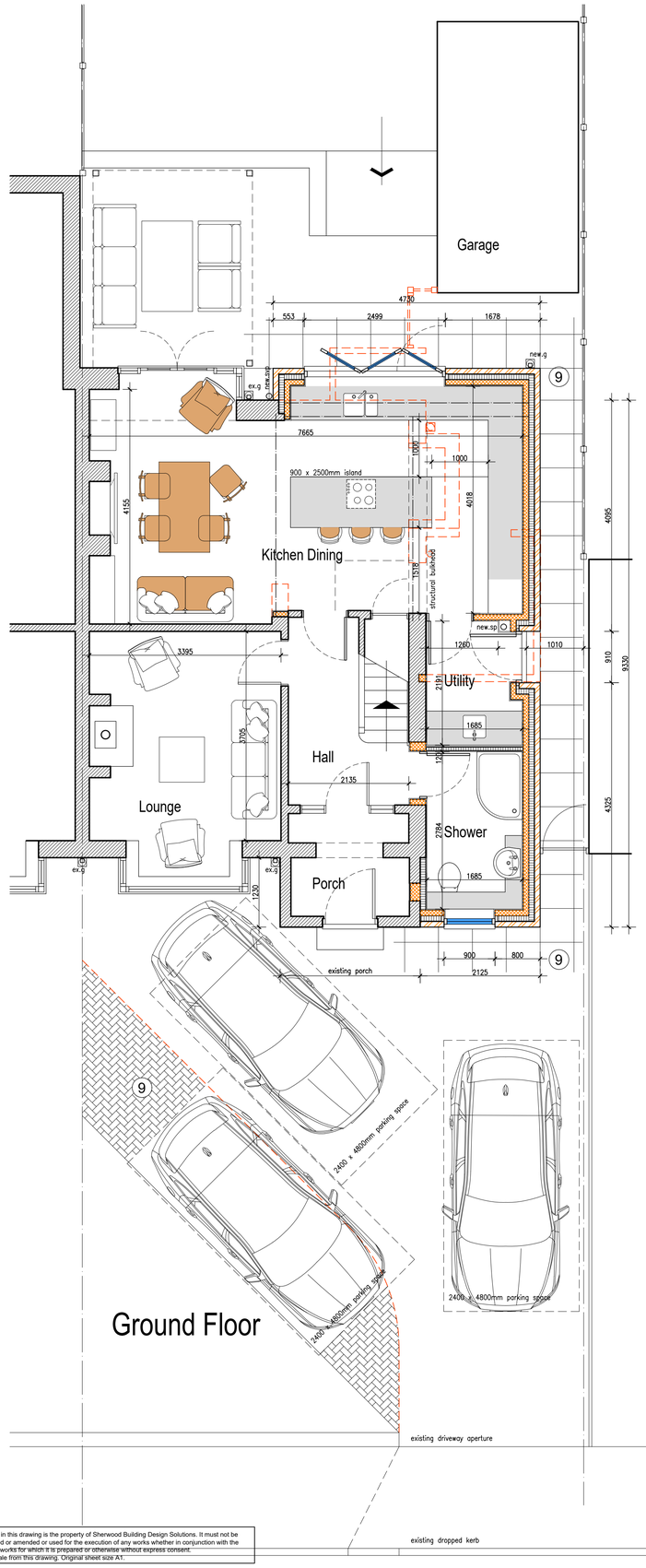
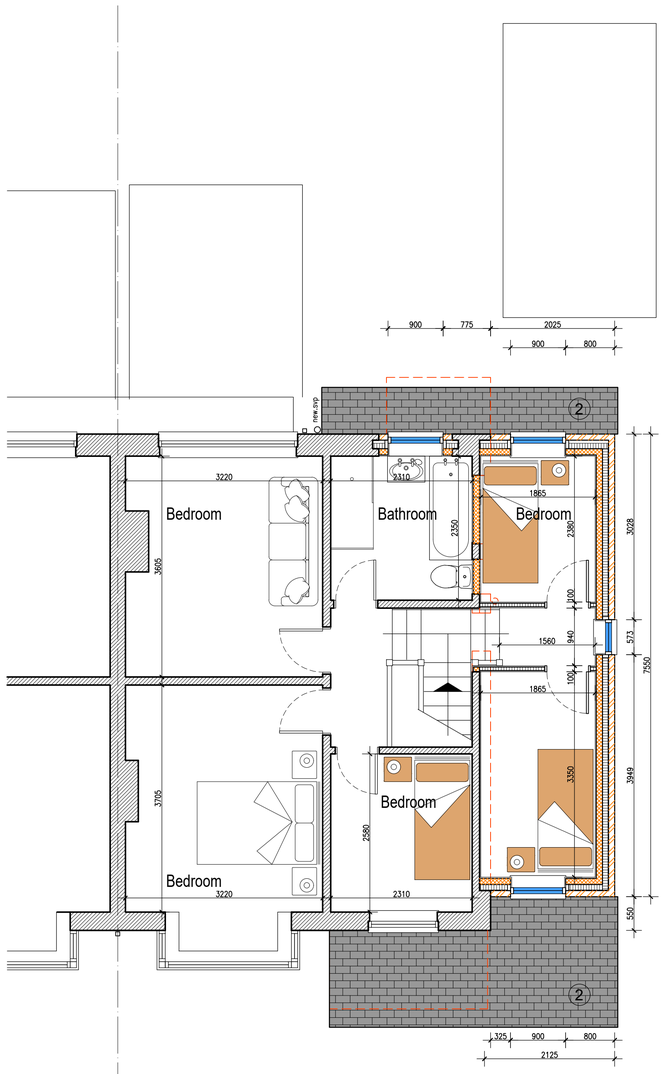
