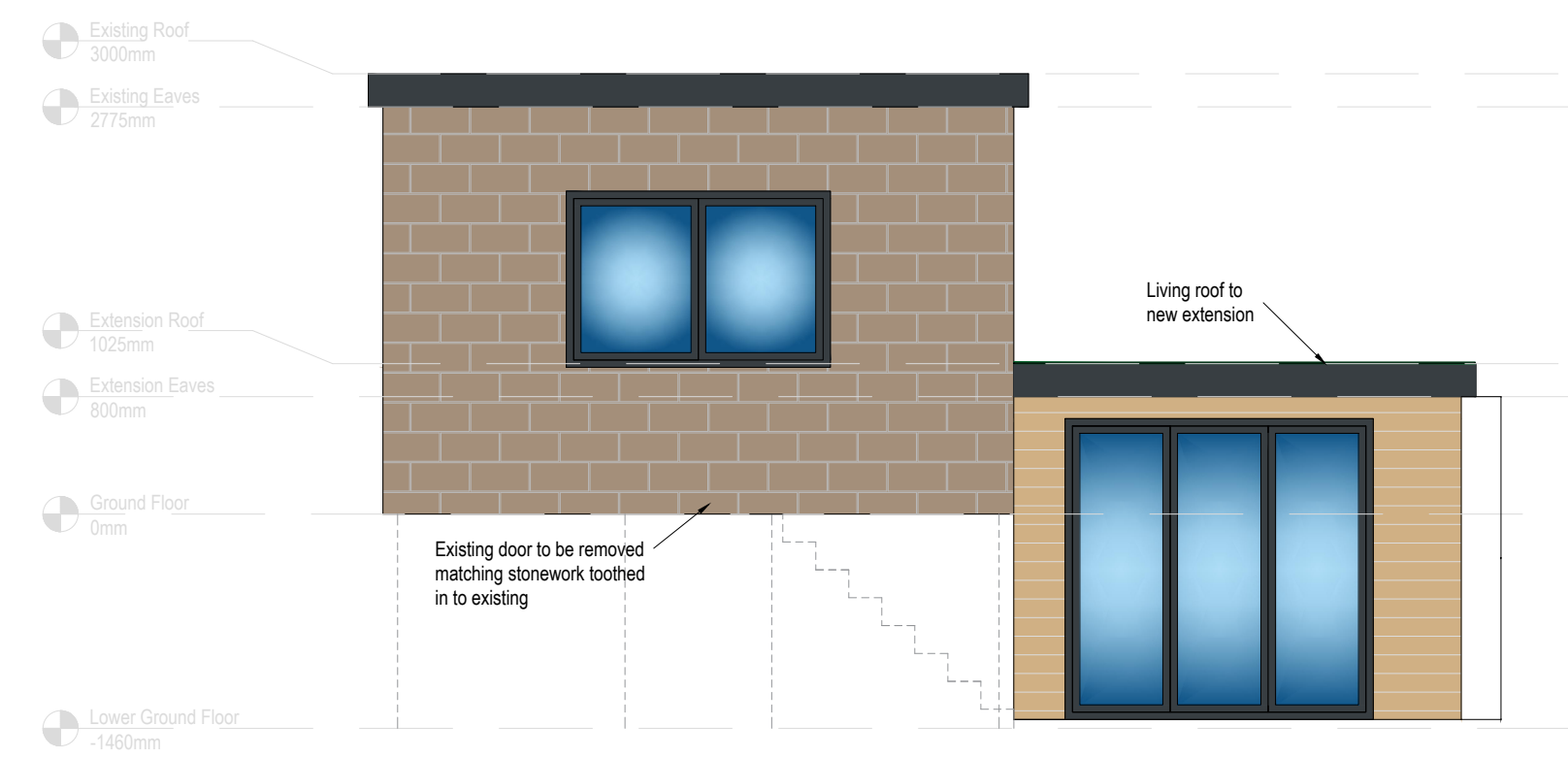
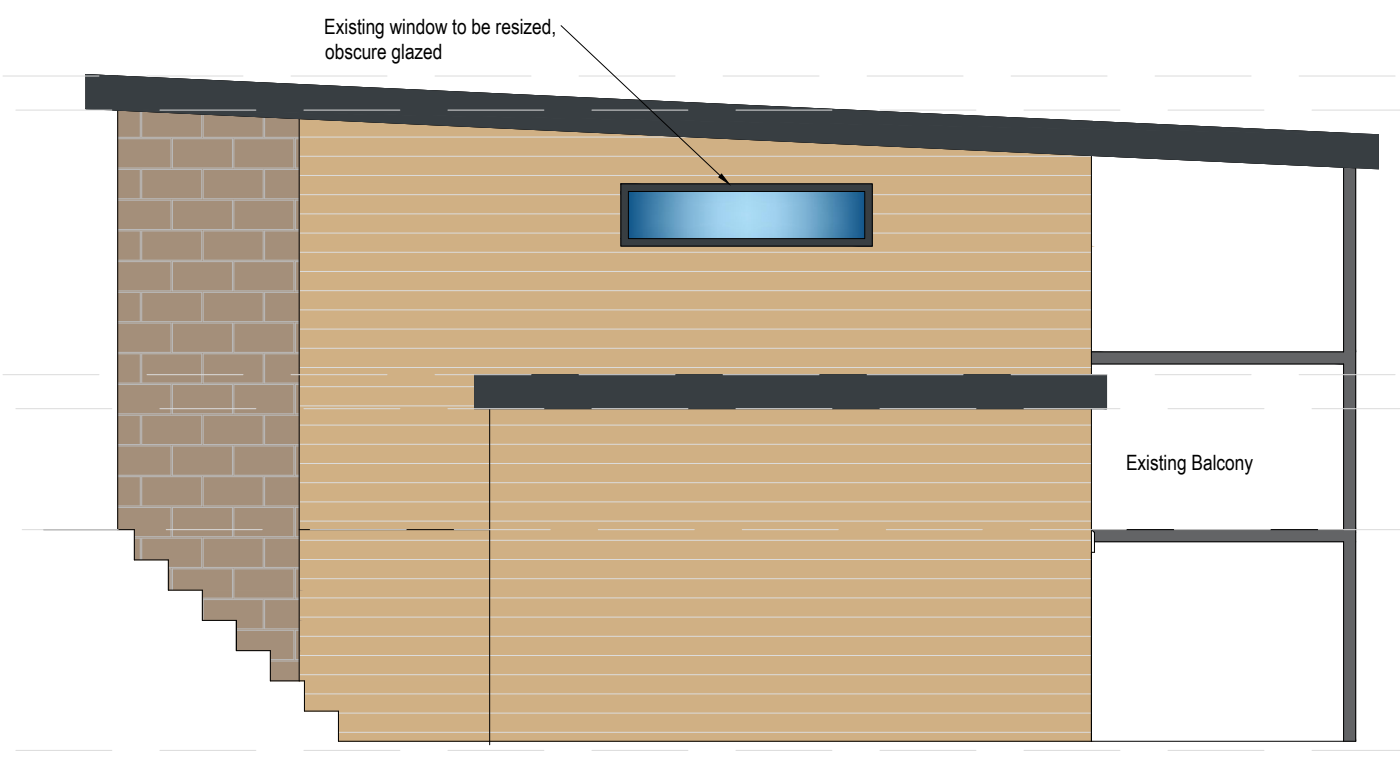




