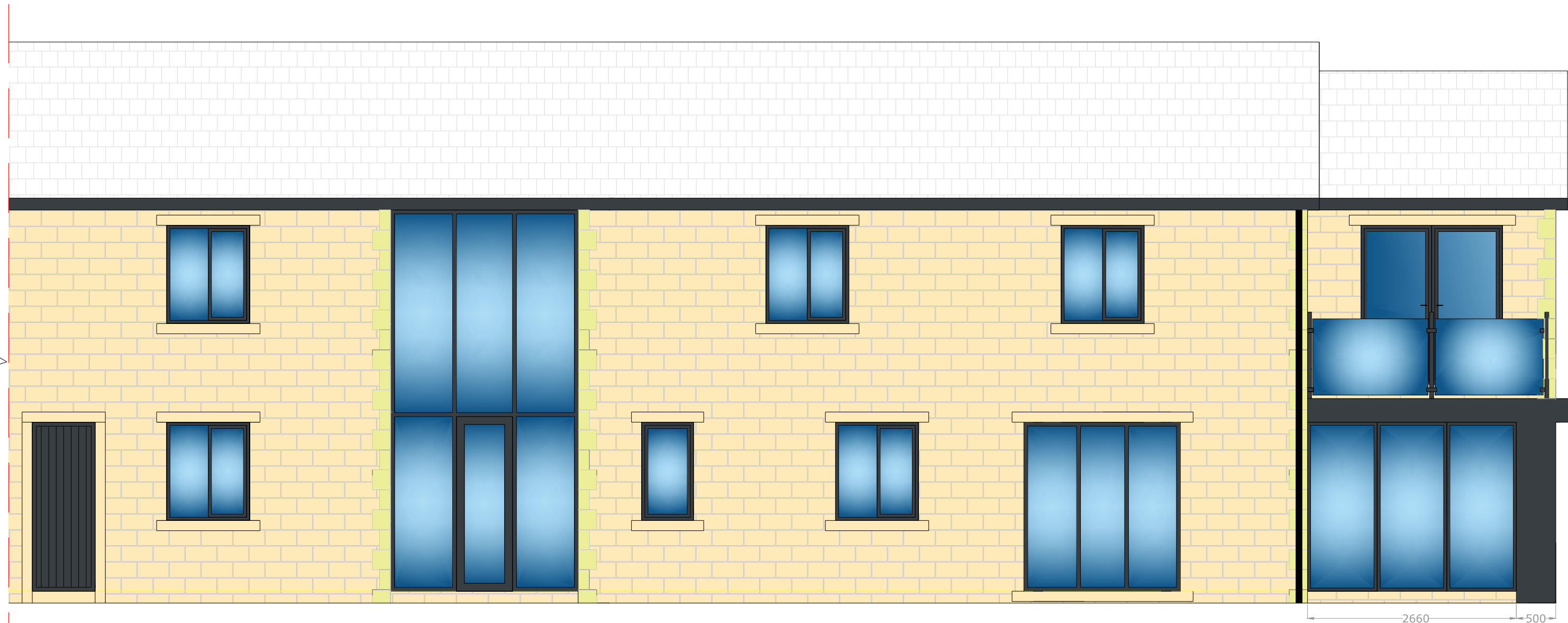
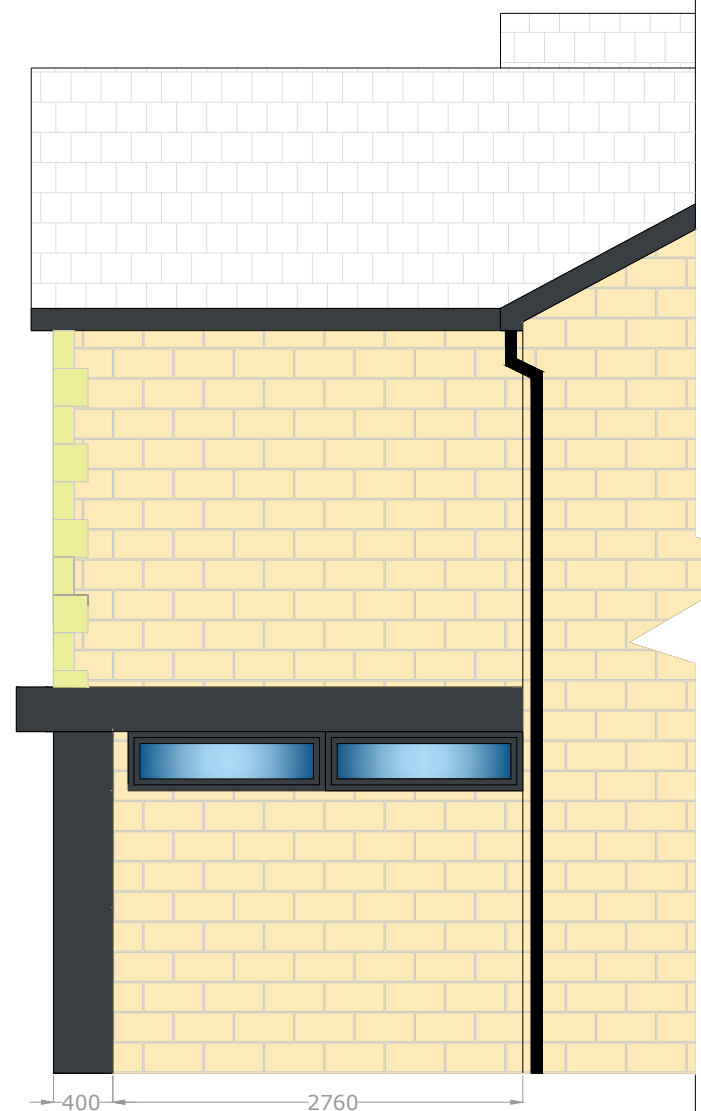




