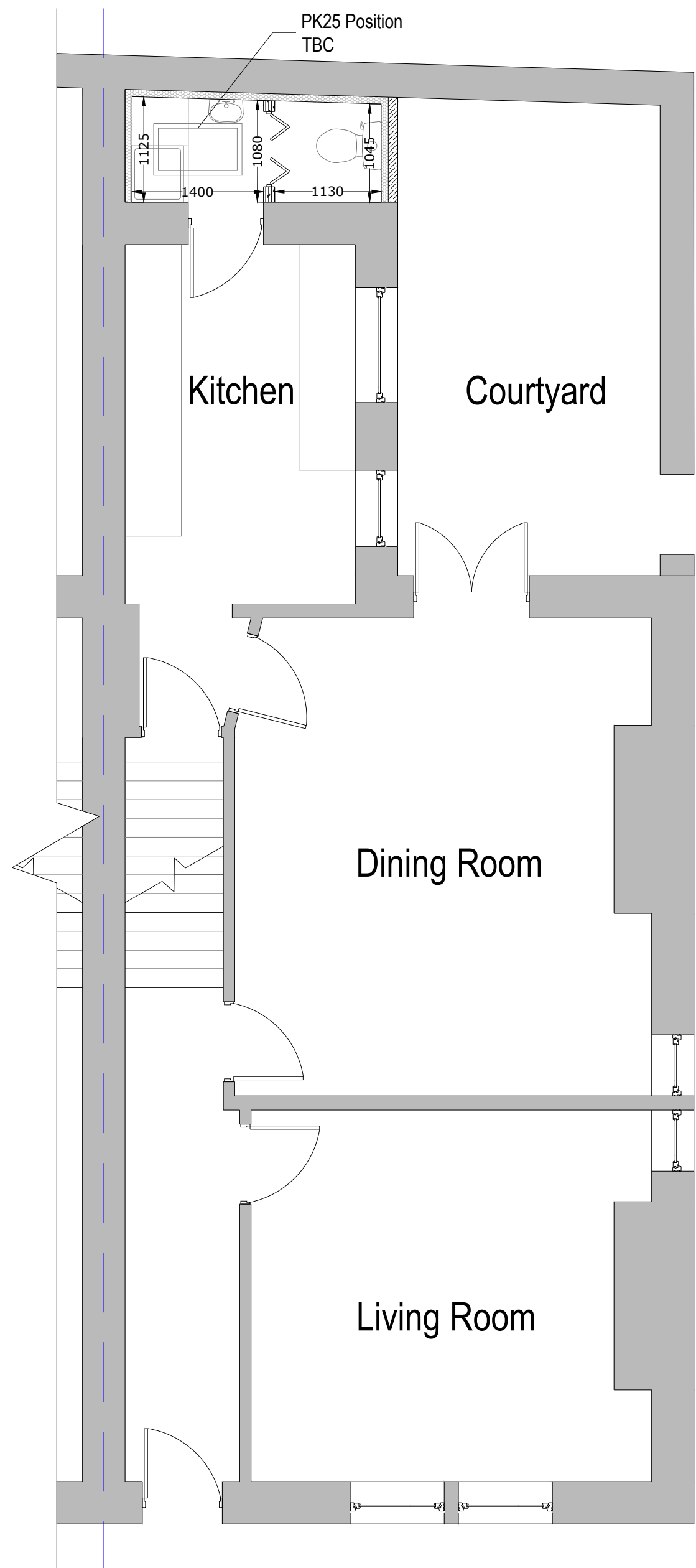
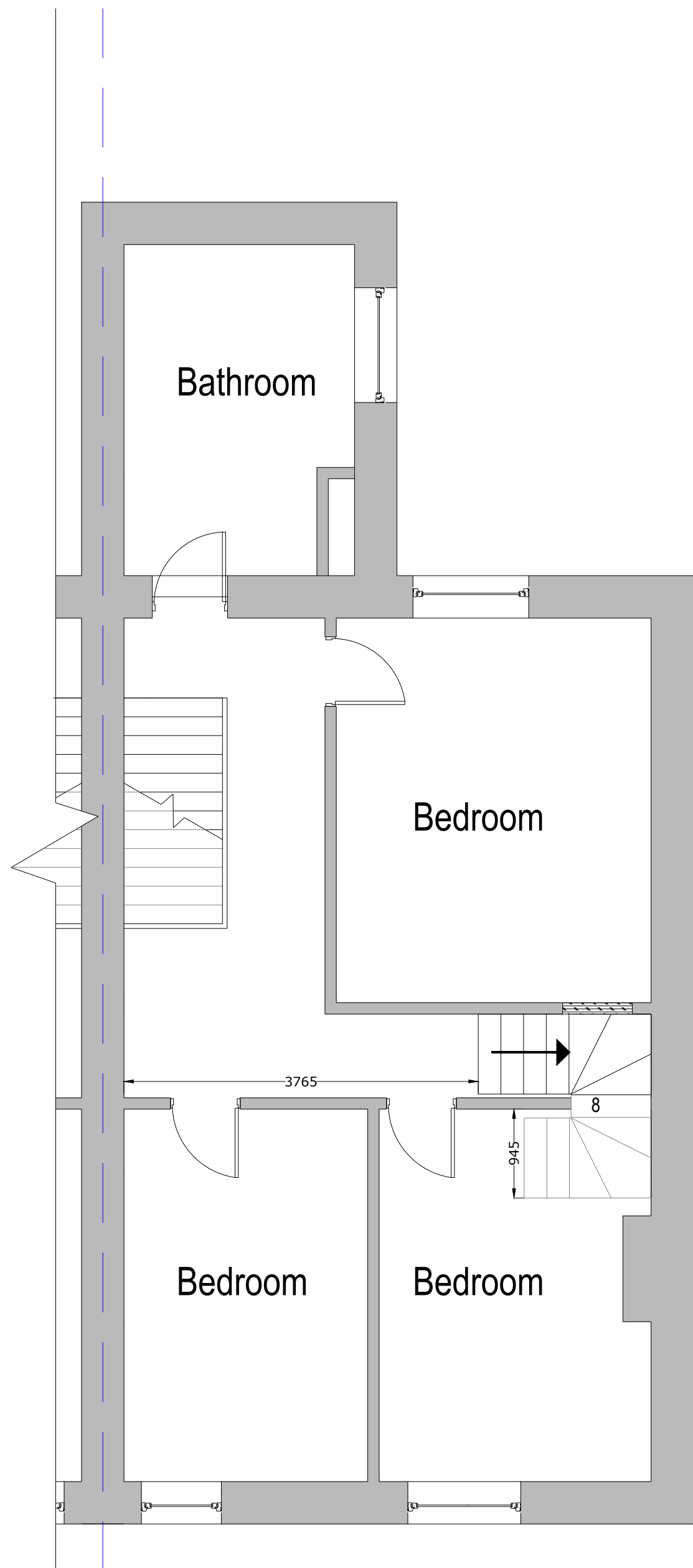
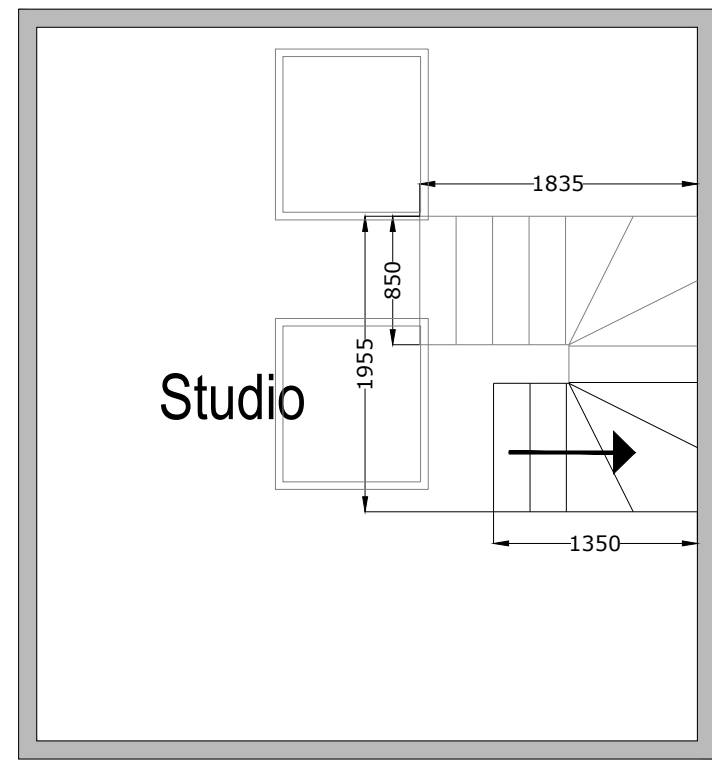




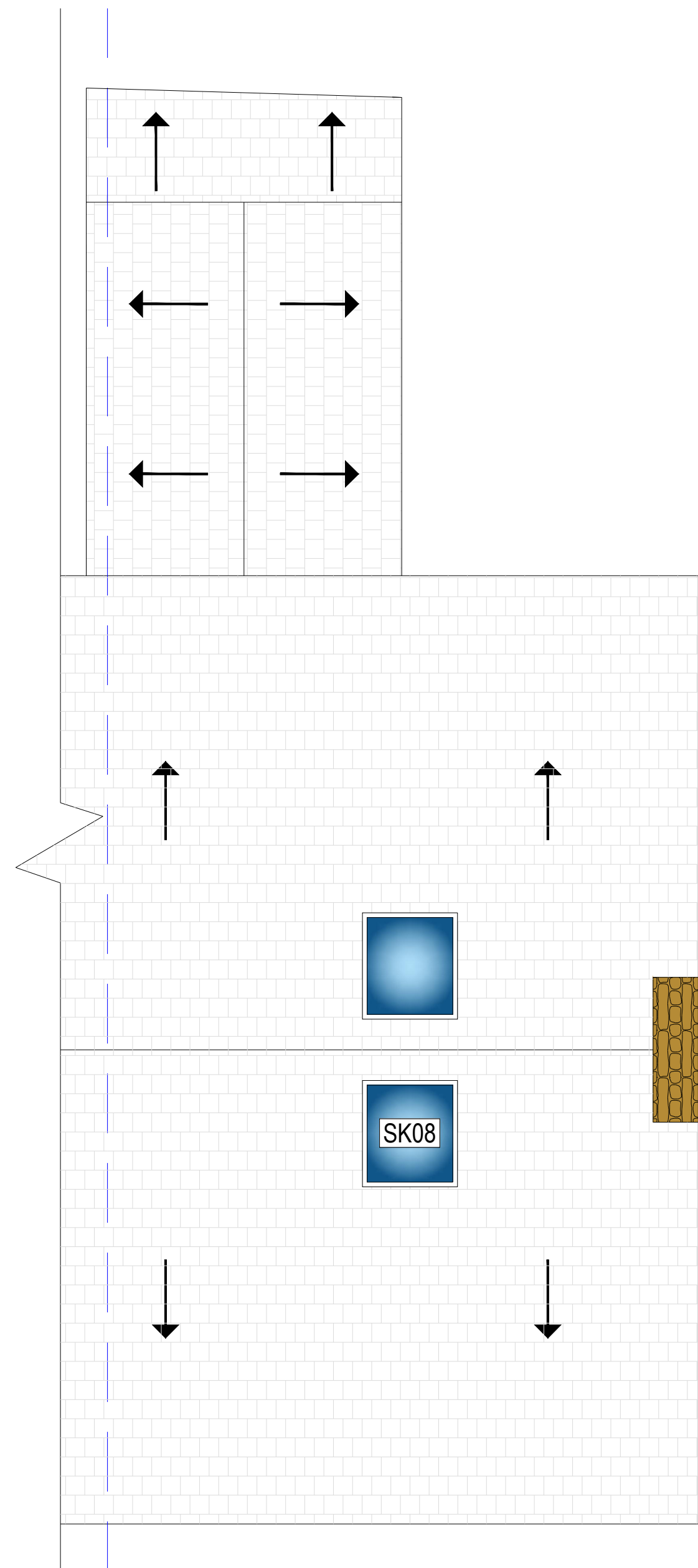
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Layout

