

GENERAL NOTES

Front Elevation

Existing main elevation outer face stone construction, Proposed stone to match existing. New windows to be replaced grey in colour. All new gutters grey colour and rain water pipes black in colour to match existing material.

Gable Elevations

Existing stone adjoining the front, main elevation outer face timber cladding, windows white UPVC. Proposed stone and cedar cladding. New doors and windows to be replaced grey in colour. All new gutters grey colour and rain water pipes black in colour to match existing material.

Rear Elevation

Existing timber cladding. Proposed cedar cladding. Windows white UPVC. New windows to be replaced grey in colour. All new gutters grey colour and rain water pipes black in colour to match existing material.

Roof

Existing main roof profiled cladding. Proposed new roof EPDM built-up and solar panels.

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

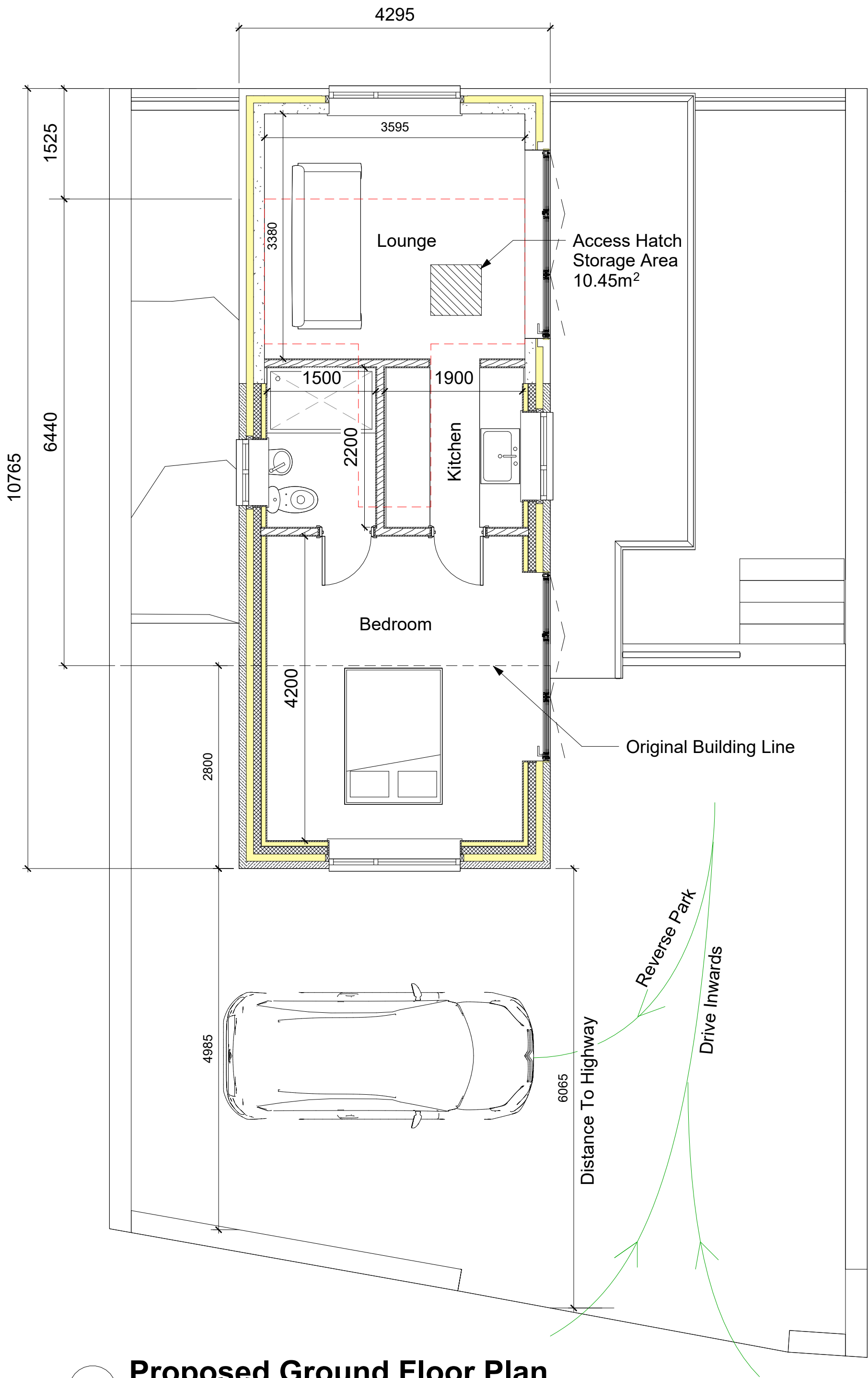
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering.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

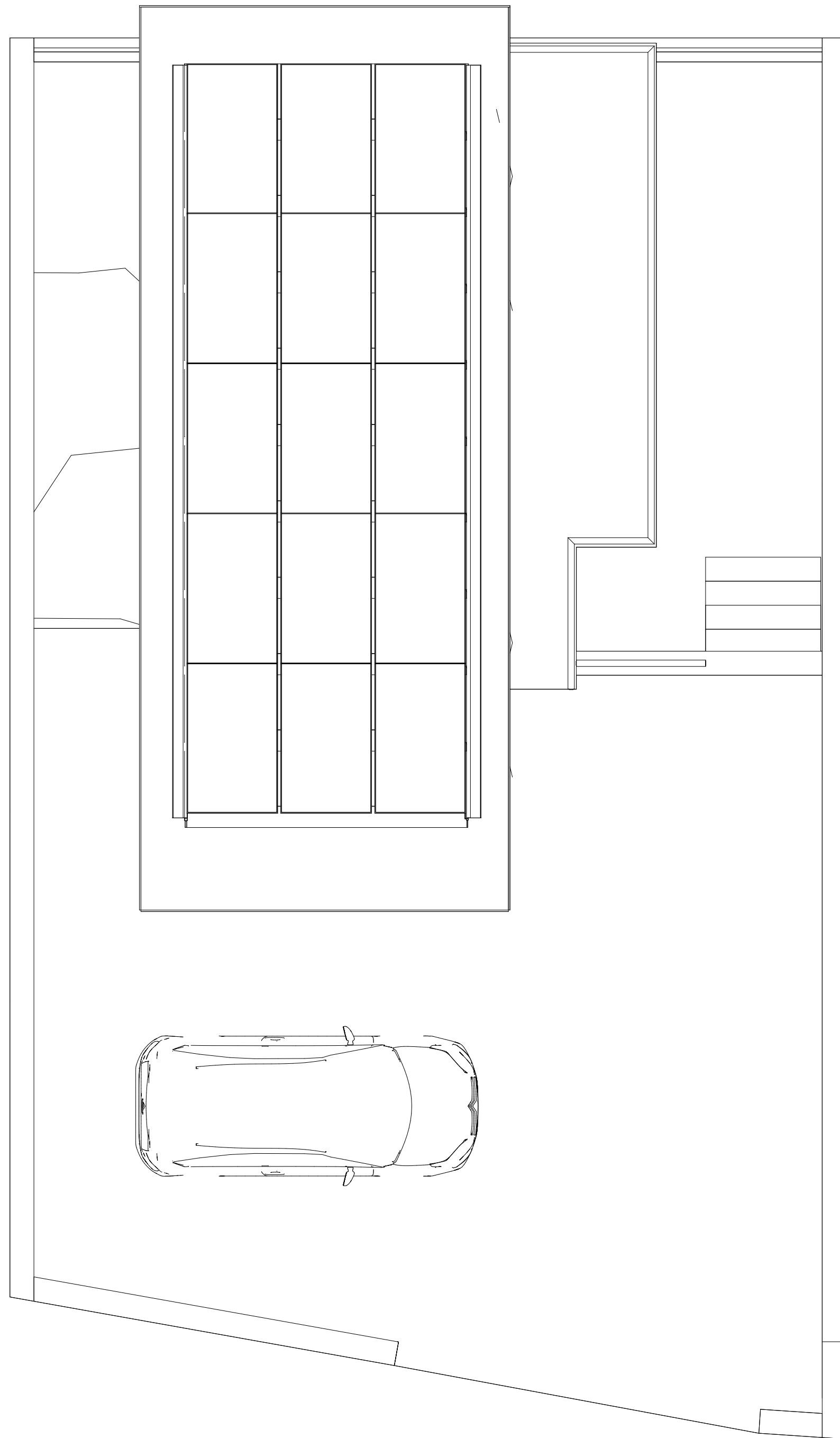
The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the 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 Proposed Ground Floor Plan
1 : 50

Proposed Floor Areas.

a) Proposed Floor Area Ground Floor	37.31m²
b) Existing Garage Pit / Proposed Storage & Plant Room	10.45m²
c) Therefore Total Floor Area	47.76m²



2 Proposed Roof Layout
1 : 50

Additional Notes For Planning.

- a) Existing volume of the original property 95.20m³
 - Existing Garage Pit 15.26m³
 - Existing Garage 65.12m³
 - Existing Veranda 14.82m³
- b) Volume of the proposed works 25.50m³
 - Front Extension Only Addition.
 - (Including 0.5m New Projection - 4.5m³)
- c) % increase above the size of the original building 26.79%

02	Front Projection Increased By 0.5m, Front Boundary Wall Revised	19/09/25
01	Floor Area Added & Storage Plant Room Added	11/09/25
00	Initial Issue	28/08/25
Rev. No.	Revision Description	Rev. Date
Title: Proposed Floor Plans, Roof Layout		
Project: Land Off Smithy Nook Calderbrook Road Littleborough OL15 9NF		
Client: Paul Butler Land Off Smithy Nook Calderbrook Road Littleborough OL15 9NF		
Scale (@ A1)	Drawn By:	Checked By:
1 : 50	JW	AW
Date:	28/08/25	Project Number:
383		
Drawing Number		Revision Number
JCBD-24-383-2A		02