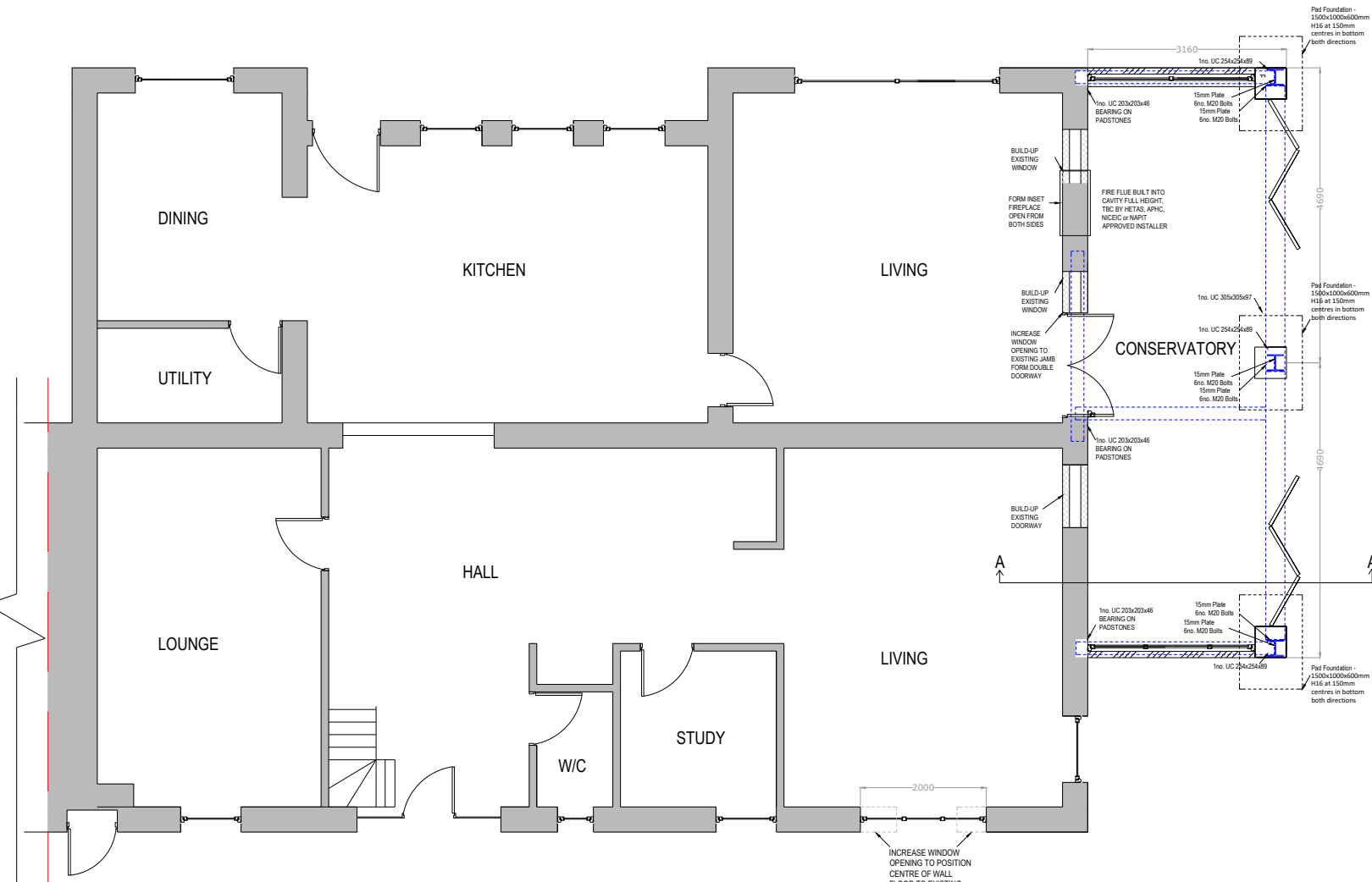
Proposed Front Elevation



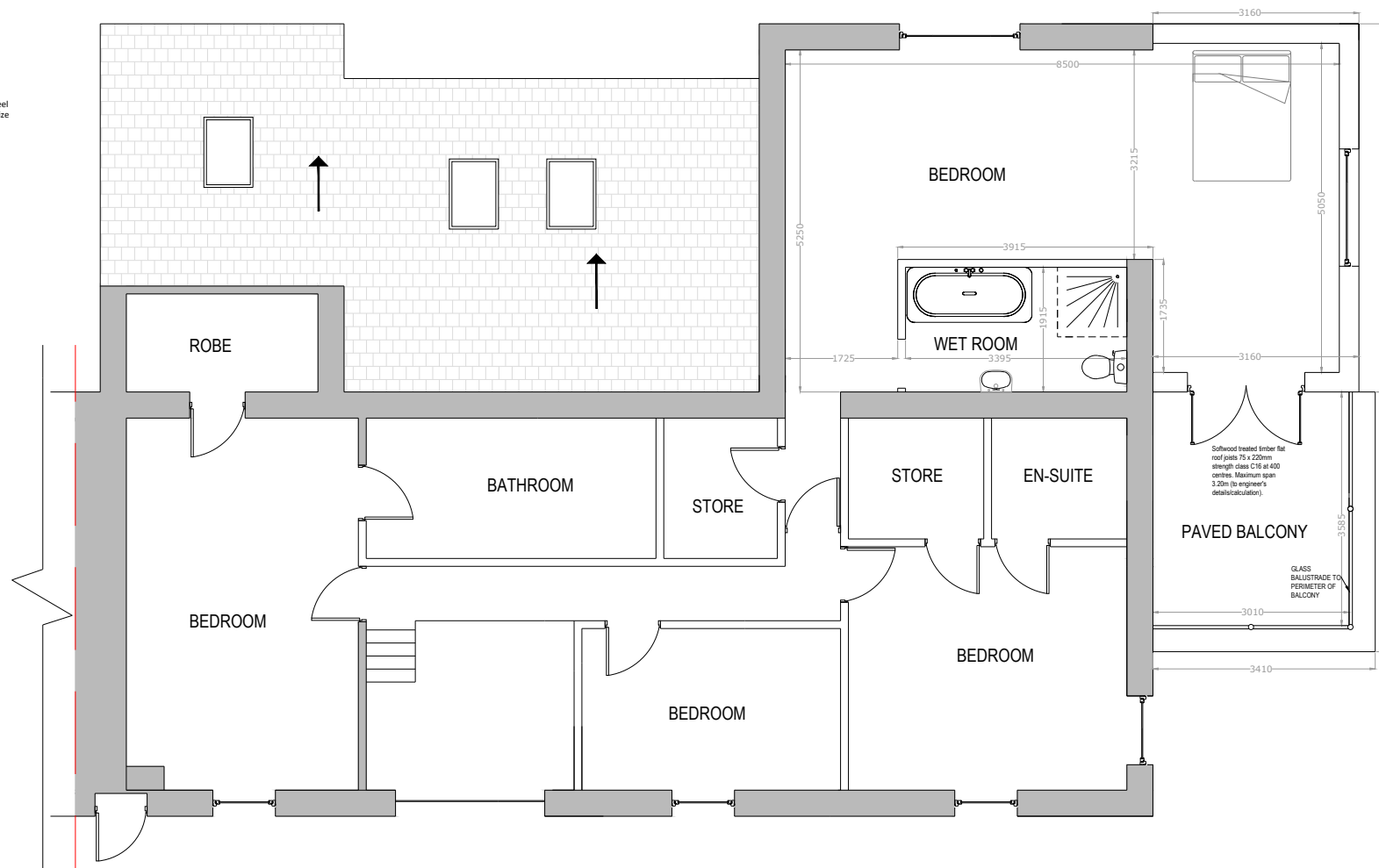
Proposed Gable Elevation (RHS)



