

GENERAL NOTES

Front Elevation

Existing elevation brick construction, existing windows are dark brown UPVC. There are to be no changes to the front elevation.

Gable Elevations

Mid terrace property, gable elevations form party wall.

Rear Elevation

Existing main elevation brick construction, existing windows are dark brown UPVC. Existing ground floor extension render finish. There are to be no changes to the rear elevation.

Roof

Existing roof has a slate finish. Proposed to insert 2no. Velux windows to the rear roof slope, maintain slate finish, any new slates to match the existing in colour and material.

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 organizing 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

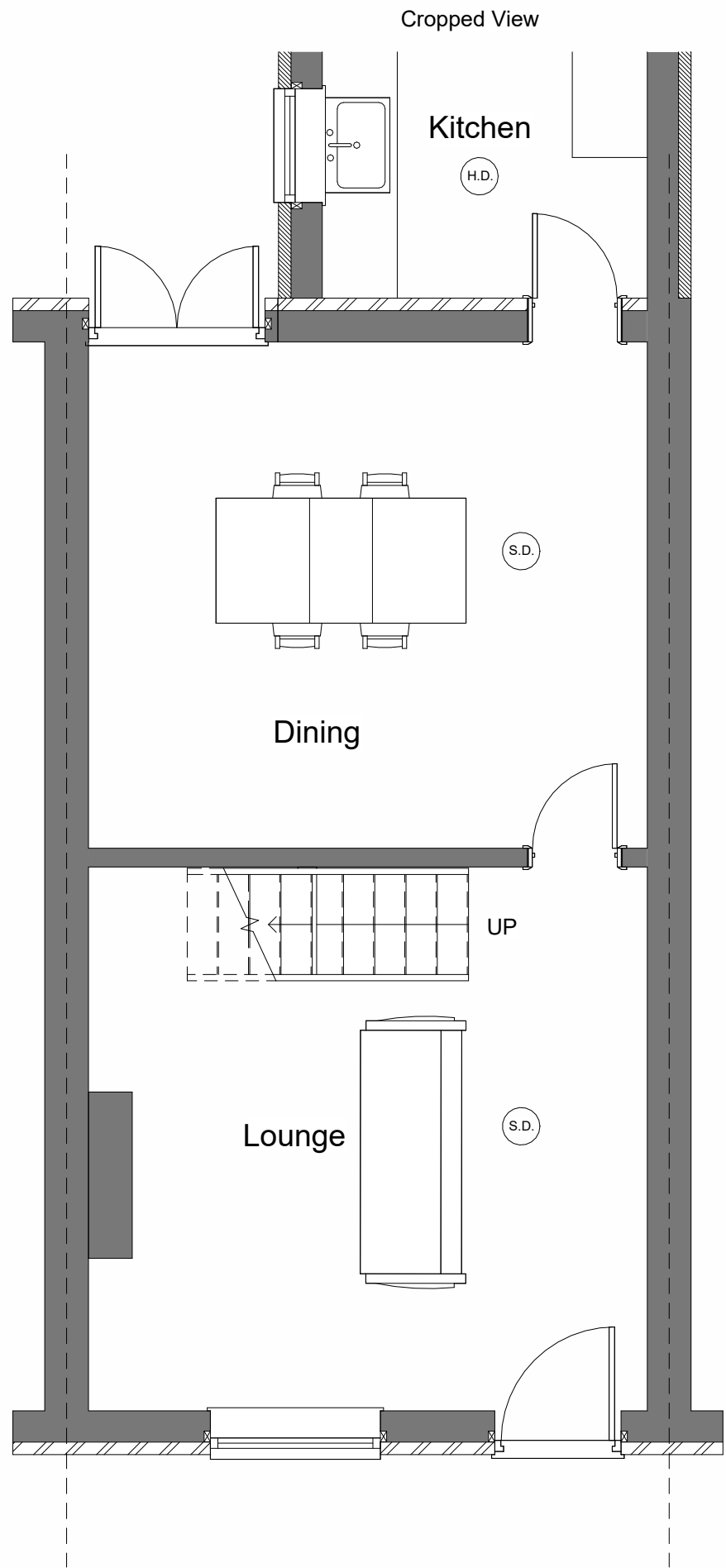
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. 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

