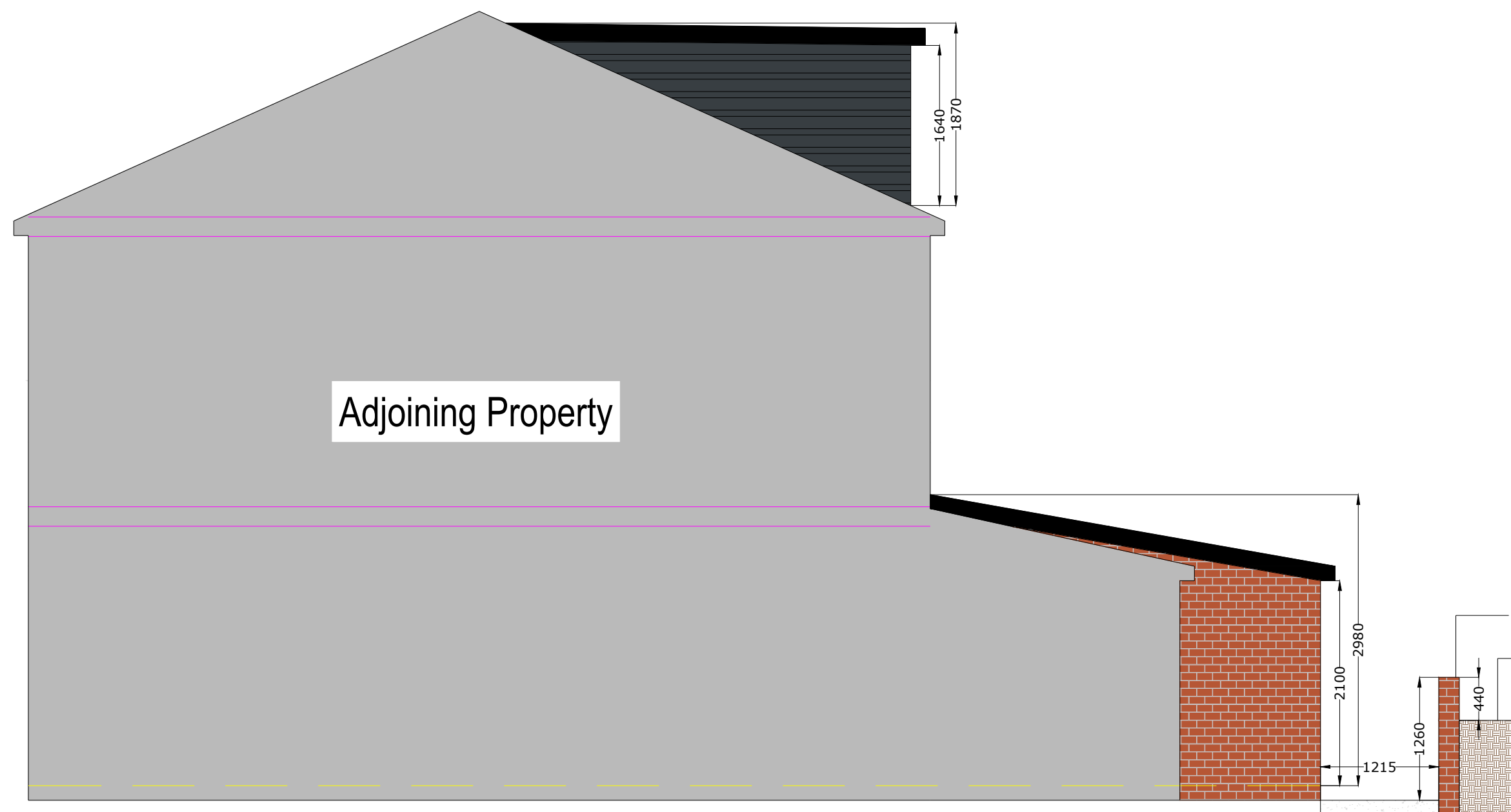
