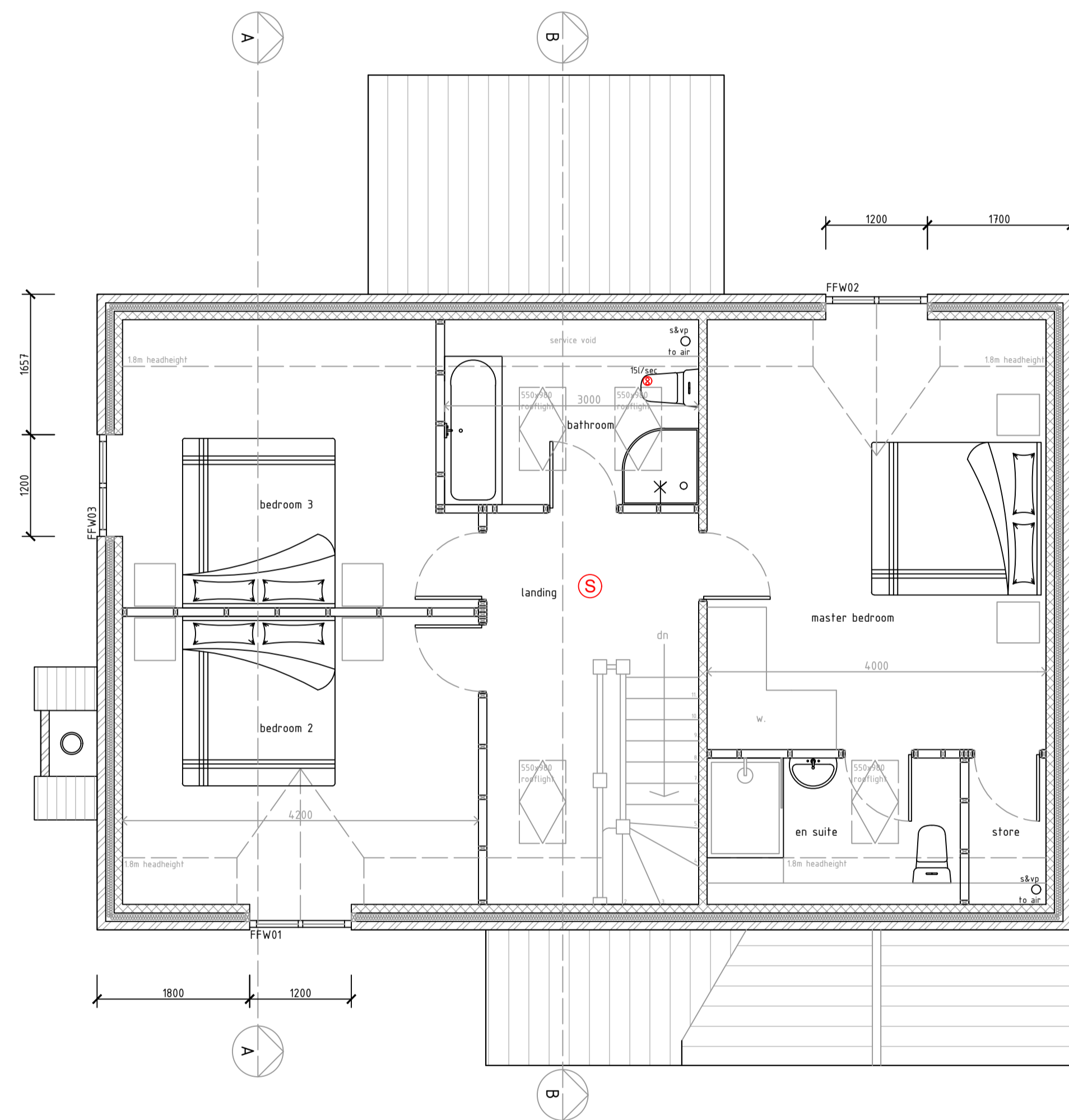
Reserved Matters Application -  
 Mendle Farm, Holme Lane, Holme, DN16 3RF  
 Client: Mr. J. Richardson

Issue Status	
Consultation	
Planning	
B Regs	X
Construction	

Title:  
 Floor Layouts



proposed GF layout  
 Scale 1:50



proposed FF layout  
 Scale 1:50



Drwg No: HO/RI/MF/06  
 Scale: as indicated @ A1  
 Date: 18/08/2020