Legend

- Existing Walls
- Insulation
- Windows
- Slates - Roofing
- Stonework - Plan
- Stonework - Elevation
- Block
- FFL

GENERAL NOTES

Front Elevation

Existing elevation outer face stone construction, doors and windows white UPVC. Proposed works to change existing velux to be changed to an SK08 velux to match the existing rear velux.

Gable Elevations

Existing elevation outer face stone construction, doors and windows white UPVC. Existing store white UPVC clad finish. Existing kitchen door to be changed to a full height window, white UPVC to match existing. Proposed works to demolish existing store and for utility room to be stone construction to match existing stonework in size and colour, all rainwater goods to be black UPVC to match existing.

Rear Elevation

Existing elevation outer face stone construction, windows white UPVC. Existing rear elevation ground floor window to be changed into white UPVC patio doors. All rainwater goods to be black UPVC to match existing.

Roof

Existing main roof slate finish. Existing store roof finish polycarbonate roofing sheet. Proposed extension roof to be slate finish to match existing slates in size and colour.

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:

- Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Exceeds 500 person days.

Building Regulations

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure. AI to be given notice of statutory inspections to allow inspection at appropriate stages.

Materials, goods and workmanship

Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one trade are to apply throughout this Specification unless otherwise stated. All workmanship shall be carried out in accordance with current Building Regulations. All materials shall be used and fixed strictly in accordance with manufacturer's instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Health & Safety

The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the Construction (Design and Management) Regulations 2015, this will include taking on Clients duties, unless Client appoints separate Principal Designer. Where necessary notifications to be served to HSE and appropriate Construction manuals produced.

Rev. No.	Revision note.	Date.
	Proposed Floor Plans and Roof Layout	
Project: 2 Major Street Ramsbottom BL0 9JH		
Client: Jack Durrant 2 Major Street Ramsbottom BL0 9JH		
Scale: 1:50@A1	Designed: AW	Drawn: JW
Date: 31.01.2022		
Drawing No. JCBD-22-259 - 2. Rev00		
 J C Building Design Ltd Tel: 01706 872797 / 07824 871086 enquiries@jcbuildingdesign.co.uk		