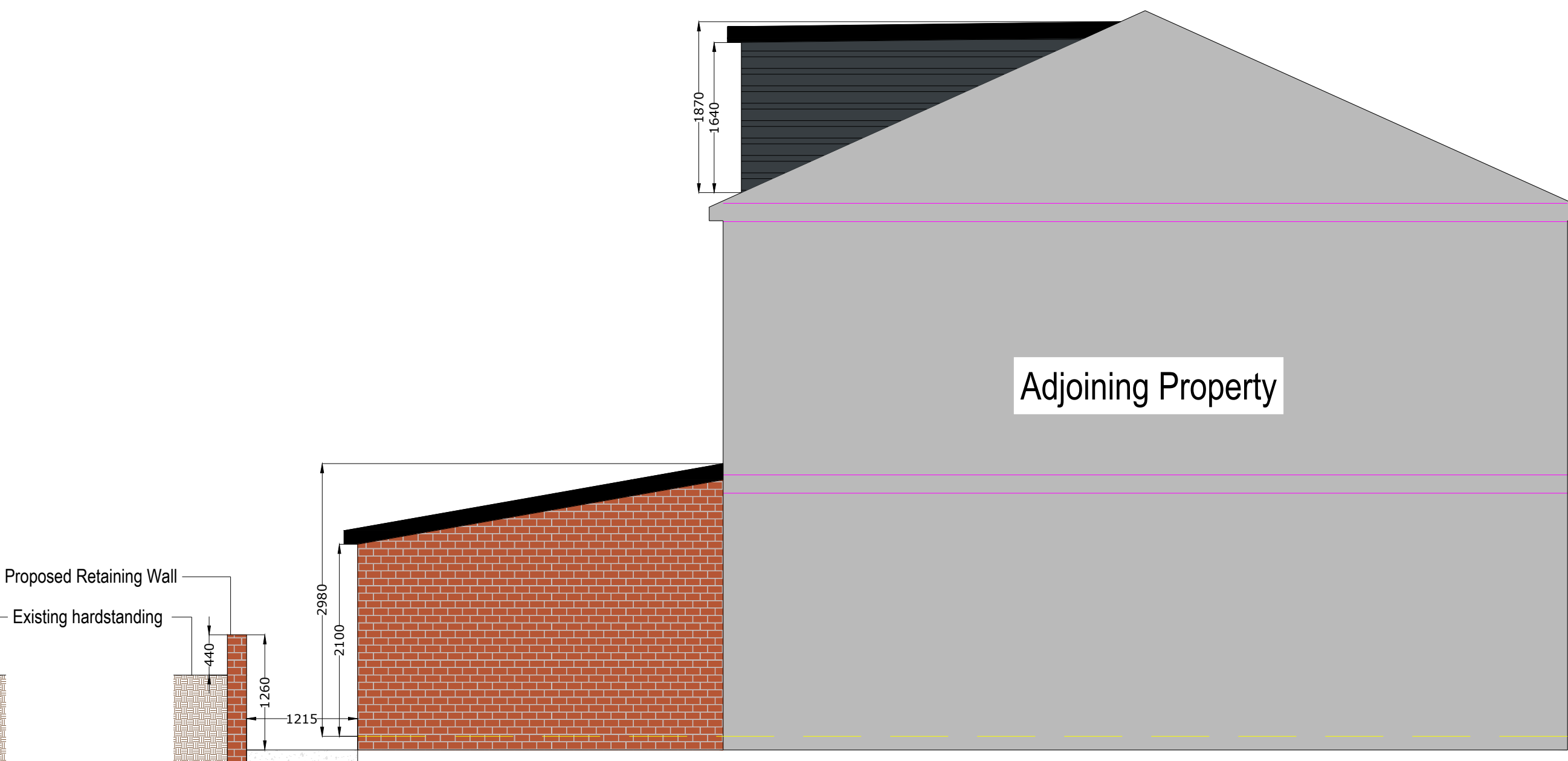




