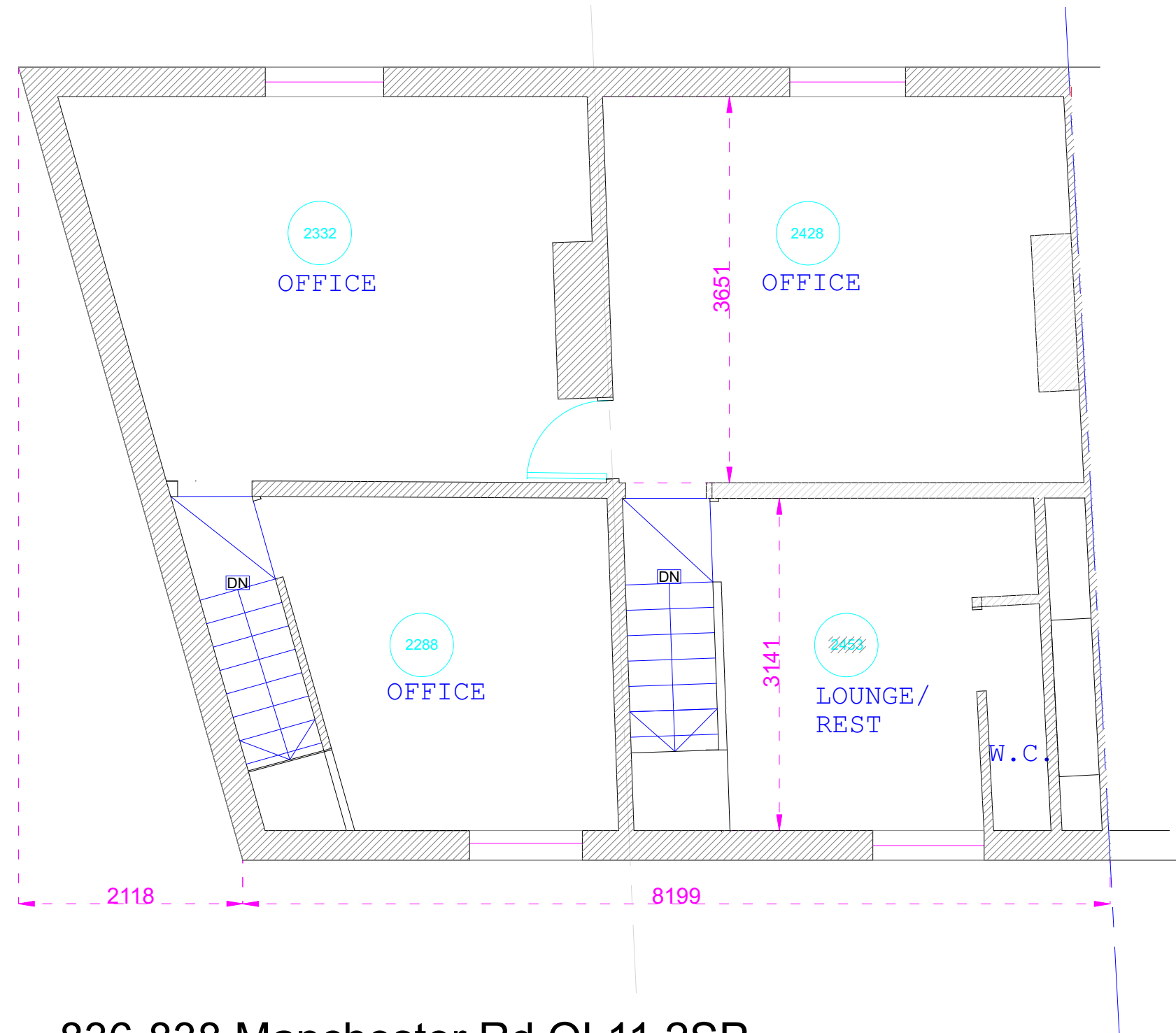




836-838 Manchester Rd OL11 2SP
First Floor
As Pre-existing 1:50

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planning by design
**Architectural
Services**
Oldham, Rochdale
& Tameside
www.architectural.uk.com
07872 577 565

Project Description:
Conversion of top floor to flat and
lower ground to workshop with
retail as existing at ground floor

For:
Mr Steven Buckley

Site Address:
**836-838 Manchester Rd.
Castleton OL11 2SP**

Date: **June 2021**

Scale: **1:50 @ A3**

Sheet Description:
**First Floor Plan
As Pre-existing**

No.	Revision /Issue

Drawing Number:
19-022103/001

SOUND PROTECTION AND TESTING
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (min. values for airborne sound insulation) and 64 dB to floors and stairs (max. values for impact sound insulation) to demonstrate compliance with AD E1.

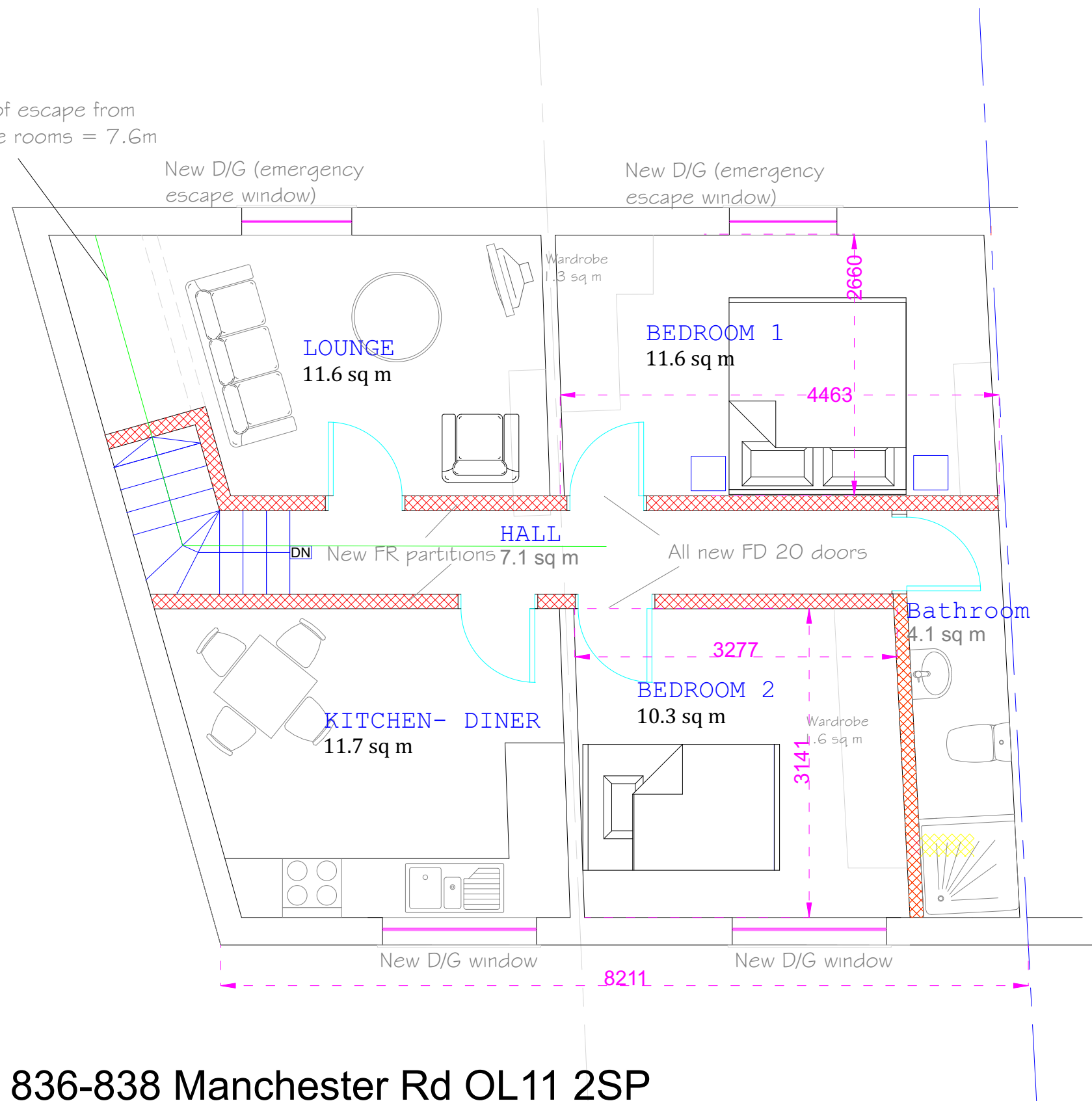
Pre completion sound testing to be carried out by a qualified person with third party accreditation (UKAS or ANCRS membership). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

In the event of test failure, remedial works to relevant elements must be undertaken before retesting to the satisfaction of the BCO.

Where a higher standard of acoustic performance is required (for example by planning condition to ensure better levels of amenity), pre completion testing to take these into account with appropriate remedial work if necessary.

SCHEDULE OF INTERNAL AREAS	
Internal Areas	sq m
Lounge (NIA)	11.6
Kitchen-Diner (NIA)	11.7
Bedroom 1 (NIA)	11.6
Bedroom 2 (NIA)	10.3
Sub Total (NIA)	45.2
Walls, W.C., hall etc. (NIA)	15.3
TOTAL (GIA)	60.5
	c. 61.0 sq m

Means of escape from
habitable rooms = 7.6m



836-838 Manchester Rd OL11 2SP
First Floor
Existing (As Built) 1:50

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Project Description:
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For:
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Site Address:
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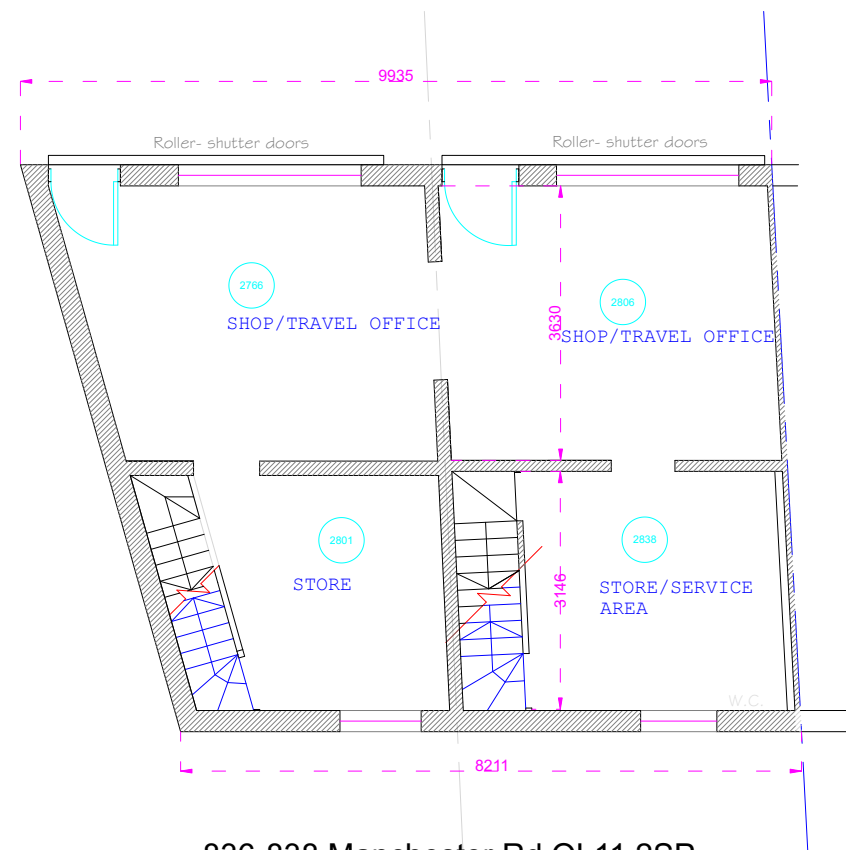
Date:
June 2021

Scale:
1:50 @ A3

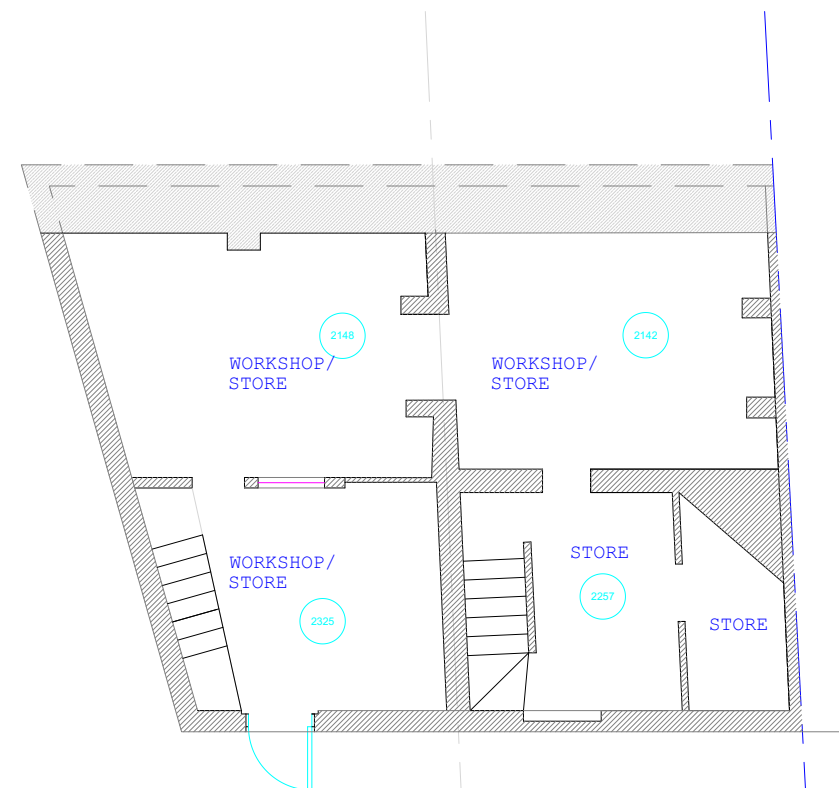
Sheet Description:
First Floor Plan
Existing (As Built)

A	Floor areas noted	Feb 23
No.	Revision /Issue	

Drawing Number:
19-022103/002A



836-838 Manchester Rd OL11 2SP
UPPER GROUND Floor
As Pre-existing



836-838 Manchester Rd OL11 2SP
LOWER GROUND Floor
As Pre-existing

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Project Description:
Conversion of top floor to flat and lower ground to workshop with retail as existing at ground floor

For:
Mr Steven Buckley

Site Address:
836-838 Manchester Rd.
Castleton OL11 2SP

Date: June 2021
Scale: 1:100 @ A3

Sheet Description:
Upper & Lower
Ground Floor Plans
As Pre-existing

No.	Revision /Issue

Drawing Number:
19-022103/003

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Project Description:
Conversion of top floor to flat and lower ground to workshop with retail as existing at ground floor