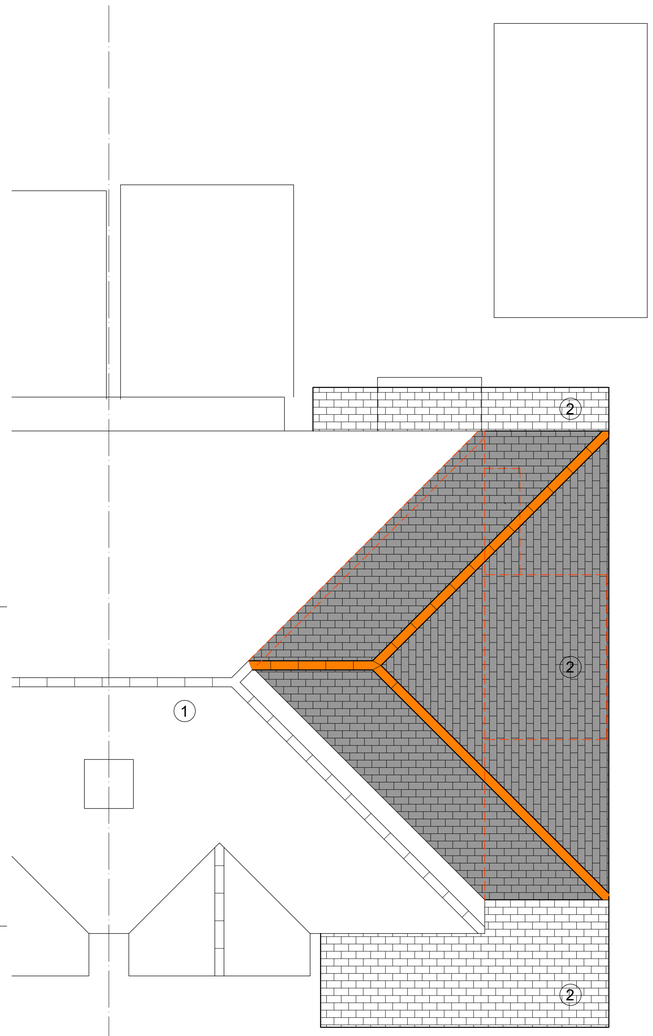