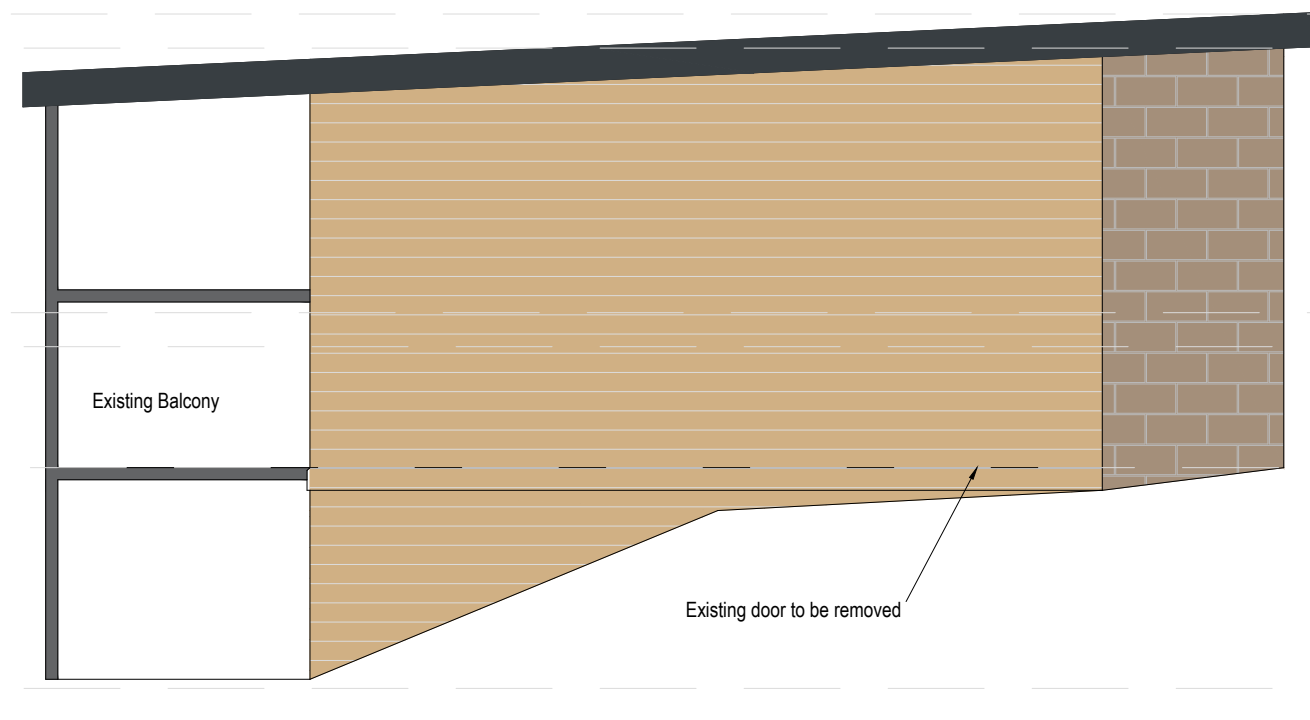
Proposed Front Elevation



Proposed Rear