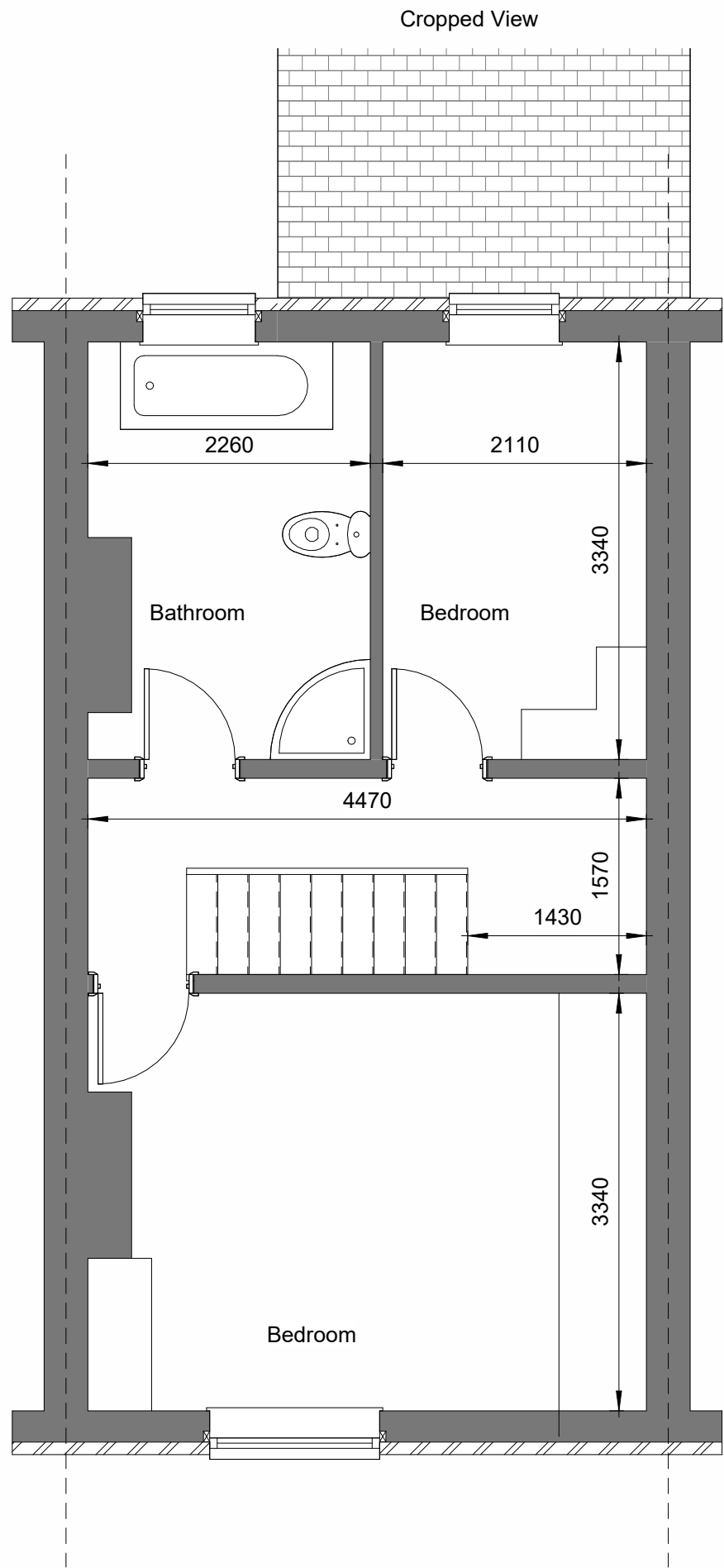
Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one trade are to apply throughout 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

