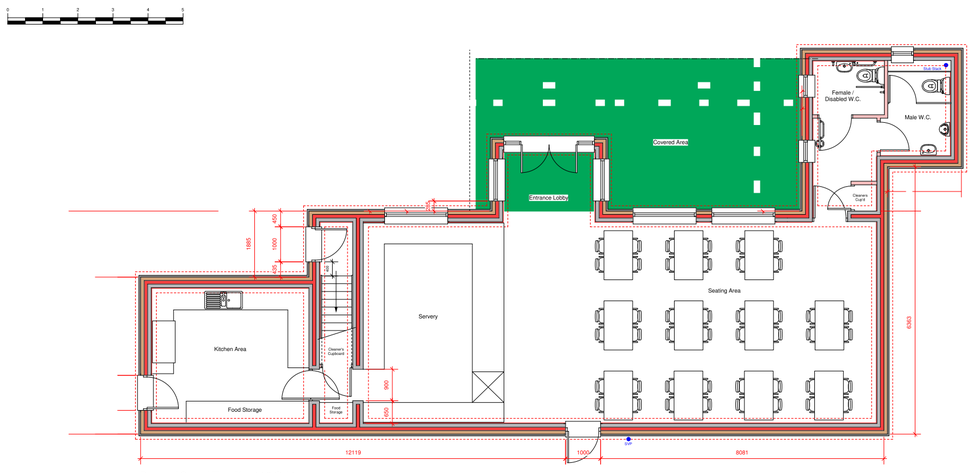


Proposed Ground Floor Plan 1:50 @ A1

Green area is the outdoor patio area
to be included in the licence for the sale,
supply and consumption of intoxicating liquor
ancillary to the provision of meals.

Proposed First Floor Plan 1:50 @ A1

# Dwg No. TL-4367-23-BC10

**The Construction (Design & Management) Regulations 2015**

The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources. The arrangements are suitable if:

1. The construction work can be carried out (so far as reasonably practicable) without risks to the health and safety of any person affected by the project.

2. Ensure suitable welfare facilities are provided. These arrangements must be reviewed and maintained throughout the project.

A. The client must provide pre-construction information to the designer and contractor.

B. The client must ensure that a construction phase plan is in place before the construction phase starts.

C. The client must ensure that the designer/principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.

D. The client must take reasonable steps to ensure that the principal designer and contractor comply with their duties.

E. The client must pass the health and safety file to any new owner(s)/occupier(s) and ensures that they new owner(s)/occupier(s) is aware of the nature and purpose of the file.

Anglia Design LLP Commercial Client Design Risk Management Checklist:

1. Existing above ground service locations
2. Existing below ground service locations
3. Existing hazardous materials or substances
4. Ground conditions
5. Ground water level
6. Escape routes
7. Site access & egress (safe routes)
8. Site security issues (trespass)
9. Site boundary issues (scaffolding implications, security)
10. Pedestrian protection requirements (hoarding)
11. Traffic management
12. Unloading areas
13. Hoists and goods lifts
14. Site welfare facilities storage
15. Principles of structural design
16. Significant design assumptions
17. Temporary bracing requirements during the excavation sides, preventing falls of materials into excavations, avoiding overloading of adjacent ground)
18. Structural or architectural elements (are awkward/extra heavy, off site fabrication, modularisation, etc) requiring special construction sequencing
19. Programme & assembly sequencing early installation of final components such as windows/doors/cladding
20. Early installations (staircases, roofing, dry risers, protected corridors)
21. Demolition works (sequences, temporary support & structures, written demolition statement)
22. Extra heavy structural, architectural or mechanical/electrical elements (large glazing)
23. Extra heavy structural, architectural or mechanical/electrical elements
24. Cleaning of translucent areas (skylights)
25. Access to high level areas (skylights, sill windows at height on each elevation)
26. Access to light fittings
27. Access to mechanical equipment (a/c units, PV's, solar)
28. Access to fire alarms
29. Access to inspection chambers and manholes, tranches, service ducts
30. Fall restraint anchorage arrangements
31. Roof edge protection
32. Roof access routes protected
33. Access to roof lights
34. Access to roof drainage areas
35. Roof maintenance access issues
36. Access for emergency vehicles

**NOTES**

1. The client should be aware that a warranty may be required for new build housing. The client should also be aware that warranty companies may impose their own construction requirements which may differ from information provided on this drawing or in the specification of works.

2. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

3. All work is to comply with current Building Regulations and associated legislation.

4. All contractors and sub contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

5. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

6. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of the safety of operatives and others affected by the works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

7. All dimensions shown in millimetres.

**Photographic Evidence**

Photographs for each photo thermal junctions MUST be taken. Note: these photos are required for sign-off but will not be for building control to do. One photograph per detail should be recorded. Photographs should be taken at appropriate construction stages when each detail is completed and always prior to covering up works. Photo's require Geo-location with a date & time stamp showing when the photos are taken. They should be of good quality and may require close-ups if tiny shots do not provide enough details.

**Photos Required**

1. Ground floor: Below substructure and ground floor, to show thermal continuity and quality of insulation in the following places:
a. All ground floor perimeter edge insulation.
b. Ground floor to wall junction.
c. Below damp-proof course on external walls.

2. External walls: For each main wall type, to show thermal continuity and quality of insulation for the following.
a. Ground floor to wall junction.
b. Structural penetrating elements.

3. Roof: For each main roof type, to show thermal continuity and quality of insulation at the following.
a. Eaves junction.
b. Eaves and gable edges.

4. Openings: For each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following.
a. Window positioning in relation to cavity closer or insulation line.
b. External door set positioning in relation to cavity closer or insulation line.

5. Airtightness: Additional photographs for all details 1-4 to show airtightness details (only if not included on visible in continuity of insulation image).

6. Building services: For all plant associated with space heating, hot water, ventilation and low or zero carbon technologies, photographs to show the following. (Only if applicable).
a. Plant/equipment identification labelled, including make/model and serial number
b. Primary pipework continuity of insulation.
c. Mechanical ventilation ductwork continuity of insulation *(to duct sections outside the thermal envelope)*.

**BUILDING REGULATION ISSUE**

**Proposed Noodle Bar with Residential Accommodation above at The Stag Cafe, Junction 47a, the Eastbound Slipway Off The A14 At Woolpit, Bury St. Edmunds, IP30 9QS for Mr. G. Lebbon**

**Date: June 2023** **Scale: 1:50** **Dwg No. TL-4367-23-BC10**

***Proposed Floor Plans & Details***


**Anglia Design**
*architects - surveyors*
mail@angliadesign.co.uk www.angliadesign.co.uk

**London Office:** 36 Robin Hoods Newcourt Street, St Johns Wood, London NW8 7AD
tel: 020 7722 9558 fax: (870) 131 3804

**Norwich Office:** 11 Charing Cross, Norwich, Norfolk. NR2 4AX
tel: 01603 666578 fax: 01603 764520