Elevation



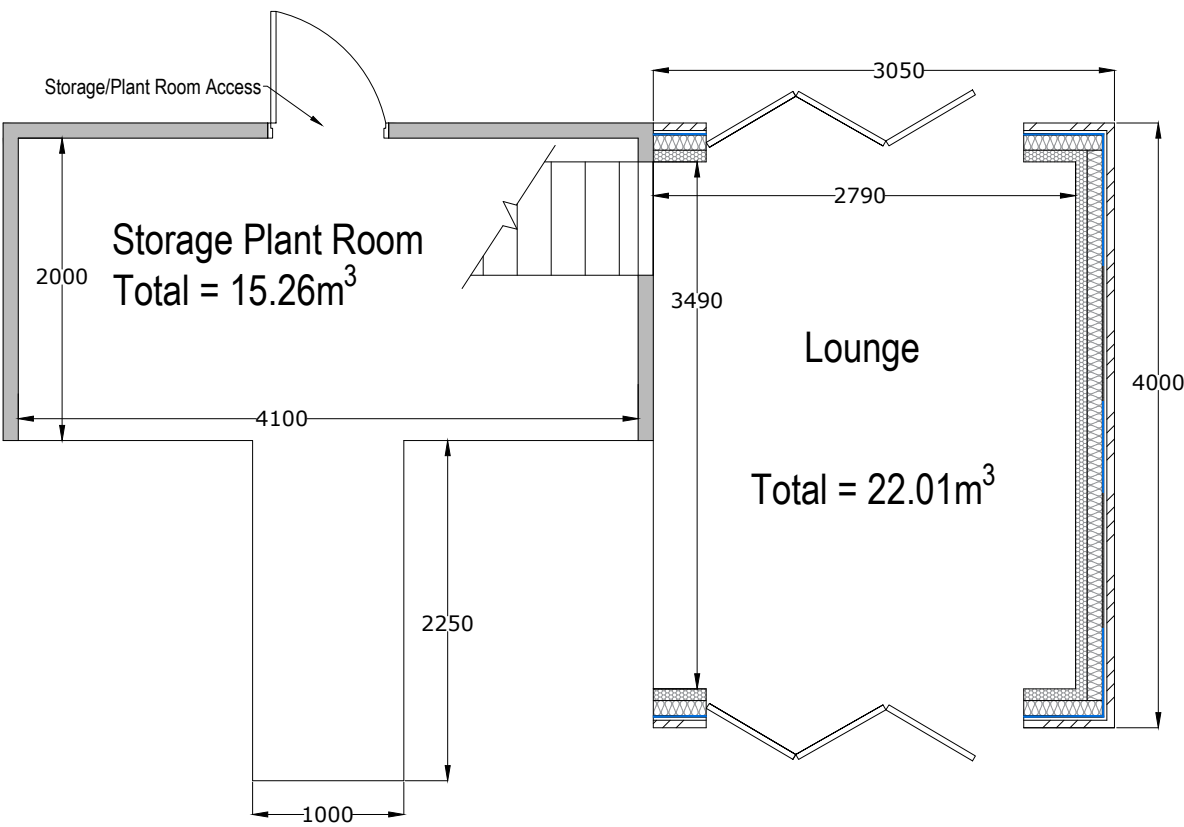
Proposed Gable Elevation (RHS)