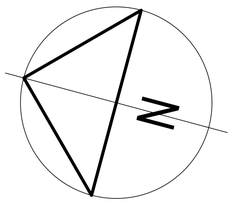
Ground Floor



First Floor



Roof Plan



Scale Bar 1:50

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Do not scale from this drawing. Original sheet size A1.

General:
The contractor will be responsible for checking the accuracy of all dimensions given on the drawings and for the correct setting out of the works on site.
All materials to be fit for their purpose and fixed in accordance with the manufacturer's printed instructions, local authority requirements, British Standards, Codes of Practice, Health & Safety Law and good building practices.
All colours of specified materials to have the full approval of the enforcing planning authority prior to placing any orders of materials.

1 – existing natural slate with terracotta ridge and hip tiles

2 – Natural reclaimed or new slate, or approved similar grey slate effect concrete tiles, together with terracotta angular ridge tiles fixed using either coloured mortar or continuous ventilating mechanical dry fix system. Use either block end ridge tile or end cap to apex.

3 – Fascia, soffits and barge boards to match existing to be 200mm square edged upvc Kestral K16 fascias colour tbc fixed to ends of rafters and laddering to gables complete with pvcu soffit boards, all to match existing. Redland or approved similar Ambi–Dry Verge system or Klober uni–line continuous dry verge T strip or approved similar – colour grey
Gutters to be round/square section colour black pvcu with downpipes, complete with all matching fixings and accessories

4 – existing smooth facing brickwork

5 – new smooth facing brickwork laid in stretcher bond to match existing

6 – existing render

7 – existing and new masonry to receive K Rend Silicone coloured render or approved similar (colour – to match existing) complete with Expamet or approved similar pre–galvanized stainless steel synthetically coated pvc protective nosing external angle beads and render stops

8 – new windows and doors to be pvcu/powder coated aluminium casement frames and doors, fitted with double glazed units complete with stub cills and trickle ventilators.

9 – new hard landscaping are formed using permeable surfacing such as preformed honeycomb–celled panels, filled with either loose stone/gravel or seeded with grass, or self draining precast concrete pavers

Health and Safety Advisory Information (CDM 2015 Regulations) and Building Regulations (as amended) 2023:

The purposes and principles of both the CDM 2015 regulations and Building Regulations 2023 have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.

By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' and/or 'Principle Designer' under both the CDM 2015 Regulations and Building Regulations 2023, subject to written appointment and depending on particulars. These roles will be superceded by the appointment of Principle Contractor (Builder) on commencement and appointment thereof, as part of the construction phase.

For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the 'pre–construction phase' of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority. It can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.

In preparing this drawing the following factors have been taken into consideration: –

- All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records
- The property has had previous extension and alterations, together with general maintenance and repair
- No existing Health and Safety File information available

This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre–construction Information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.

No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor: –

- Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design if deemed necessary by either the contractor, principal contractor or building control officer.
- All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work
- No hazardous materials have been identified and/or made aware of by the client
- General building work to be undertaken within an occupied property with children
- Foul drainage with an invert level of approximately 750mm
- Installation of large steelwork and timber sections associated with structural alterations, therefore adequate consideration will need to be taken regarding manual handling and temporary works
- works at height

It is the clients responsibility to take adequate measures to assess the competency of other duty holders, including designers and contractor(s) or principal contractor prior to their appointment.

It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to adopt and complete the CITB CDM Wizard – this can be downloaded from the CITB website http://www.citb.co.uk.

During the construction phase and following thereafter, the client is to be issued with all relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on–going maintenance and the buildings use (Health and Safety File).

More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CITB website http://www.citb.co.uk.

Sherwood
Building Design Solutions

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Status: Design & Planning Application

Client: Mr & Mrs L Ashworth

Project: 3 Fletcher Fold Road, Bury, BL9 9RX

Title: Proposed Extensions and Alterations - Proposed Floor and Roof Plans

Scale: 1/50 @ A1	Date: June 2026	Drawn: Rob Sherwood

Drawing Number: 2026-36-02.1

Revision: