Sheet Index

Site Plan and Construction Notes

0.01	Cover Sheet & Block Plan

Existing Plans & Elevations

1.01	Exisitng & Proposed Site Plans
1.02	Existing Floor Plans
1.03	Existing Floor Plans
1.04	Existing Elevations

Proposed Plans & Elevations

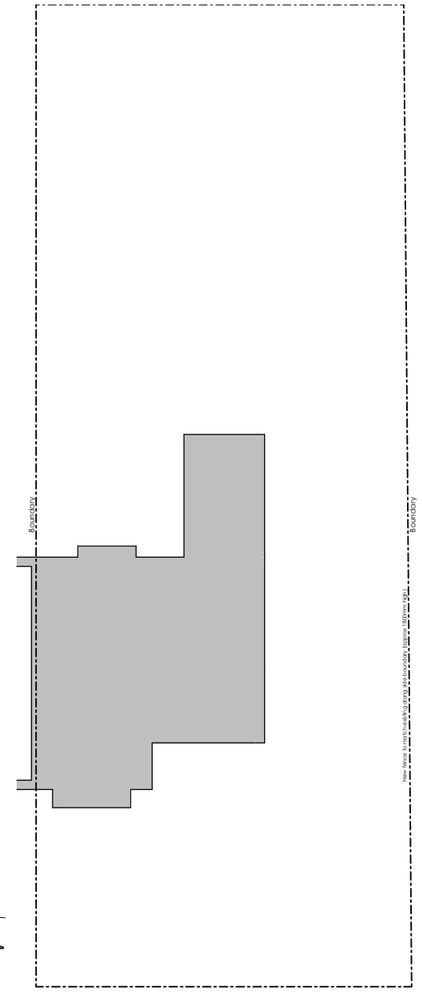
2.01	Proposed Floor Plans
2.02	Proposed Floor Plans
2.03	Proposed Elevations

External Finishes to match exisitng:
➜Outer skin of walls to be facing bricks with colour and size to match existing bricks as close as reasonably possible, with feature Tyrolean render panels as indicated.
➜First floor roof to be finished with clay plain tiles to match existing roof as close as reasonably possible.
➜Ground floor roof at rear to be finished with Marley Modern concrete roof tiles in Old English Dark Red, smooth finish with 100mm headlap.
➜Bay window roof to be finished with clay plain tiles to match existing door canopy as close as reasonably possible.
➜Windows & Doors to be white PVCu & to clients spec
➜Rainwater goods to be black PVCu & to clients spec



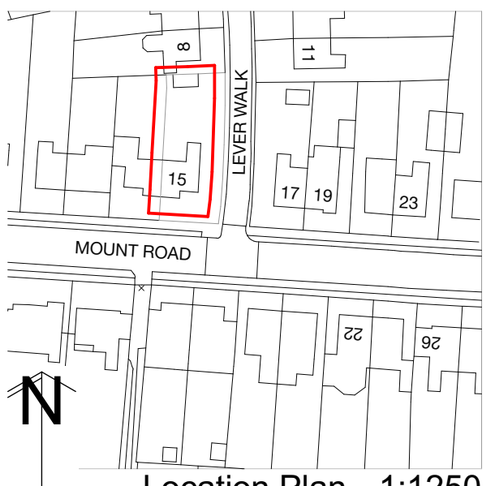
3d visualisation indicative only - some brickwork features missing. See elevation for accurate representation

3d visualisation



Block Plan 1:200

1) This drawing is for Planning and/or Building Regulations applications only and for no other use.
2) All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
3) All dimensions are in millimetres unless stated otherwise.
4) The contractor MUST check all dimensions and particulars prior to commencement of work.
5) All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
6) All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and GDP if there are any differences to what's shown on these drawings.
7) All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
8) All gas work to be designed, installed, inspected and tested in accordance with the requirements of the current edition of the Gas Safety (Installation and Use) Regulations 1998 and carried out by a Gas Safe Registered person.
9) BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
10) PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
11) CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.



Location Plan 1:1250

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

Date	Change Name	ChID	Rev
15/02/21	Client changes-pre app	Client	A

Project Status:

Feasibility	Detailed Design
Design	Construction
Planning	As Built

Scale: As indicated @ A3

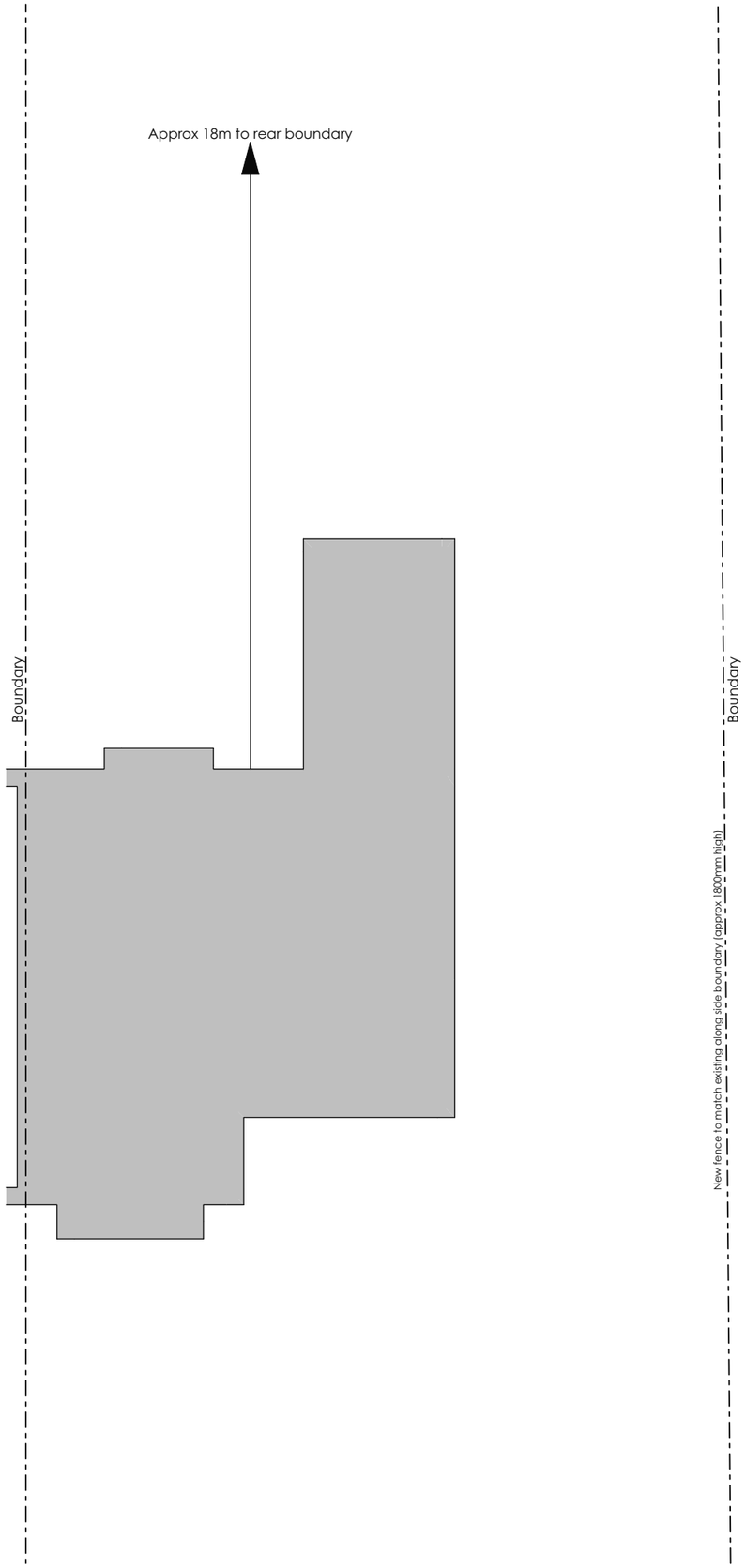
Sheet: 0.01

Cover Sheet & Block Plan

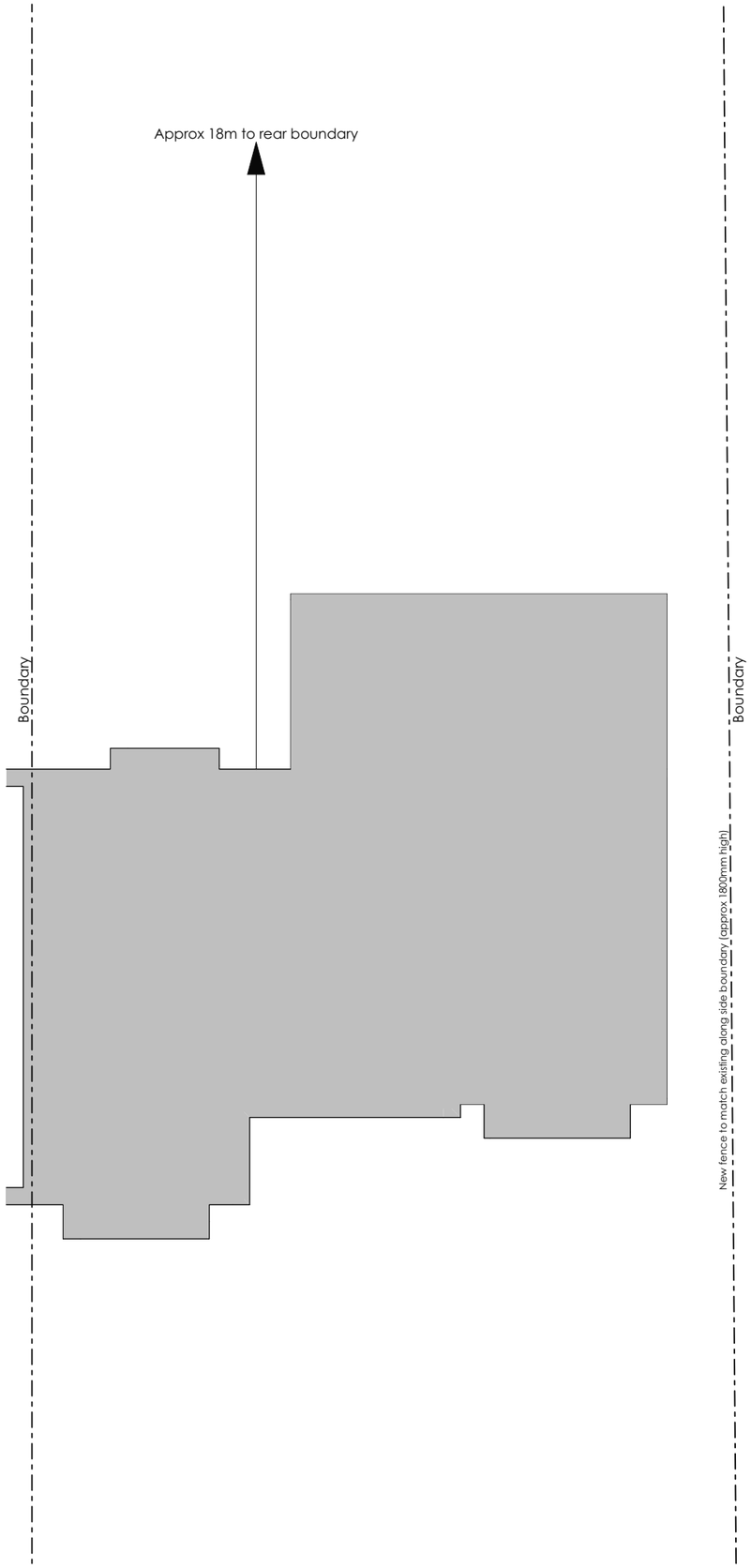
N1280(P)

Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.



Exisitng Site 1:100



Proposed Site 1:100

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

ChID	Change Name	Date
Rev A		
Client	Client changes-pre app	15/02/21

Project Status:

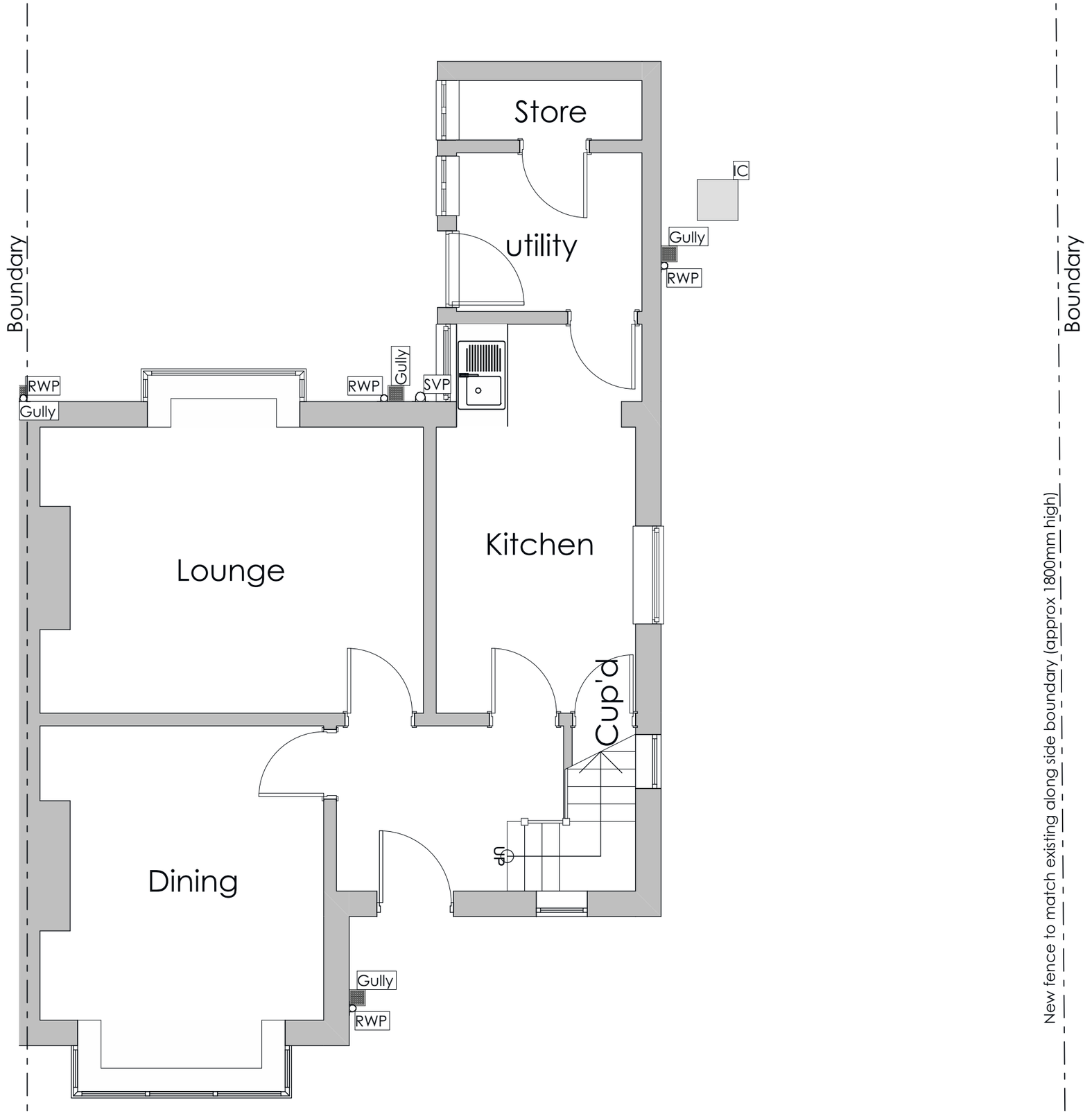
Feasibility	Detailed Design
Design	Construction
▶ Planning	As Built

Scale: As indicated @ A3

Sheet: 1.01
Exisitng & Proposed Site Plans

N1280(P)
Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.



Exisitng Ground Floor 1:50

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

ChID	Rev	Change Name	Date
Client	A	Client changes-pre app	15/02/21

Project Status:

Feasibility	Detailed Design
Design	Construction
Planning	As Built

Scale: As indicated @ A3

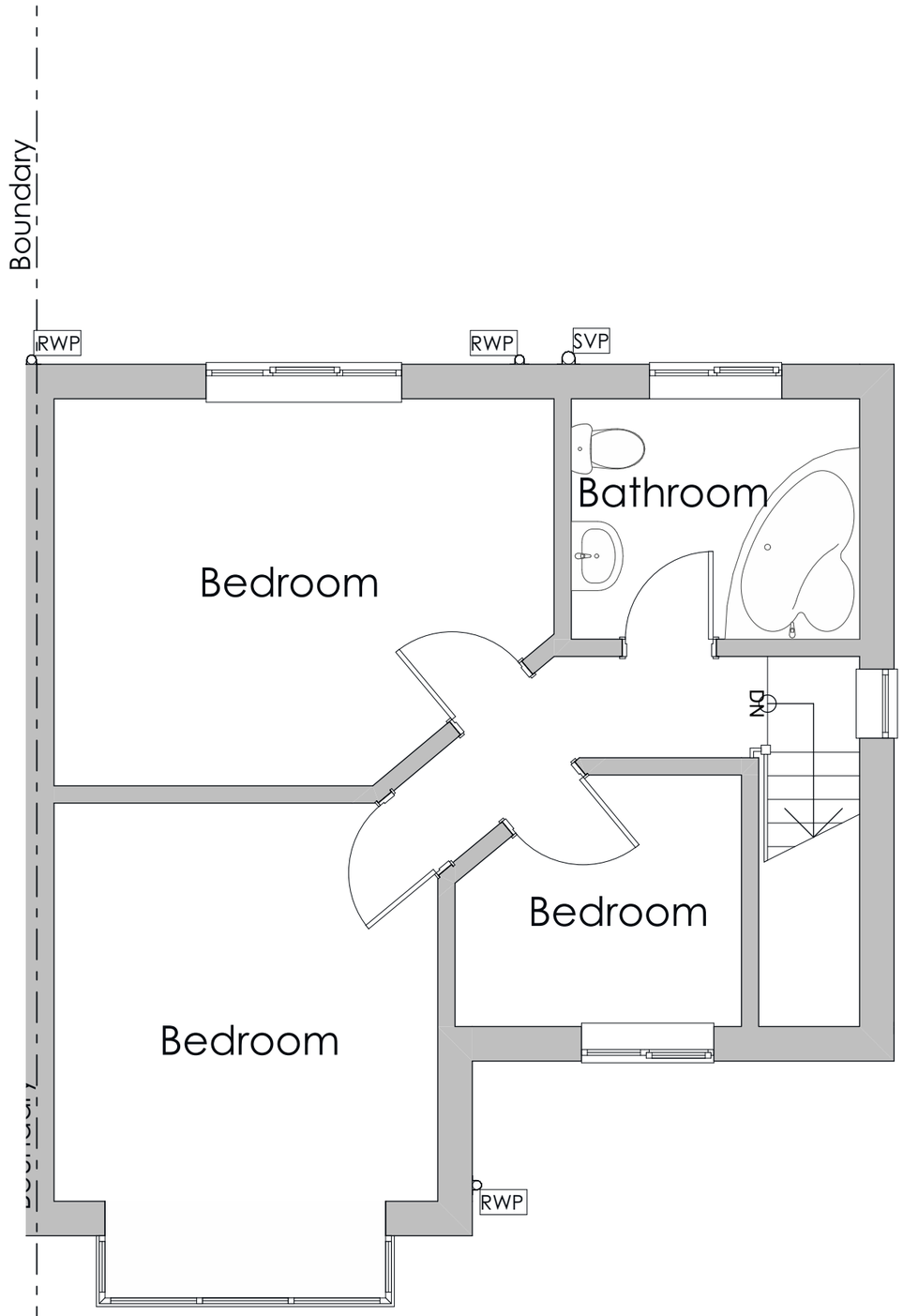
Sheet: 1.02

Existing Floor Plans

N1280(P)

Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.



Exisitng First Floor 1:50

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

Rev	ChID	Change Name	Date
A	Client	Client changes-pre app	15/02/21

Project Status:

Feasibility	Detailed Design
Design	Construction
Planning	As Built

Scale: As indicated @ A3

Sheet: 1.03

Existing Floor Plans

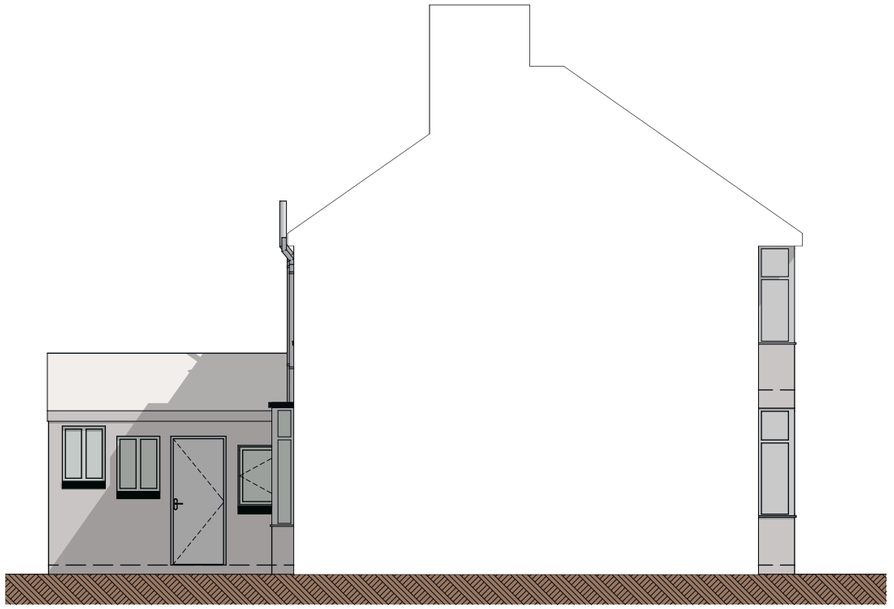
N1280(P)

Printed: 18/02/2021

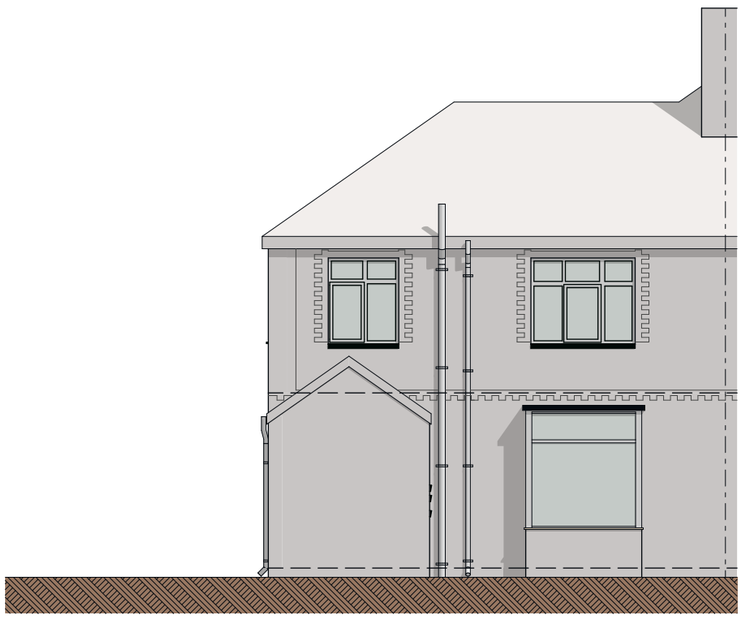
This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.



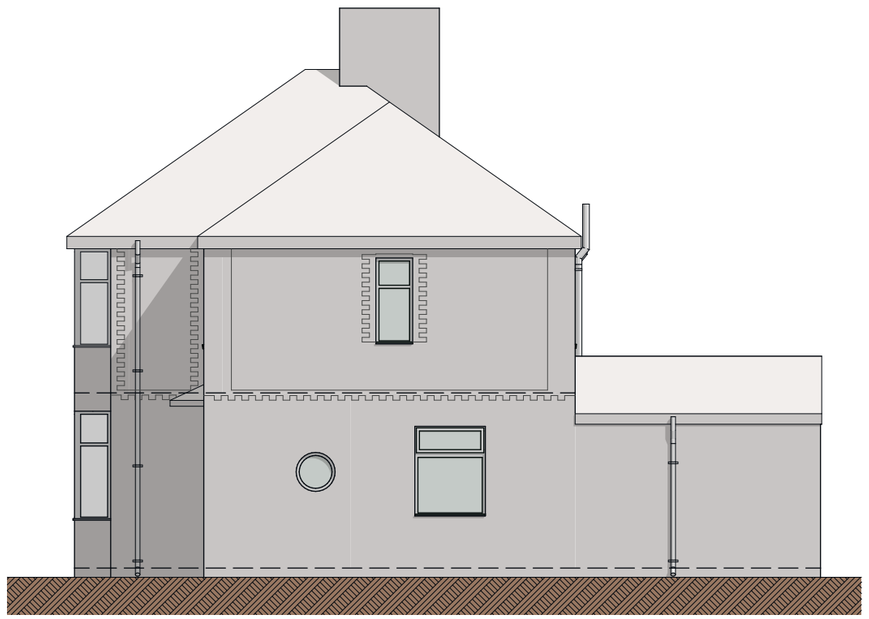
Existing South East Elevation 1:100



Existing South West Elevation 1:100



Existing North West Elevation 1:100



Existing North East Elevation 1:100

GOODCHILD DESIGN PARTNERSHIP

0161 850 8586

07764 772 622

nick@goodchild-design.co.uk

132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

ChID	Rev	Change Name	Date
Client	A	Client changes-pre app	15/02/21

Project Status:

Feasibility	Detailed Design
Design	Construction
Planning	As Built

Scale: As indicated @ A3

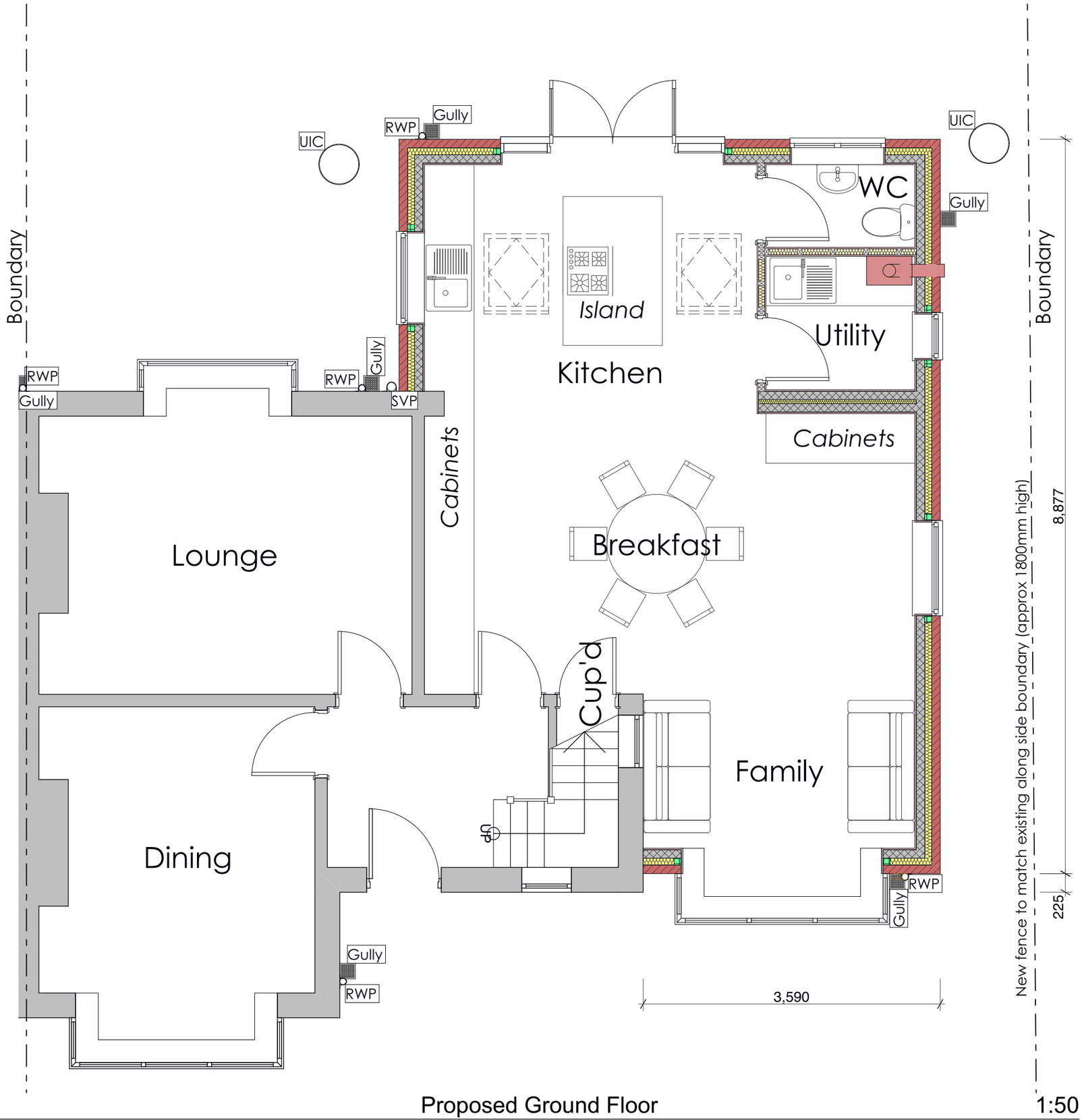
Sheet: 1.04

Existing Elevations

N1280(P)

Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.



Proposed Ground Floor 1:50

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

ChID	Change Name	Date
Rev A		
Client		
Client changes-pre app		15/02/21

Project Status:

Feasibility	Detailed Design
Design	Construction
Planning	As Built

Scale: As indicated @ A3

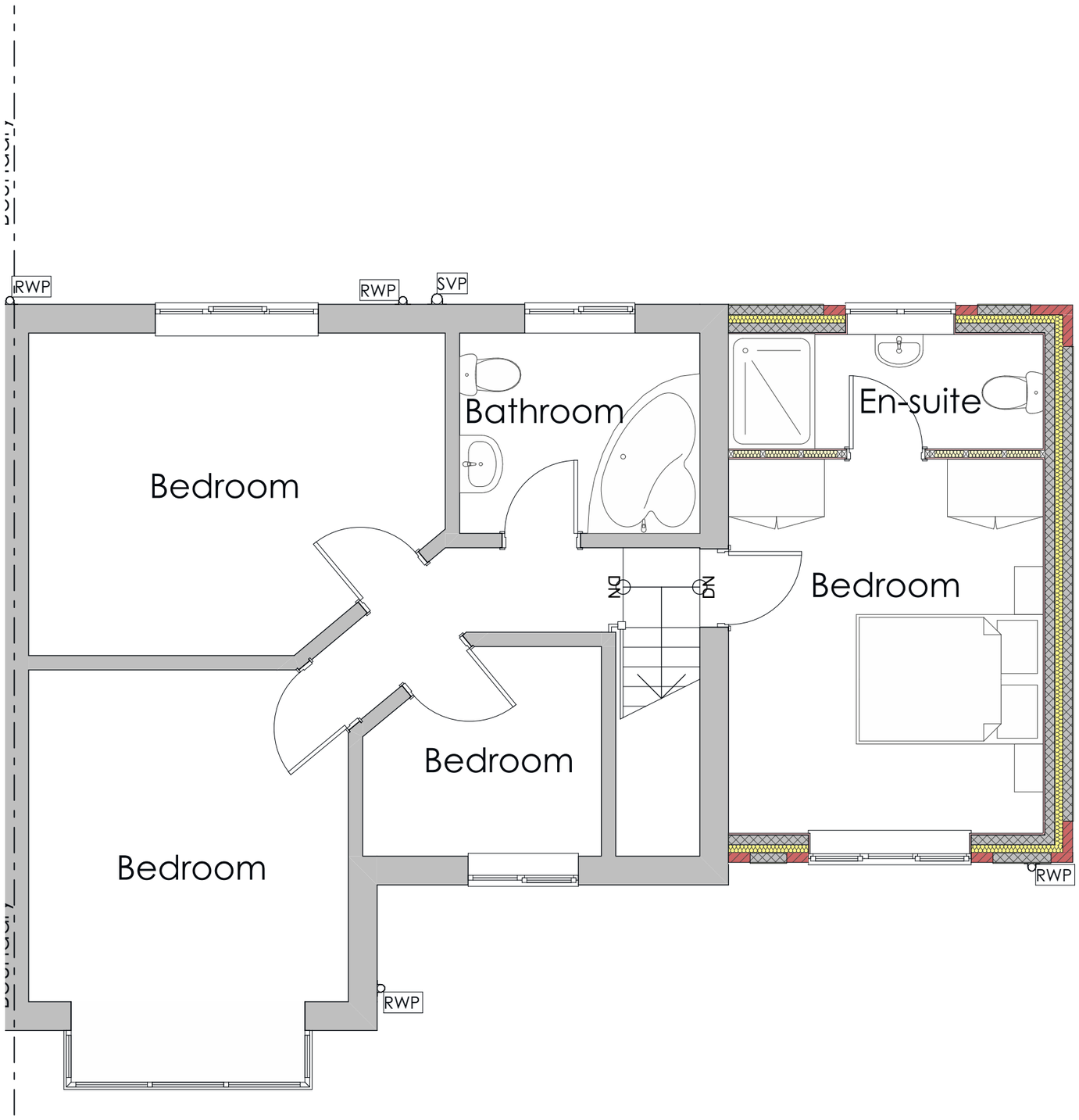
Sheet: 2.01

Proposed Floor Plans

N1280(P)

Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.