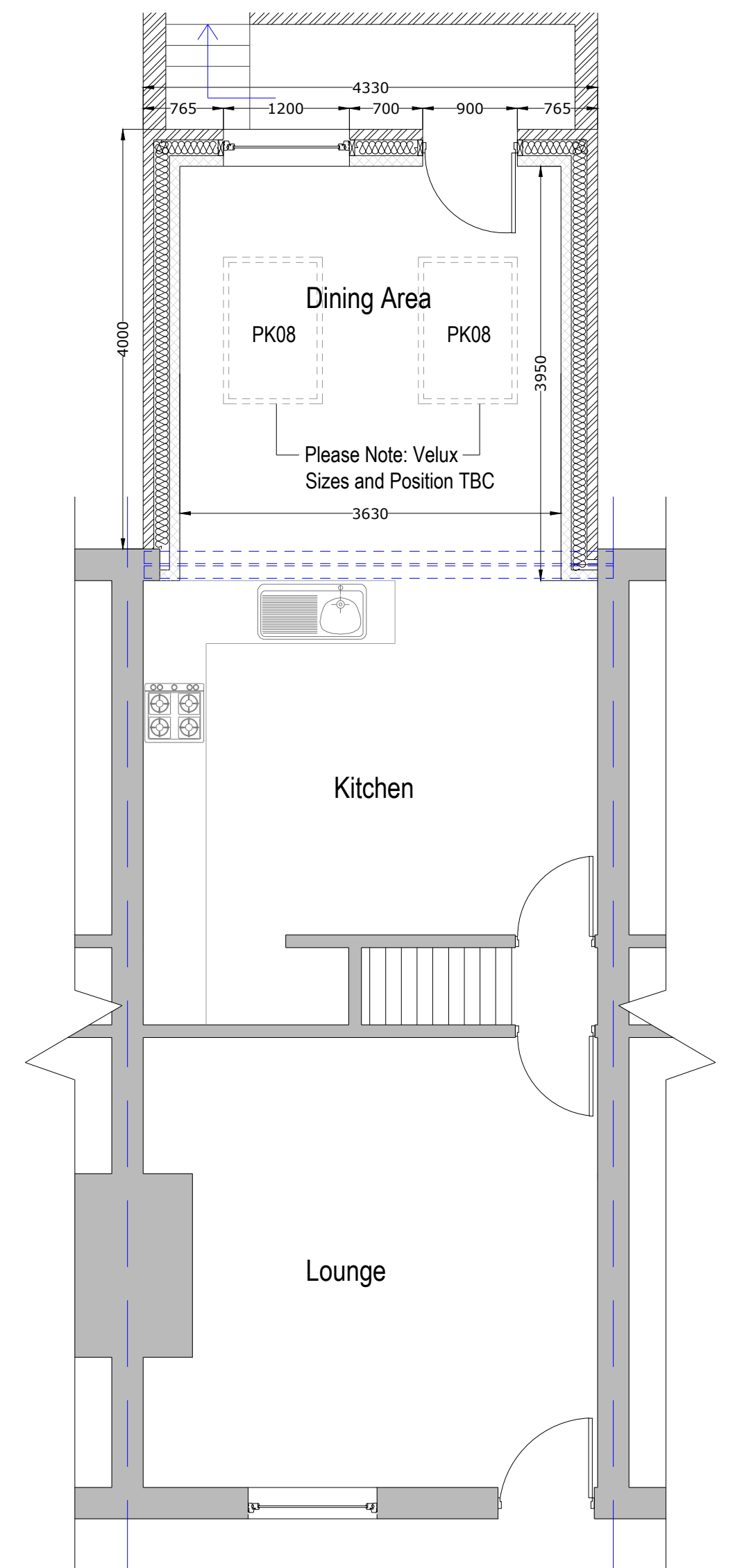
Proposed Rear Elevation



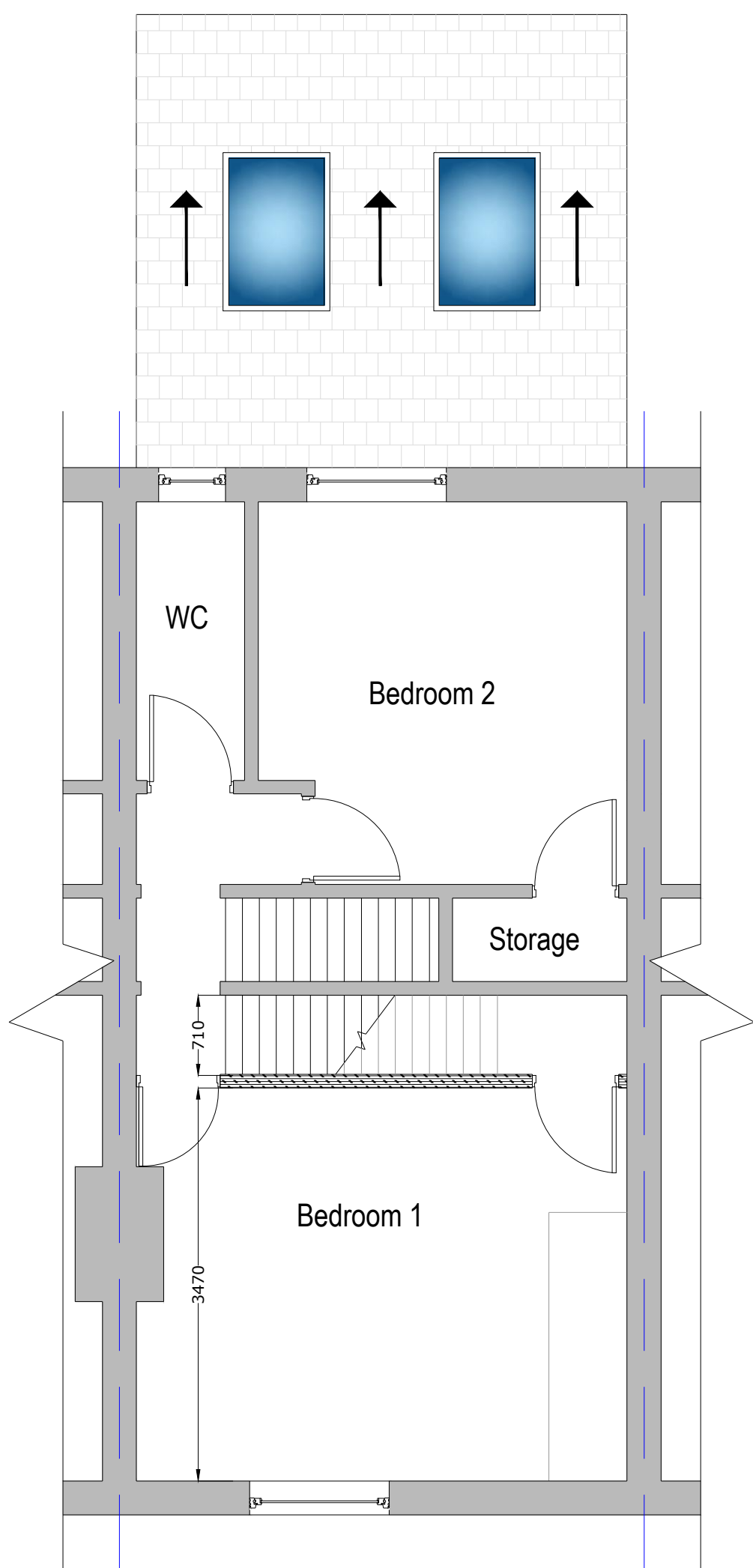
Proposed (RHS) Gable Elevation



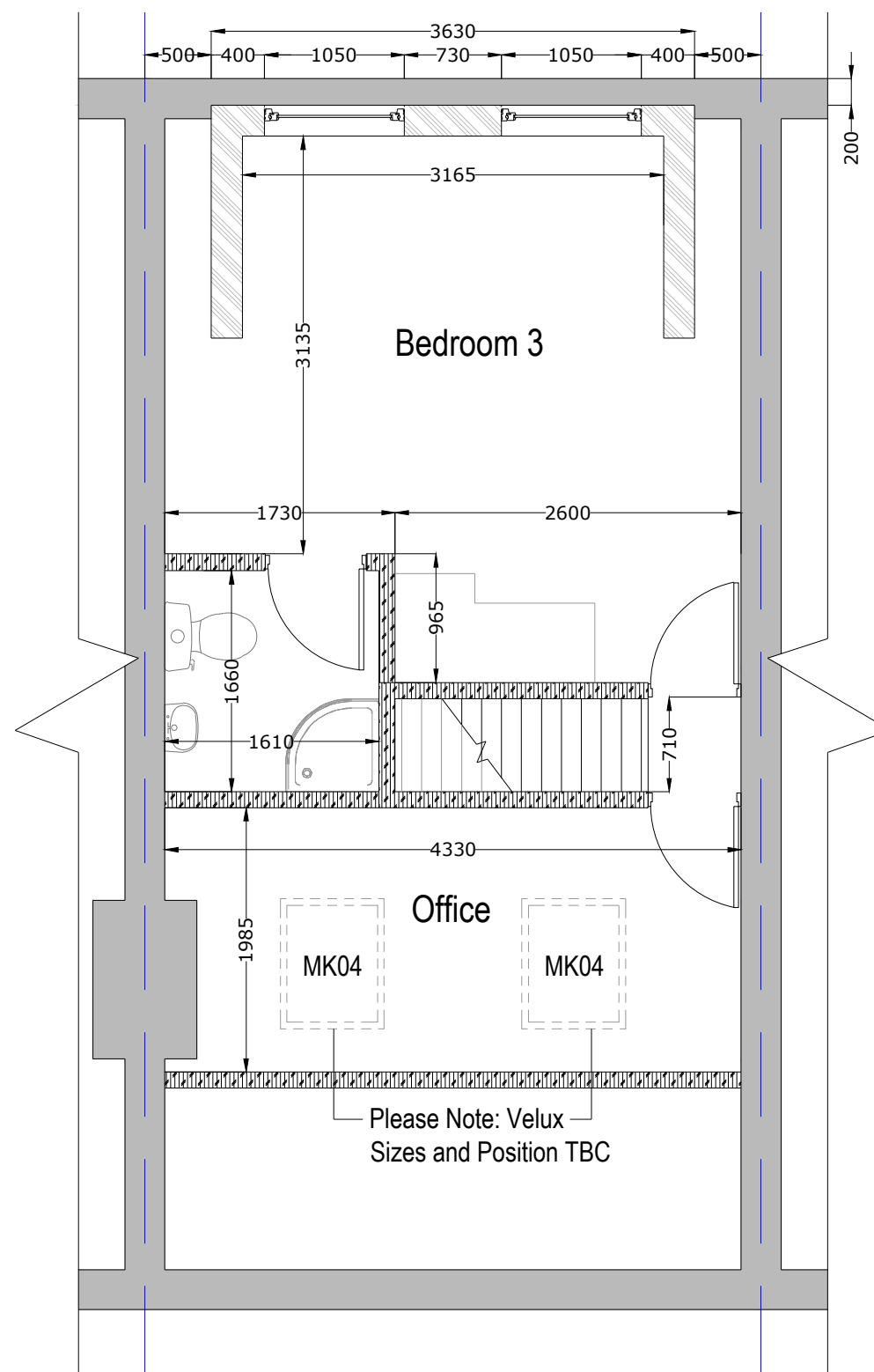
Proposed (LHS) Gable Elevation



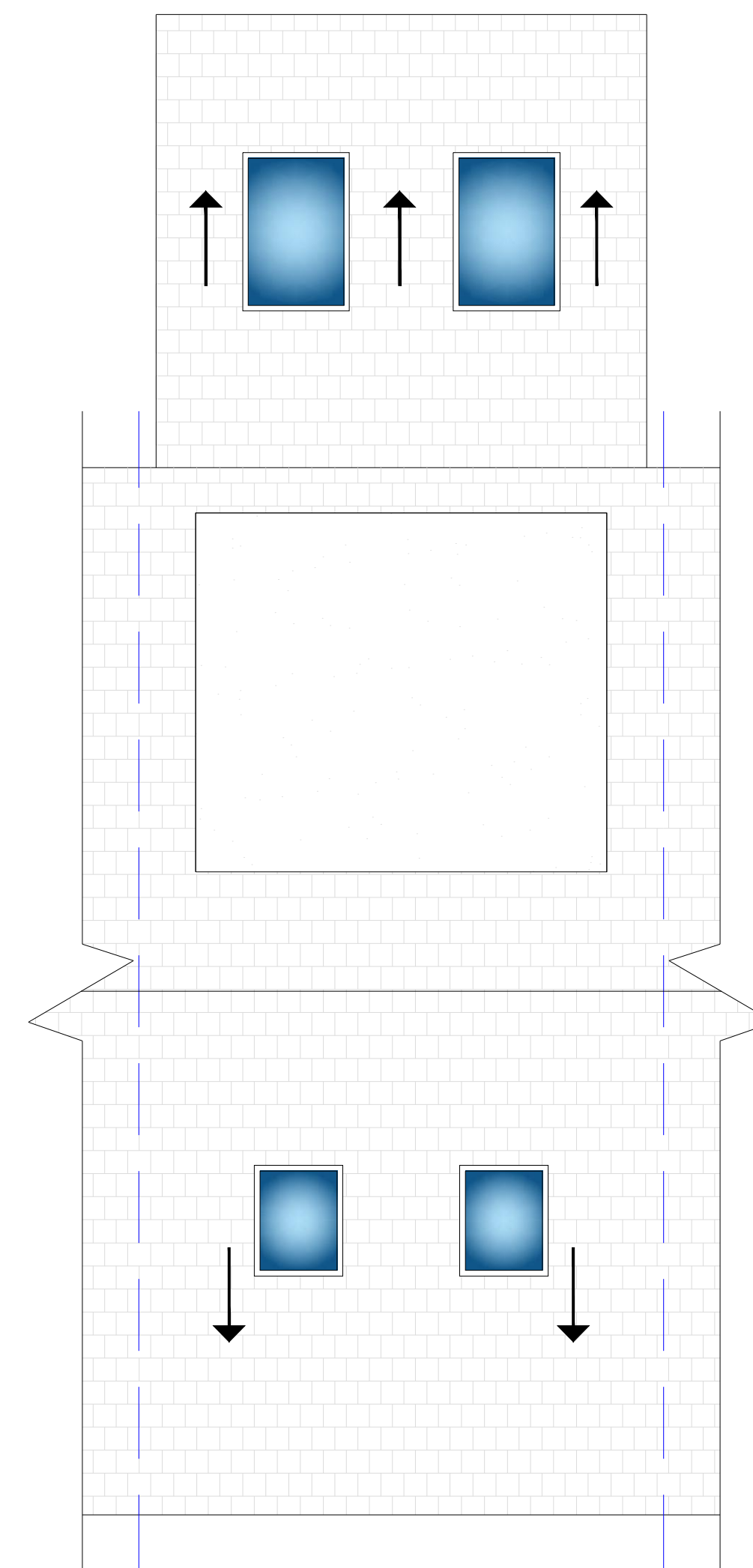
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Layout

GENERAL NOTES

Front Elevation

Existing elevation outer face brick construction, existing windows and doors are mahogany UPVC. No change to the front elevation.

Gable Elevations

Existing elevation outer face brick construction, existing windows and doors are white UPVC. Proposed dormer is to be a timber framed construction with a grey clad finish. Proposed ground floor extension is to be brick construction. The brick work is to match the existing in size and colour.

Rear Elevation

Existing elevation outer face brick construction, existing windows and doors are white UPVC. Proposed dormer is to be a timber framed construction with a grey clad finish. Proposed ground floor extension is to be brick construction. The brick work is to match the existing in size and colour. Proposed windows and door are to be white UPVC.

Roof

Existing roof has a slate finish. Proposed dormer construction to have a rubberoid finish, proposed ground floor extension to have a tile finish, to match the other extensions on the street..

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:

- (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.

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

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.

Volume Calculation

a)	The volume of the original dwelling	299m ³
b)	The volume of residential space to be created	68m ³
c)	The % increase from the original dwellings volume	23%

Legend

	Existing Walls
	Windows - Elevations
	Roof Finishes - Elevations
	External Timber Framed Walls - Elevations
	Celcon 2.9N Blocks - Plans
	Brick Work - Plans
	150mm Insulation - Plans
	Brick Work - Elevations
	Clad Finish - Elevations
	Proposed Stud Walls - Plans
	DPC Level - Elevations

03	Elevations revised.	22.11.23
02	Proposed rear retaining wall added to plans and elevations. Proposed dormer stepped in to 500mm from both party walls. Proposed dormer stepped back 200mm from existing rear wall.	13.11.23
01	Volume calculation notes added.	Date.
Rev. No.	Revision note.	Date.
Title:	Proposed Floor Plans, Elevations and Roof Layout	

Project: 270 Bolton Road
Hawkshaw
Bury
BL8 4JN

Client: Hazel Simmonds
270 Bolton Road
Hawkshaw
Bury
BL8 4JN

Scale: 1:50@A1	Designed: AW	Drawn: JW	Date: 30.06.2023
-------------------	-----------------	--------------	---------------------

Drawing No. JCBD-23-334 - 2. Rev03



J C Building Design Ltd
Tel: 01706 872797 / 07824 871086
enquiries@jcbuildingdesign.co.uk