For:
Mr Steven Buckley

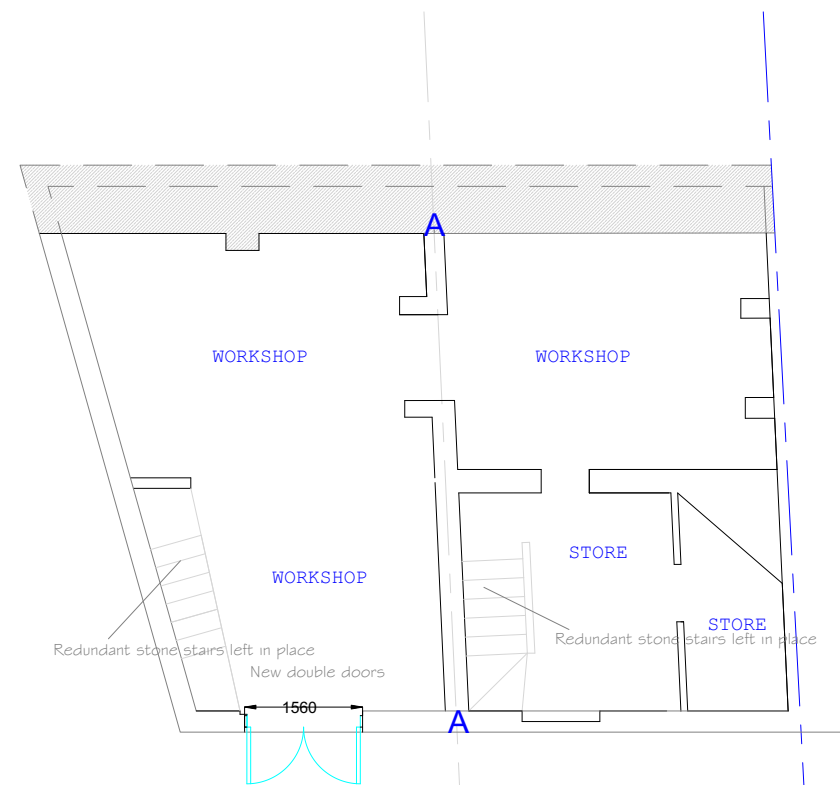
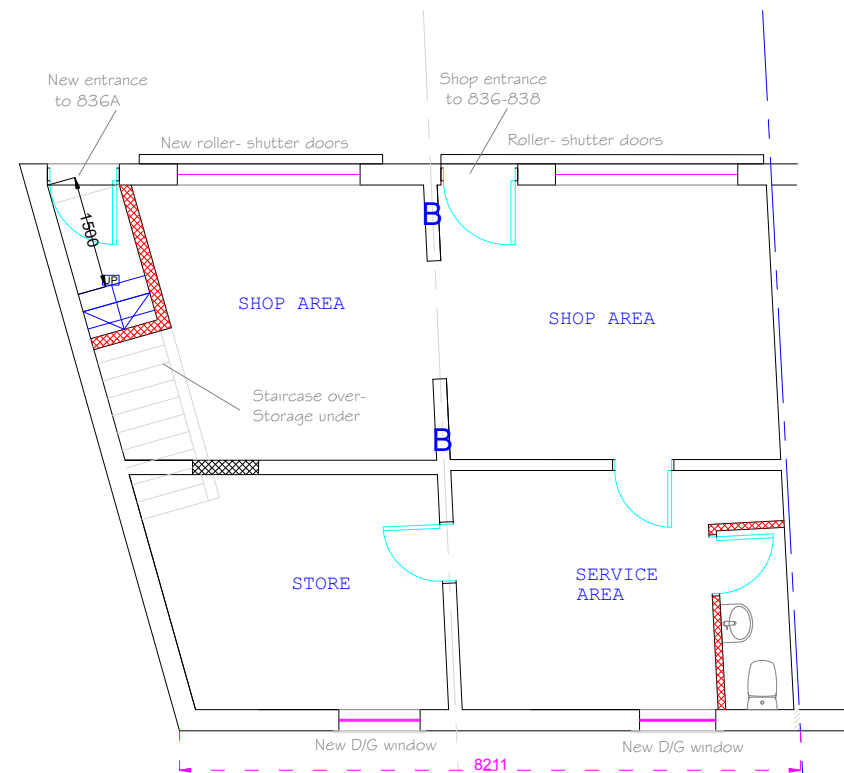
Site Address:
**836-838 Manchester Rd.
Castleton OL11 2SP**

Date: **June 2021**
Scale: **1:100 @ A3**

Sheet Description:
**Upper & Lower Ground
Floor Plans
Existing (As Built)**

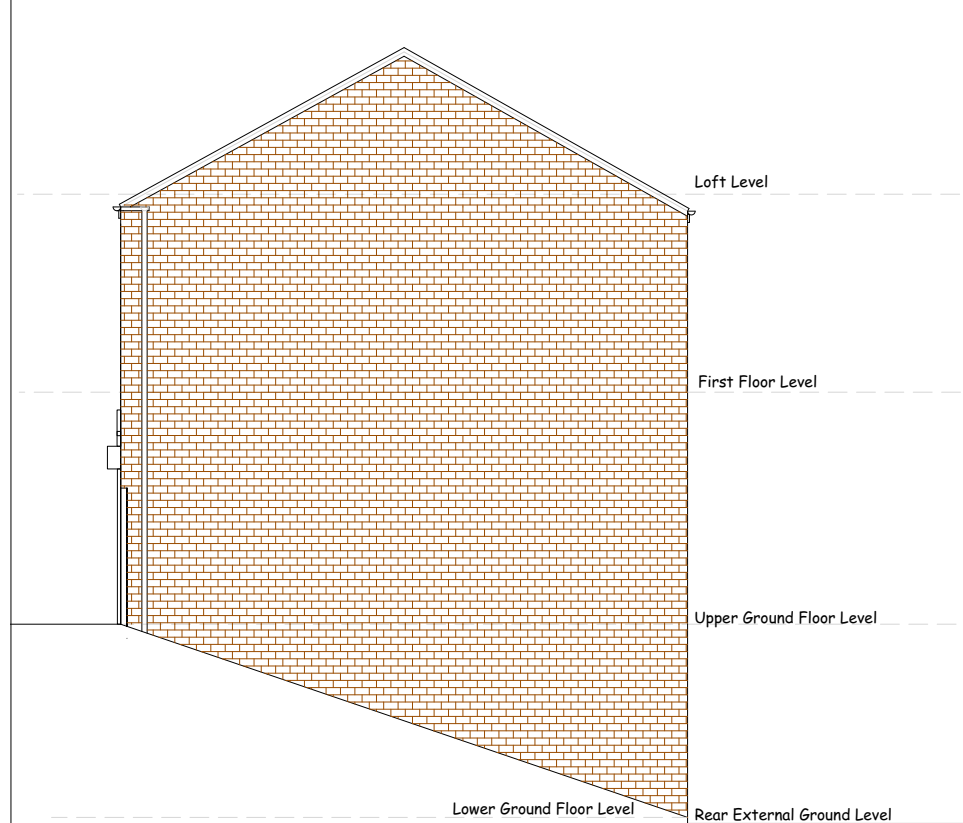
No.	Revision /Issue

Drawing Number:
19-022103/004

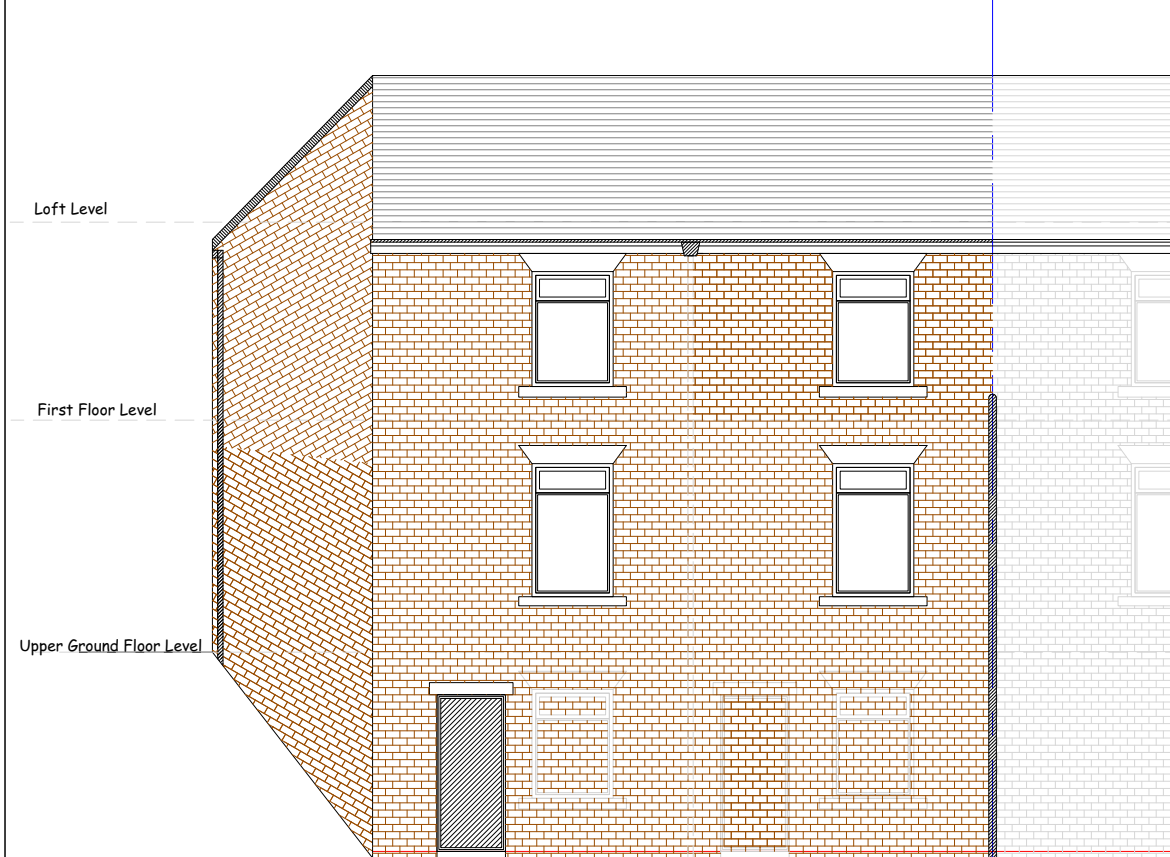




FRONT Elevation -
As Pre-existing 1:100



RH Side Elevation -
As Pre-existing 1:100



REAR Elevation -
As Pre-existing 1:100

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Project Description:

Conversion of top floor to flat and
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For:

Mr Steven Buckley

Site Address:

836-838 Manchester Rd.
Castleton OL11 2SP

Date:

June 2021

Scale:

1:100 @ A3

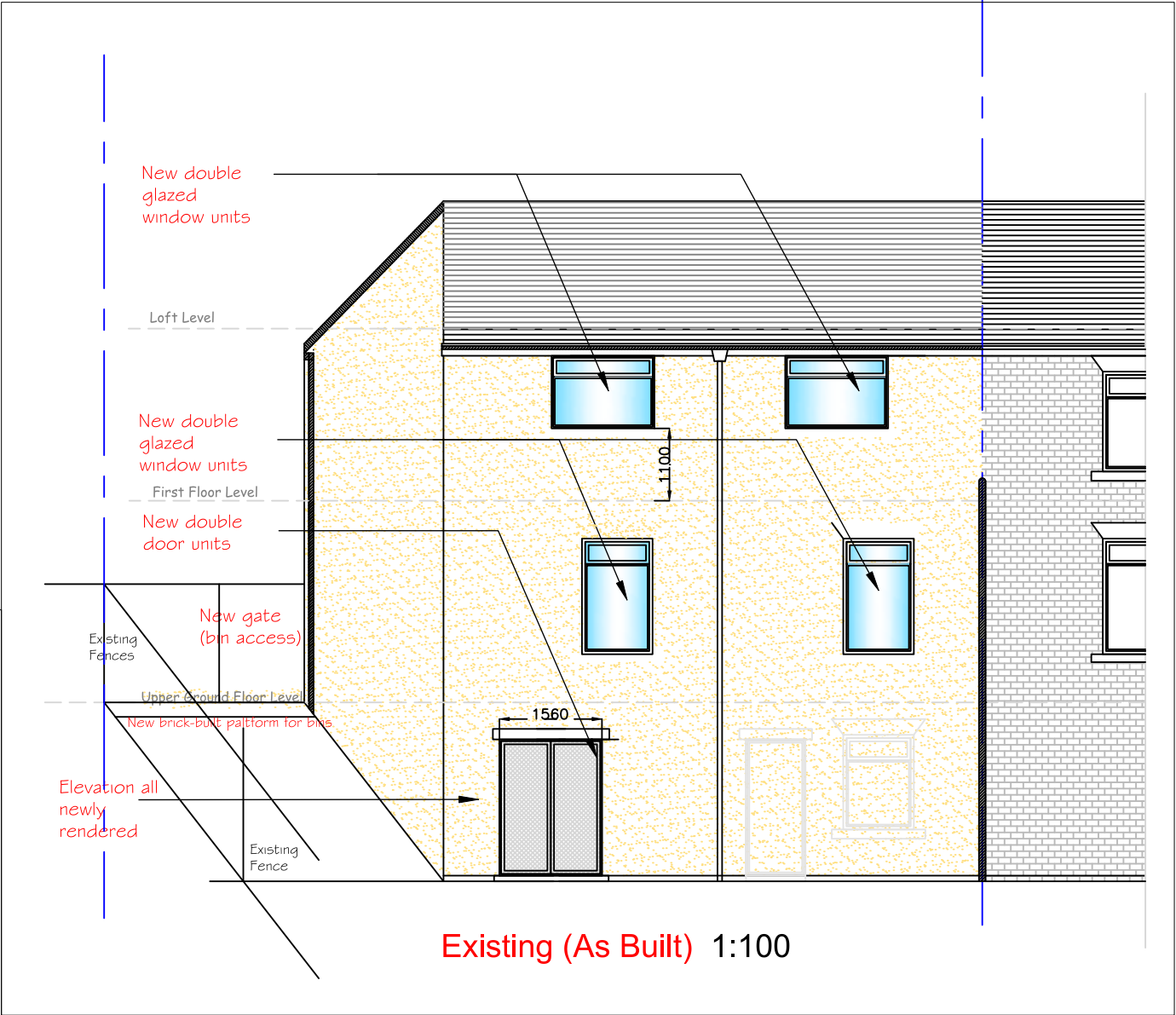
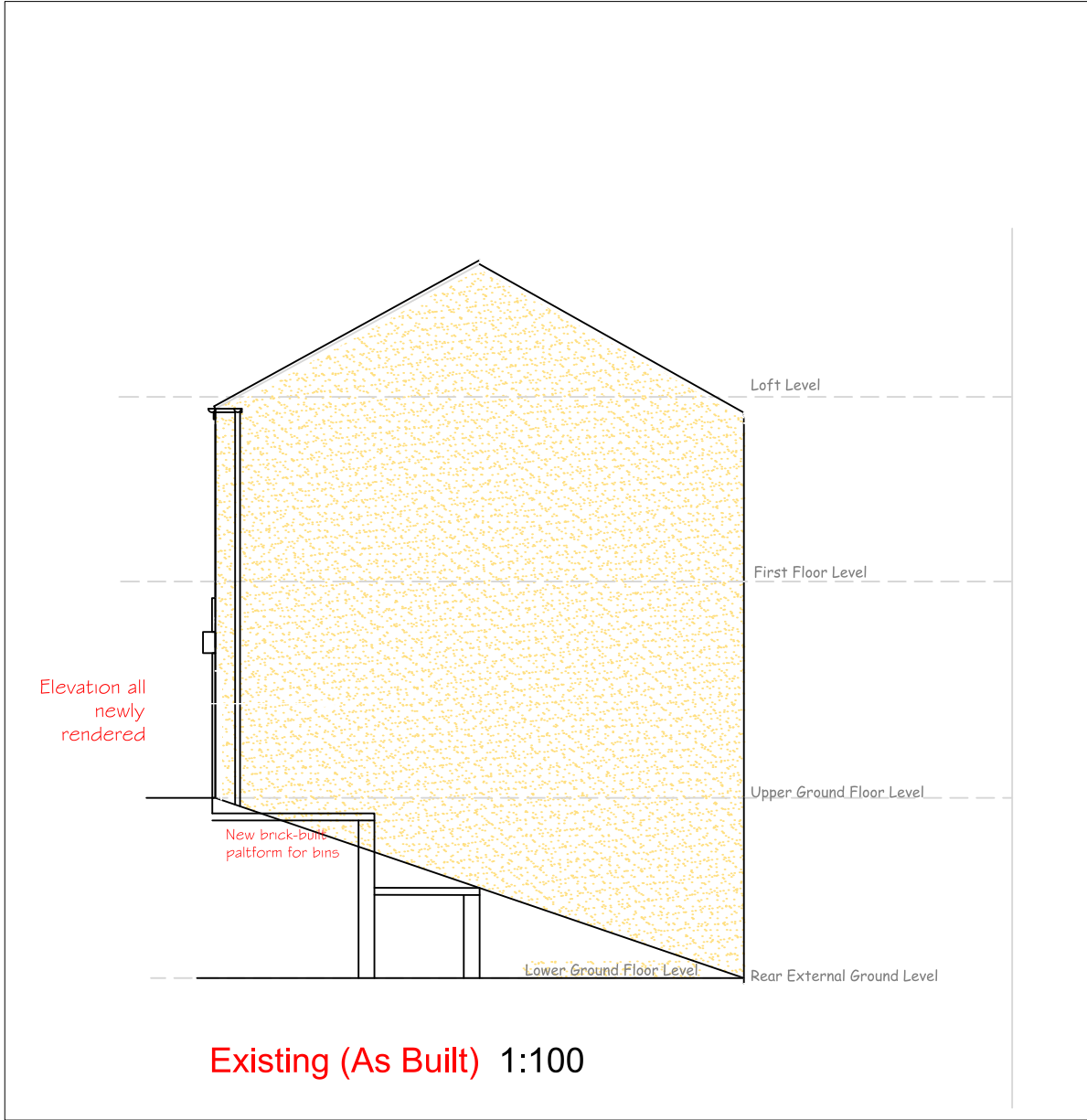
Sheet Description:

All Elevations
As Pre-existing

No.	Revision /Issue

Drawing Number:

19-022103/005



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For:
Mr Steven Buckley

Site Address:
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Castleton OL11 2SP**

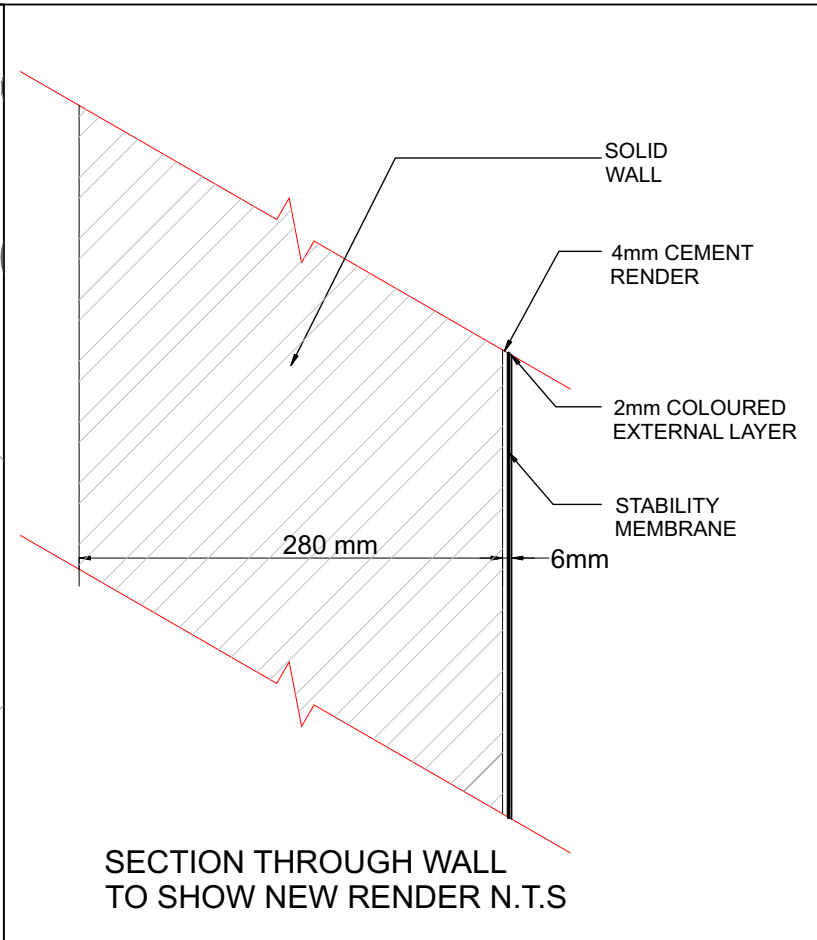
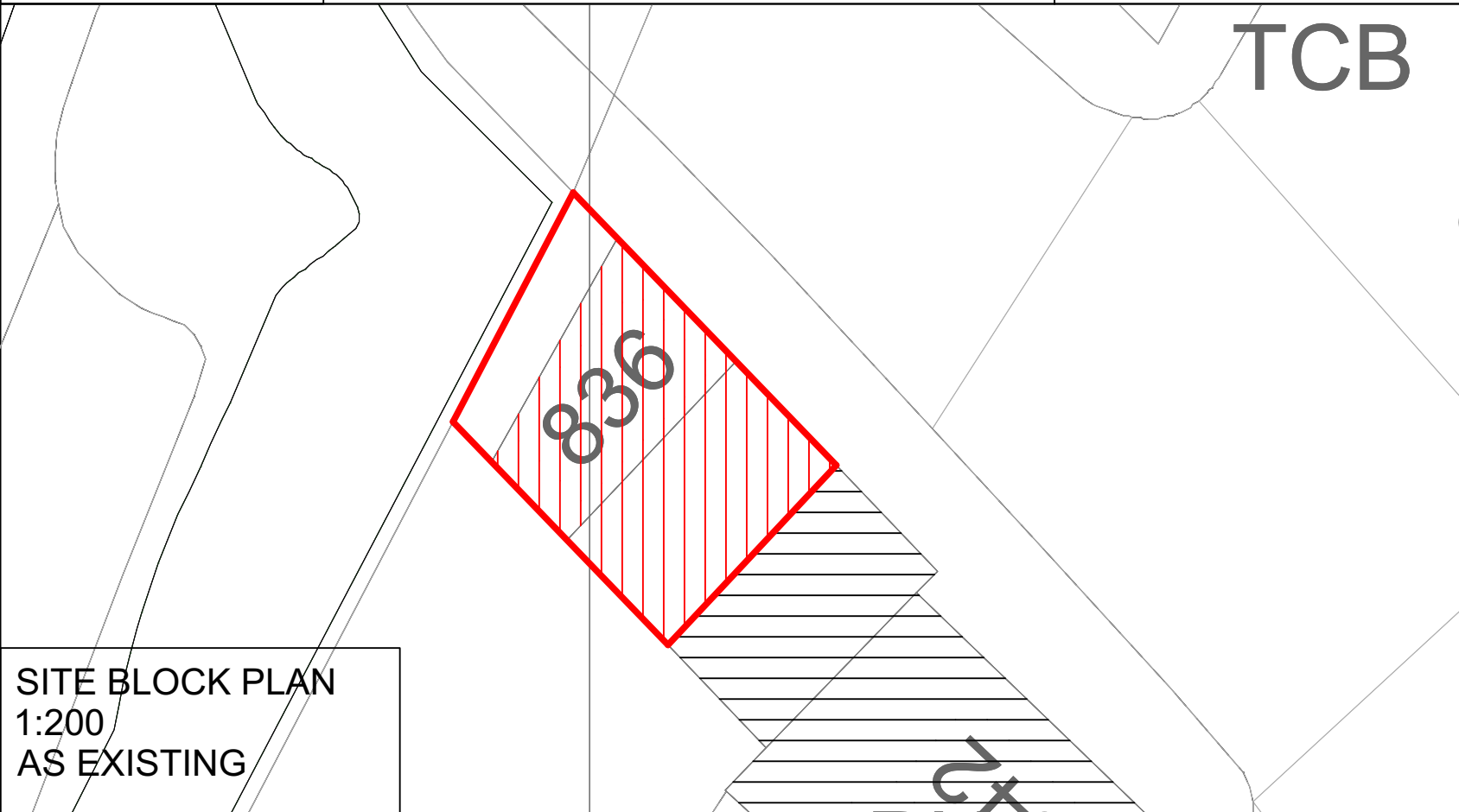
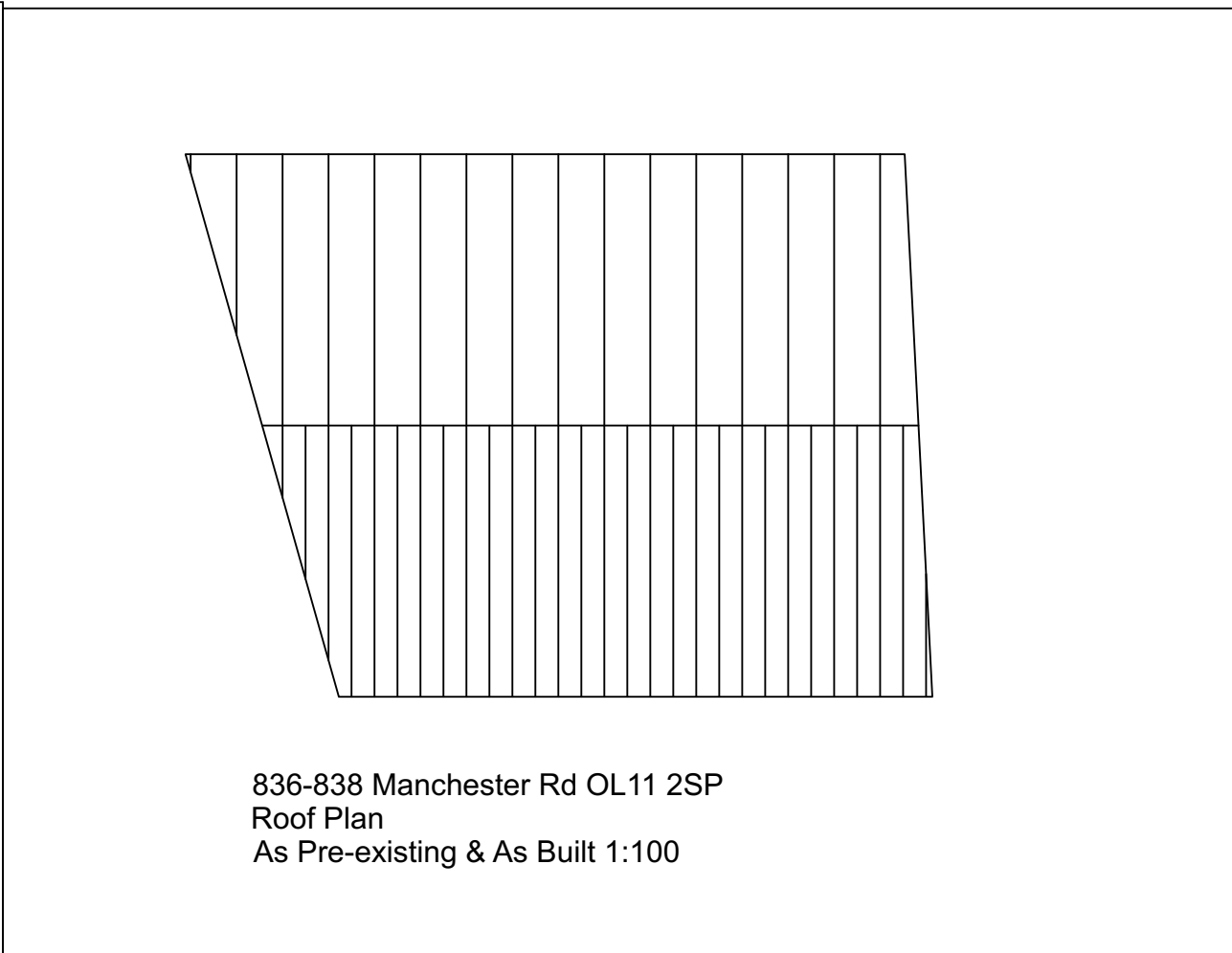
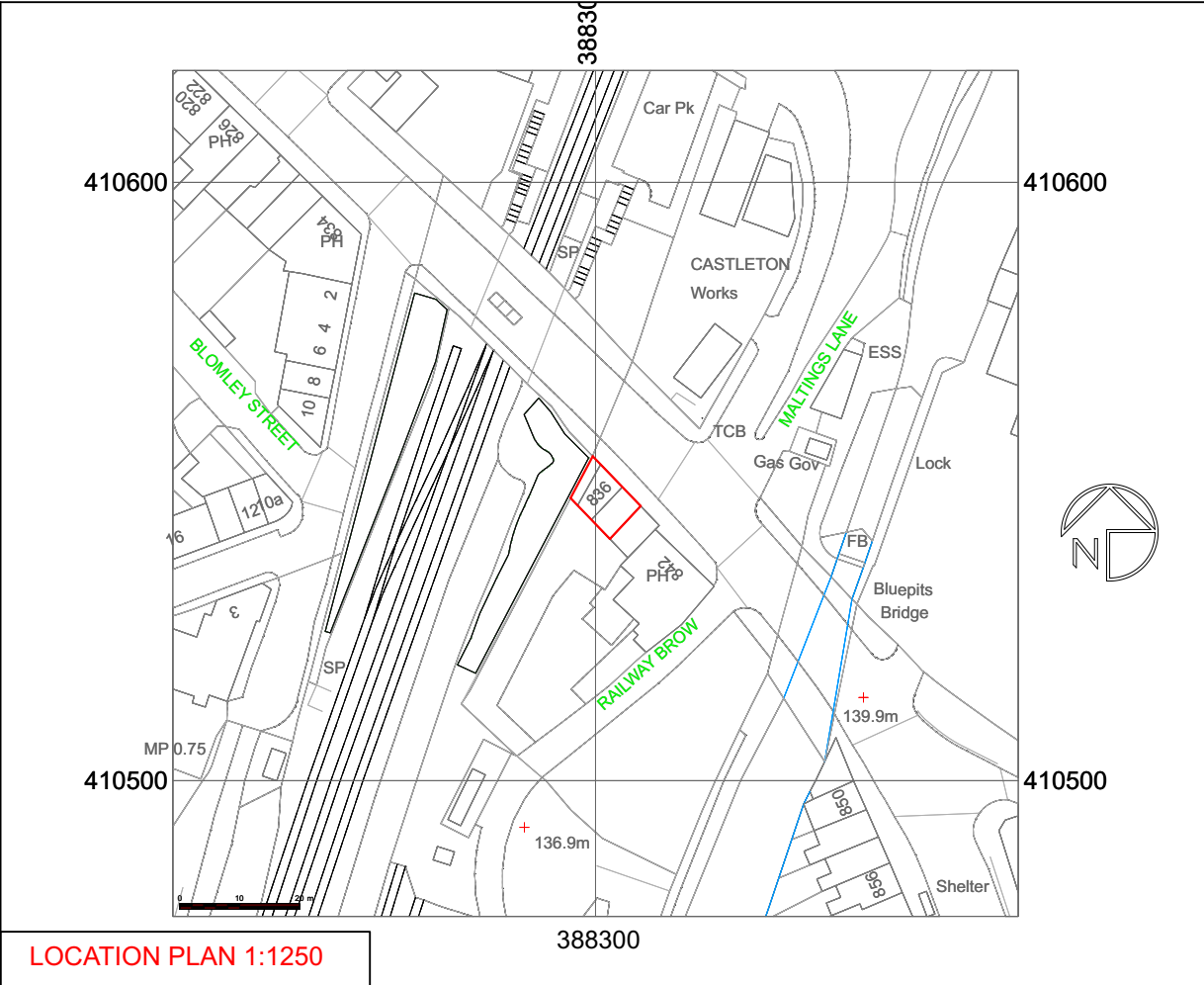
Date: **June 2021**

Scale: **1:100 @ A3**

Sheet Description:
**Side & Rear Elevations
Existing (As Built)**

A	Front Elevn. removed to sep. dwg. Nov .24
No.	Revision /Issue

Drawing Number:
19-022103/006A



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For:
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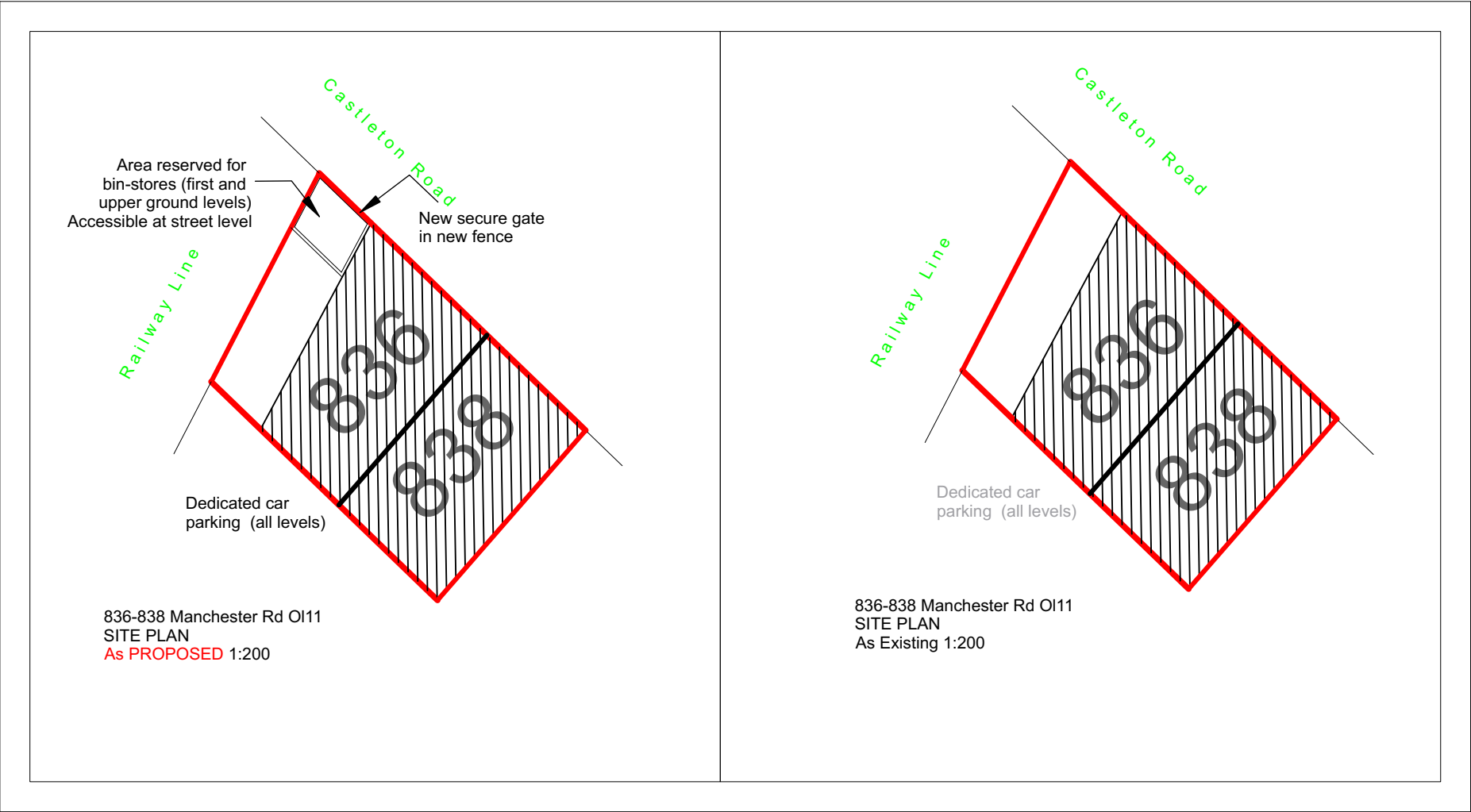
Date:
June 2021

Scale:
Various as shown @ A3

Sheet Description:
Location & Site Block Plans
As Existing
Roof Plan - As Pre-existing & Built
Render Detail Section - As Built

No.	Revision /Issue
B	Site layout Plan removed Render detail added Jan 24
A	Car Parking area noted Feb 23

Drawing Number:
19-022103/007B



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For:
Mr Steven Buckley

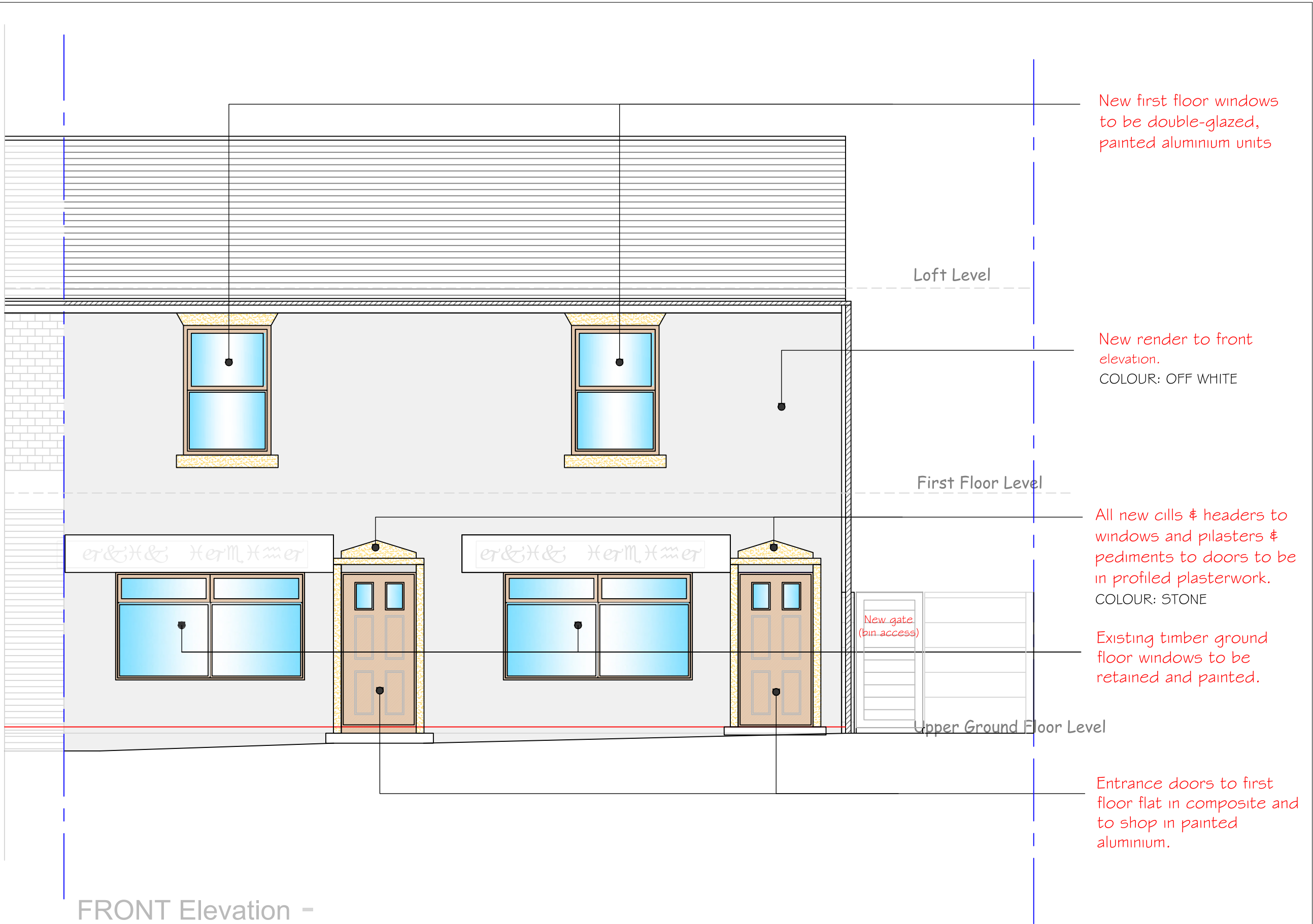
Site Address:
**836-838 Manchester Rd.
Castleton OL11 2SP**

Date: **January 2024**
Scale:

Sheet Description:
Location & Site Block Plans
As Existing
Roof Plan - As Existing & Proposed
Render Detail Section - As Proposed

No.	Revision /Issue

Drawing Number:
19-022103/008



New first floor windows
to be double-glazed,
painted aluminium units

New render to front
elevation.
COLOUR: OFF WHITE

All new cills & headers to
windows and pilasters &
pediments to doors to be
in profiled plasterwork.
COLOUR: STONE

Existing timber ground
floor windows to be
retained and painted.

Entrance doors to first
floor flat in composite and
to shop in painted
aluminium.

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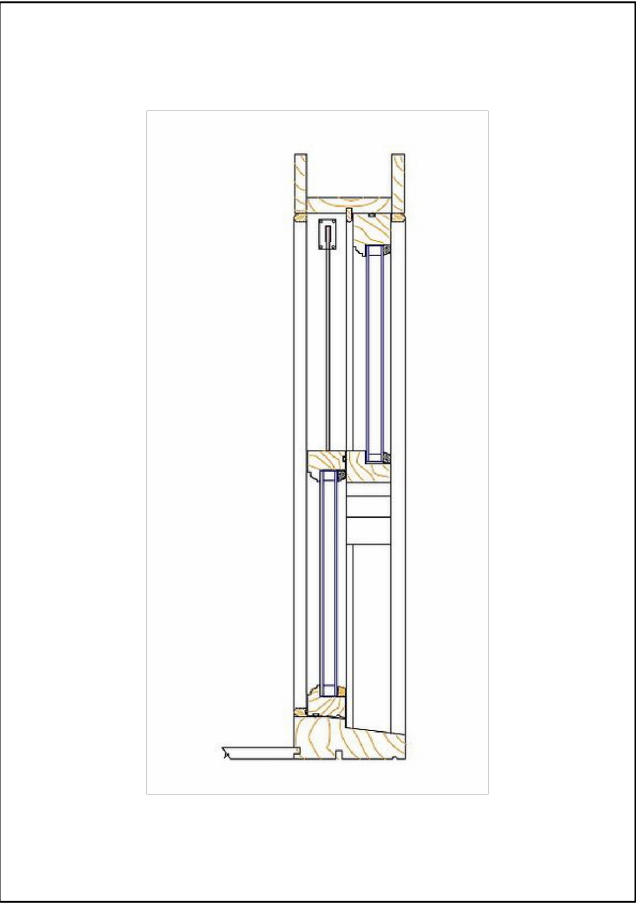
Date: **June 2021**
Scale: **1:100 @ A3**

Sheet Description:
**Front Elevations
As Proposed**

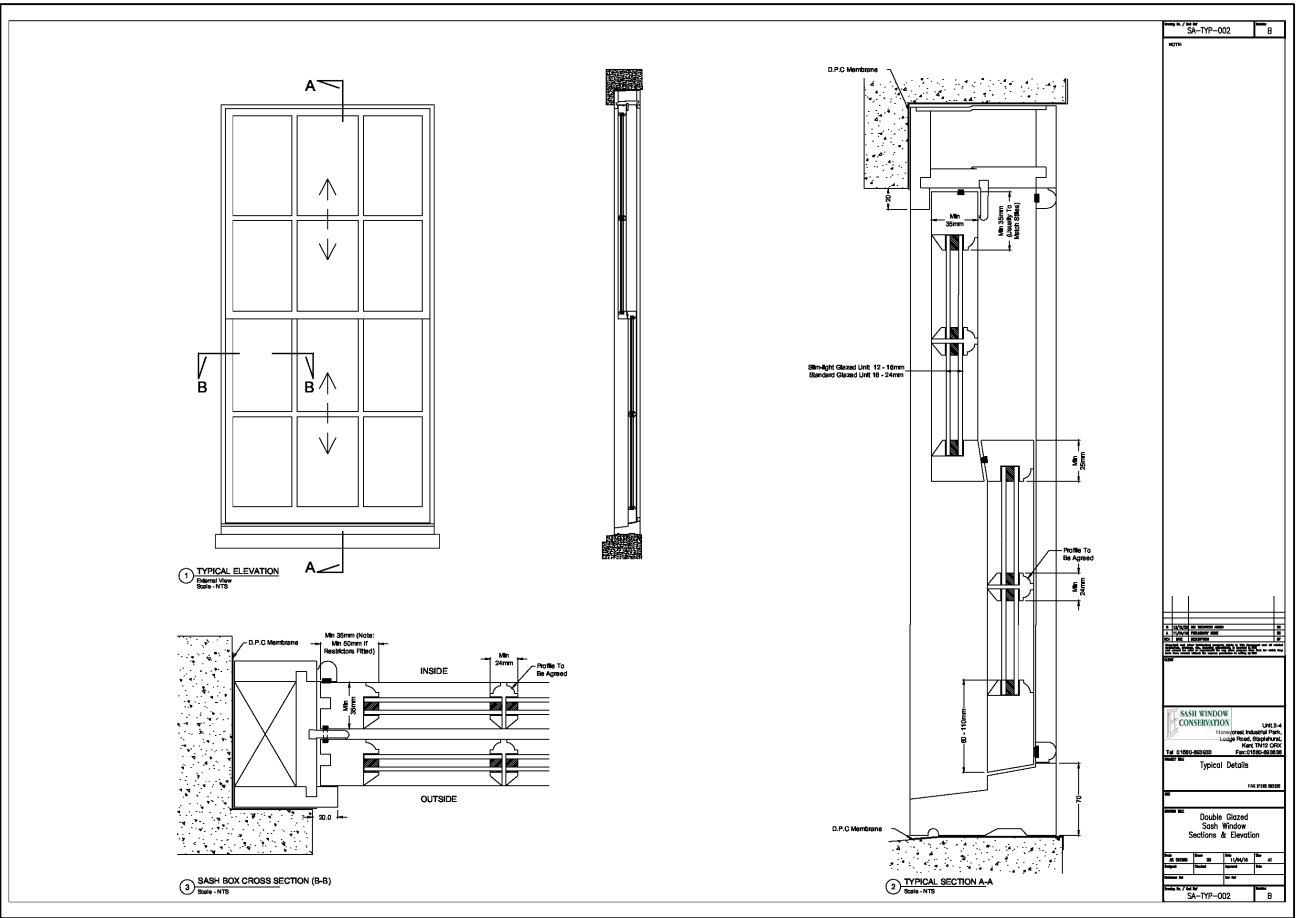
No.	Revision /Issue

Drawing Number:
19-022103/009

FRONT Elevation -
As Proposed 1:50
(Roller shutter doors not shown)



Source: Essex Sash Window Repairs Limited



Source: Sash Window Conservation Limited



67 Whitehall Street,Rochdale showing newly profiled cills. (Courtesy of RS Rendering Ltd.)



67 Whitehall Street,Rochdale - profiled cills detail - window heads and pilasters to be treated similarly. (Courtesy of RS Rendering Ltd.)

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Project Description:
Conversion of top floor to flat and lower ground to workshop with retail as existing at ground floor

For:
Mr Steven Buckley

Site Address:
**836-838 Manchester Rd.
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Date: **November 2024**

Scale: **N.T.S**

Sheet Description:
**Details & standard sections for
windows to Front Elevation.
Sample cill profiling. As Proposed**

No.	Revision /Issue

Drawing Number:
19-022103/010