Proposed First Floor 1:50

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

ChID	Change Name	Date
Rev A		
Client	Client changes-pre app	15/02/21

Project Status:

Feasibility	Detailed Design
Design	Construction
Planning	As Built

Scale: As indicated @ A3

Sheet: 2.02

Proposed Floor Plans

N1280(P)

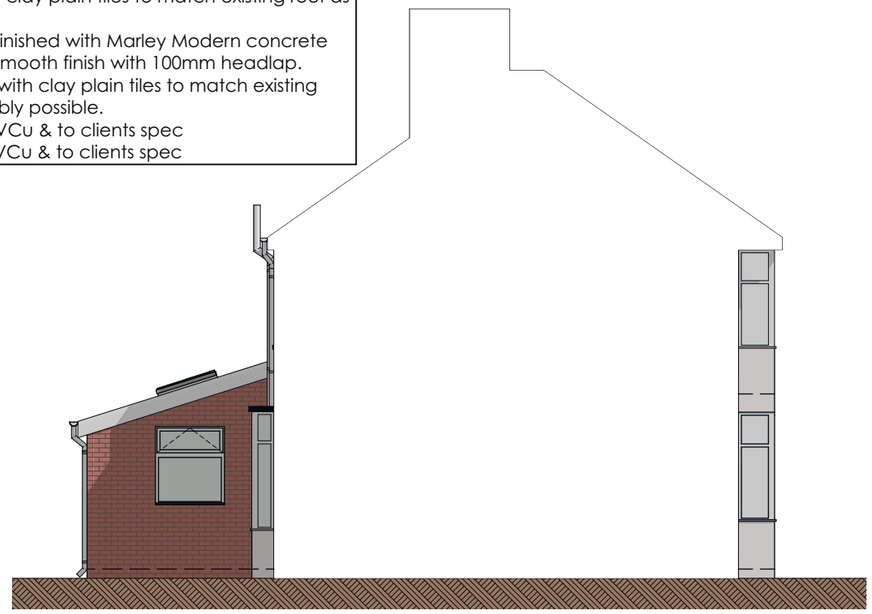
Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.

External Finishes to match exisitng:
➜Outer skin of walls to be facing bricks with colour and size to match existing bricks as close as reasonably possible, with feature Tyrolean render panels as indicated.
➜First floor roof to be finished with clay plain tiles to match existing roof as close as reasonably possible.
➜Ground floor roof at rear to be finished with Marley Modern concrete roof tiles in Old English Dark Red, smooth finish with 100mm headlap.
➜Bay window roof to be finished with clay plain tiles to match existing door canopy as close as reasonably possible.
➜Windows & Doors to be white PVCu & to clients spec
➜Rainwater goods to be black PVCu & to clients spec



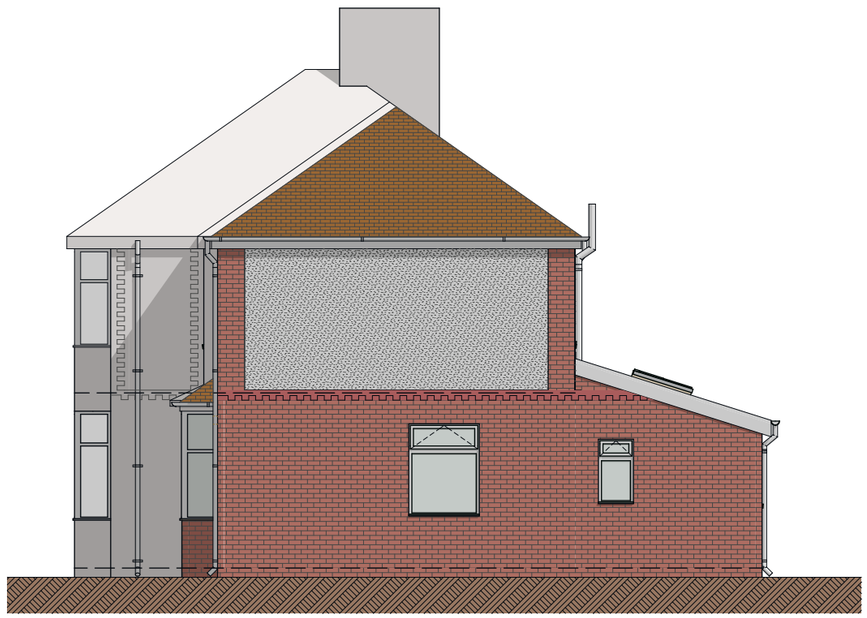
Proposed South East Elevation 1:100



Proposed South West Elevation 1:100



Proposed North West Elevation 1:100



Proposed North East Elevation 1:100

GOODCHILD DESIGN PARTNERSHIP
0161 850 8586
07764 772 622
nick@goodchild-design.co.uk
132-134 Great Ancoats St
Manchester M4 6DE

The Contractor is responsible for checking and confirming dimensions at the job site. Goodchild Design Partnership will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
DO NOT SCALE FROM THIS DRAWING

NOT FOR CONSTRUCTION - FOR ASSESSMENT BY THE PLANNING AUTHORITY ONLY

Mr James Kirk & Ms Catherine Fraser

15 Mount Road
Middleton M24 1DY

2 storey side extension & single storey rear extension

Rev:

Change Name	Date	ChID	Rev
Client changes-pre app	15/02/21	Client	A

Project Status:

Feasibility	Detailed Design
Design	Construction
▶ Planning	As Built

Scale: As indicated @ A3

Sheet: 2.03

Proposed Elevations

N1280(P)

Printed: 18/02/2021

This drawing and the design shown remain the COPYRIGHT of Goodchild Design Partnership © no copy or alteration to the drawing may be made without our prior written authorisation.