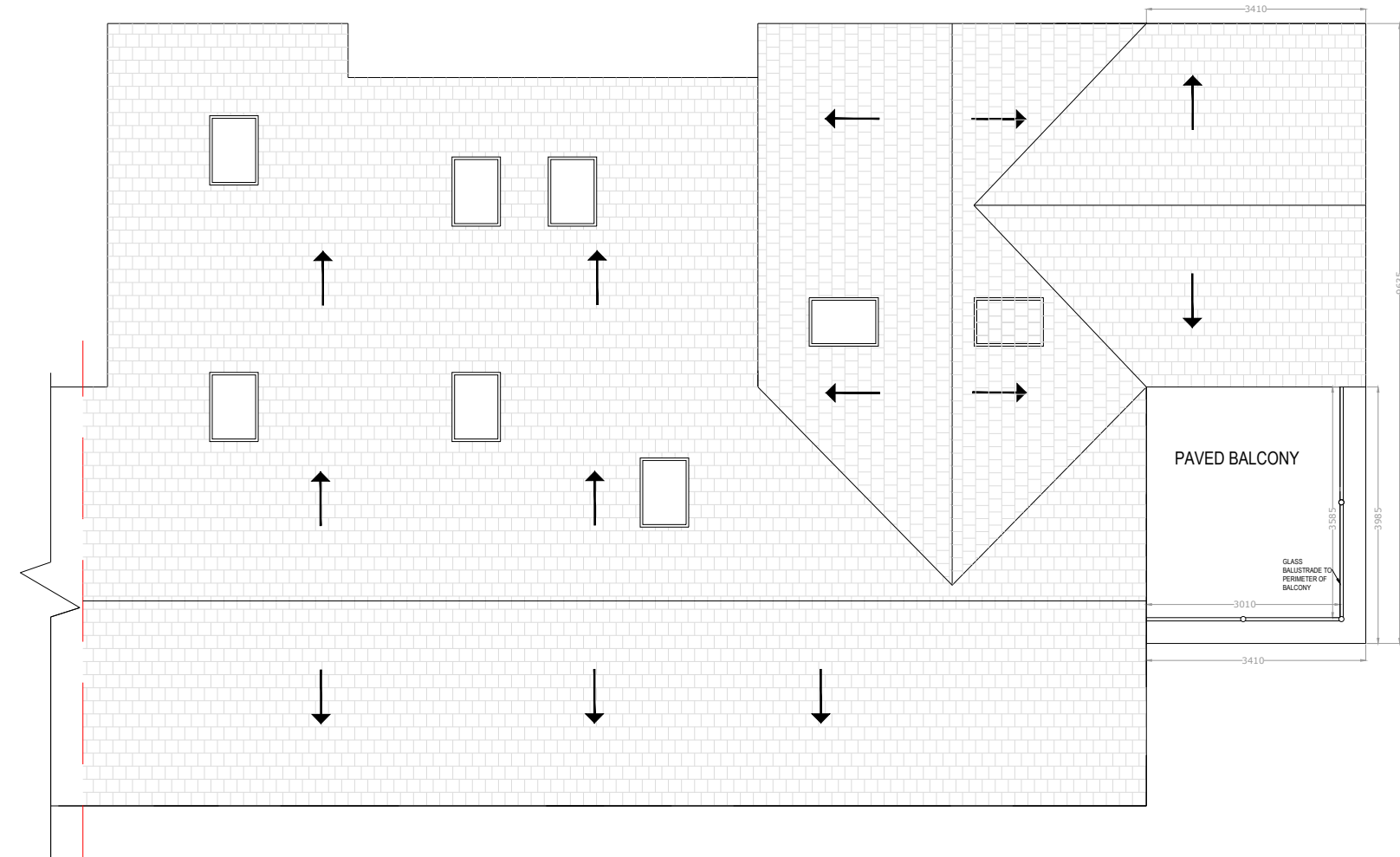
Proposed Rear Elevation



Proposed Ground Floor



Proposed First Floor



Proposed Roof Layout

Legend

- New Structure External Faced Stone
- Existing Walls
- Insulation
- Windows
- Stone
- Slates, Roofing
- Window/Door/Cladding RAL 7016
- Block
- Steel

GENERAL NOTES

Front Elevation

Existing main elevation outer face stone construction, windows grey. Conservatory lower stone construction and upper white timber windows. Proposed extension front lower grey glazed aluminum cladding and upper stone construction. All doors and windows to be grey in colour. All new gutters black colour and rain water pipes black in colour to match existing material.

Gable Elevations

Existing main elevation outer face stone construction, windows grey. Conservatory lower stone construction and upper white timber windows. Proposed new extension lower grey glazed doors and aluminum cladding and upper stone construction. All doors and windows to be grey in colour. All new gutters black colour and rain water pipes black in colour to match existing material.

Rear Elevation

Existing main elevation outer face stone construction, windows grey. Conservatory lower stone construction and upper whiter timber windows. Proposed new extension rear and lower upper stone construction. All windows to be replaced grey in colour. All new gutters black colour and rain water pipes black in colour to match existing material.

Roof

Existing main and conservatory roof slate finish. Proposed lower extension roof built-up to form a glazed balcony at first floor, upper floor roof area to be finished in slate to match existing, soffit and fascia to be grey to match existing.

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

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 Calculations Notes For Planning.

The existing property conservatory is proposed to be demolished and extended to the rear elevation, maintaining the same width. For the purpose of the calculation below, only the main dwelling is include in the original volume calculation.

A. Existing volume of the original property (excluding Conservatory)	867.9m ³
B. Volume of the proposed extension	125.44m ³
C. Proposed volume of the property (A+B)	993.34m ³
% additions over and above the size of the original building	14.45%

01	Roof Layout Plan Corrected	08.03.23
Rev. No.	Revision note.	Date.
Title: Proposed Plans And Roof Layout		
Project: Springbank Barn 319A Turton Road Tottington BL8 3QF		
Client: Richard Wilson Springbank Barn 319A Turton Road Tottington BL8 3QF		
Scale: 1:50@A1	Designed: AW	Drawn: JW
		Date: 18.01.2023
Drawing No. JCBD-21-224A - 2. Rev01		
 J C Building Design Ltd Tel: 01706 872797 / 07824 871086 enquiries@jcbuildingdesign.co.uk		