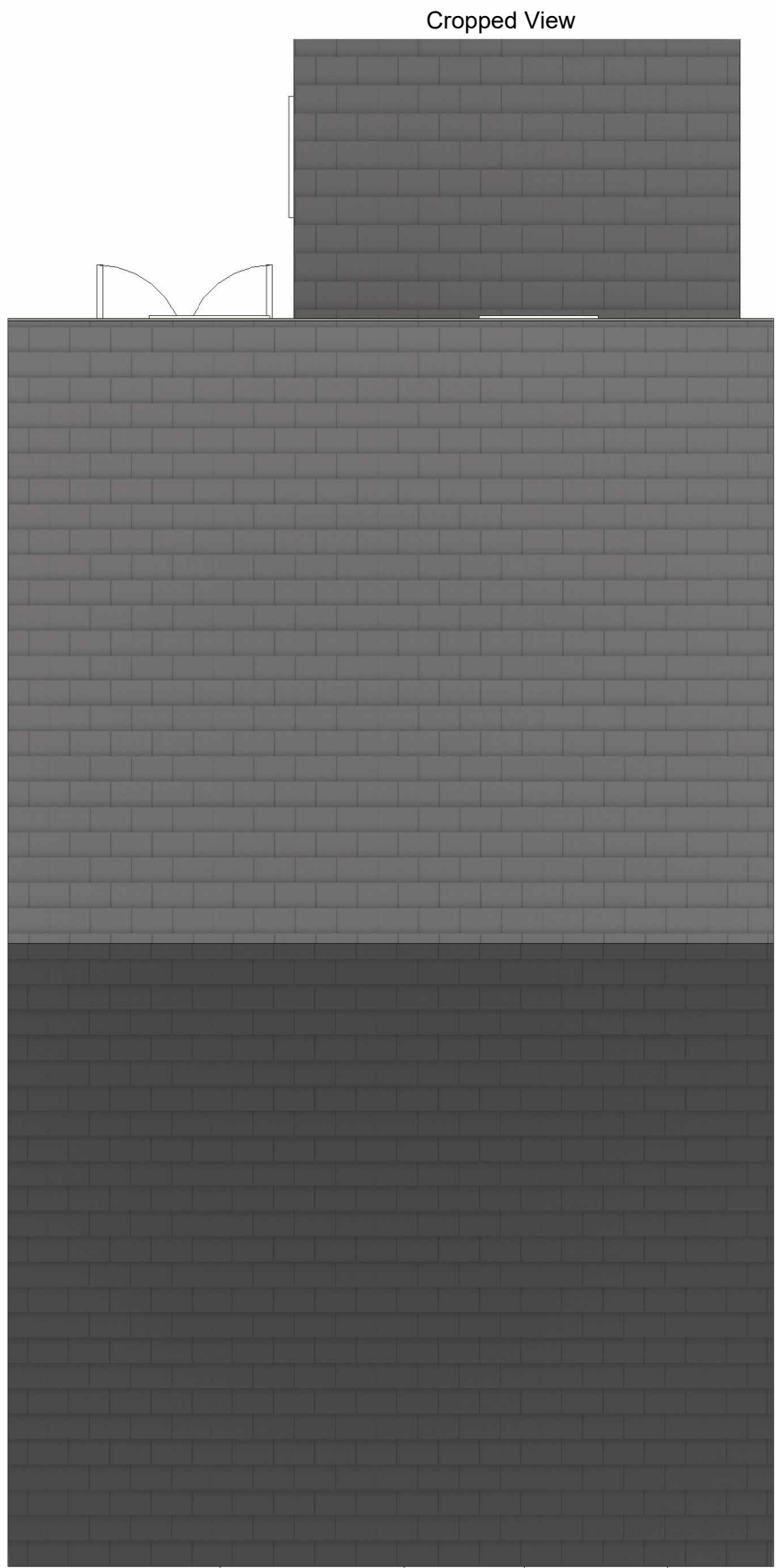
The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the 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.



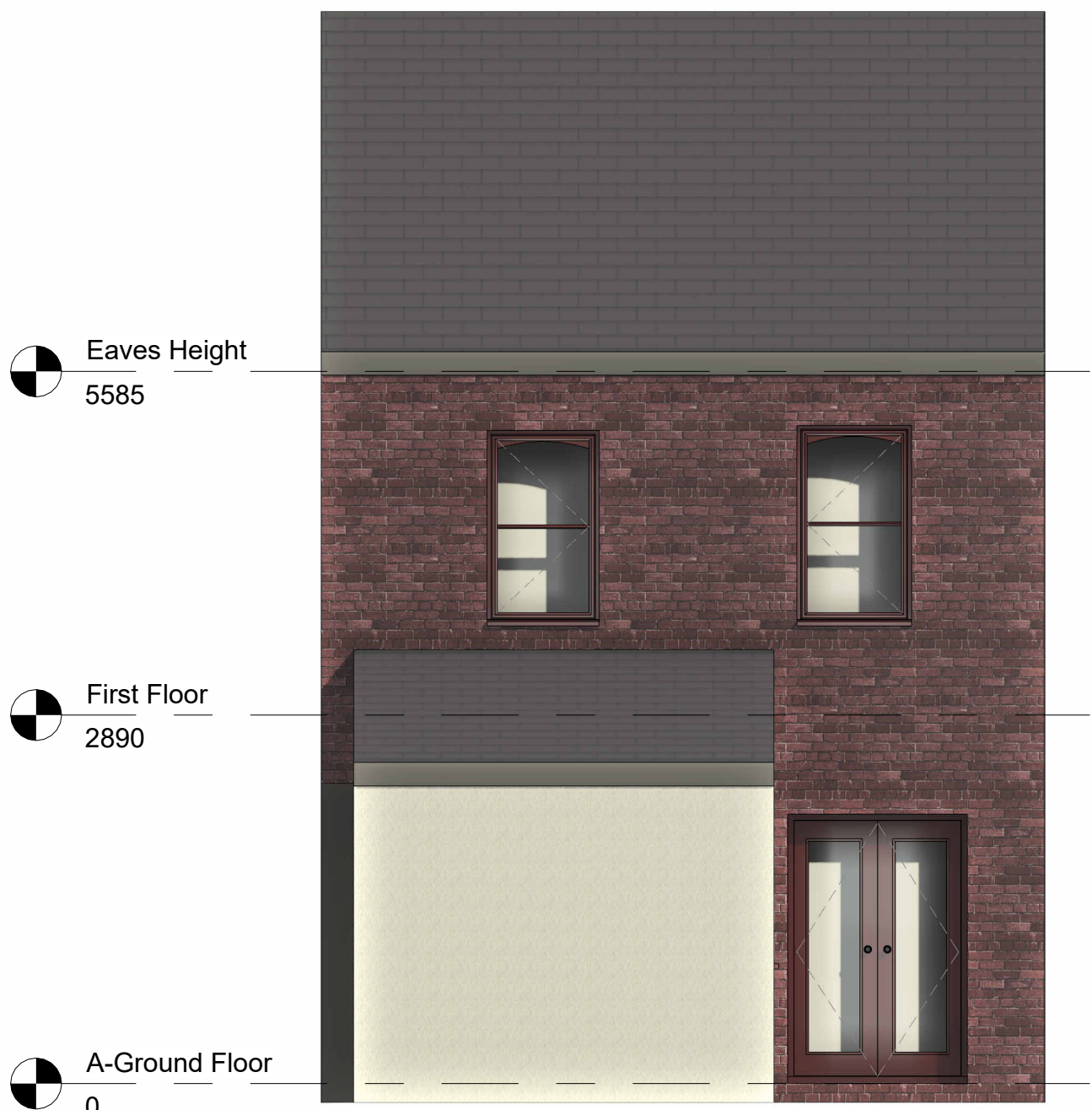
1 Existing Ground Floor Plan
1 : 50



2 Existing First Floor Plan
1 : 50



3 Existing Roof Layout
1 : 50



4 Existing Rear Elevation
1 : 50

Additional Notes For Planning.

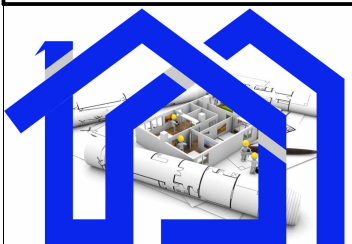
Volumetric Calculation:

a) Existing volume of the original property (Excluding Kitchen & Outrigger)	206.55m ³
b) Volume of the proposed works	34.88m ³
c) New Proposed Volume	241.43m ³
d) % increase above the size of the original building	16.88%

Legend

	Brick Work - Plans
	Existing Walls - Plans
	Internal Stud Wall - Plans
	Insulated Plasterboard - Plans
	Insulation - Plans
	Slate Roof Finish - Elevations
	Smoke Detector - Plans
	Heat Detector - Plans

00	Initial Issue	24/03/25
Rev. No.	Revision Description	Rev. Date
Title: Existing Floor Plan, Elevations and Roof Layout		
Project: 186 Railway Street Summerseat Bury BL9 5QB		
Client: Sue Diamond 186 Railway Street Summerseat Bury BL9 5QB		
Scale (@ A1) 1 : 50	Drawn By: JW	Checked By: AW
Date: 24/03/25	Project Number: JCBD-25-447	
Drawing Number JCBD-25-447-1		Revision Number 00



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