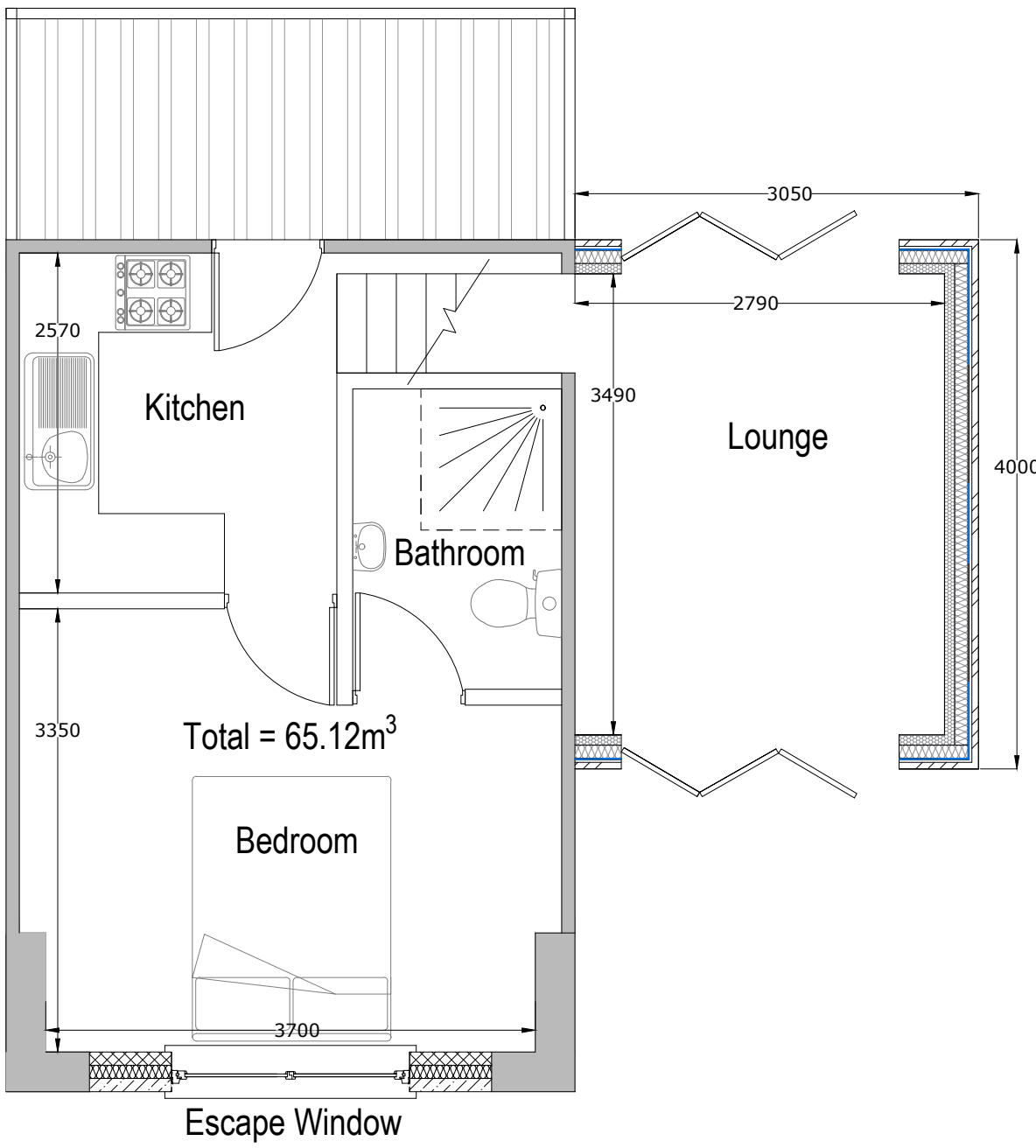
Proposed Gable Elevation (LHS)

Legend

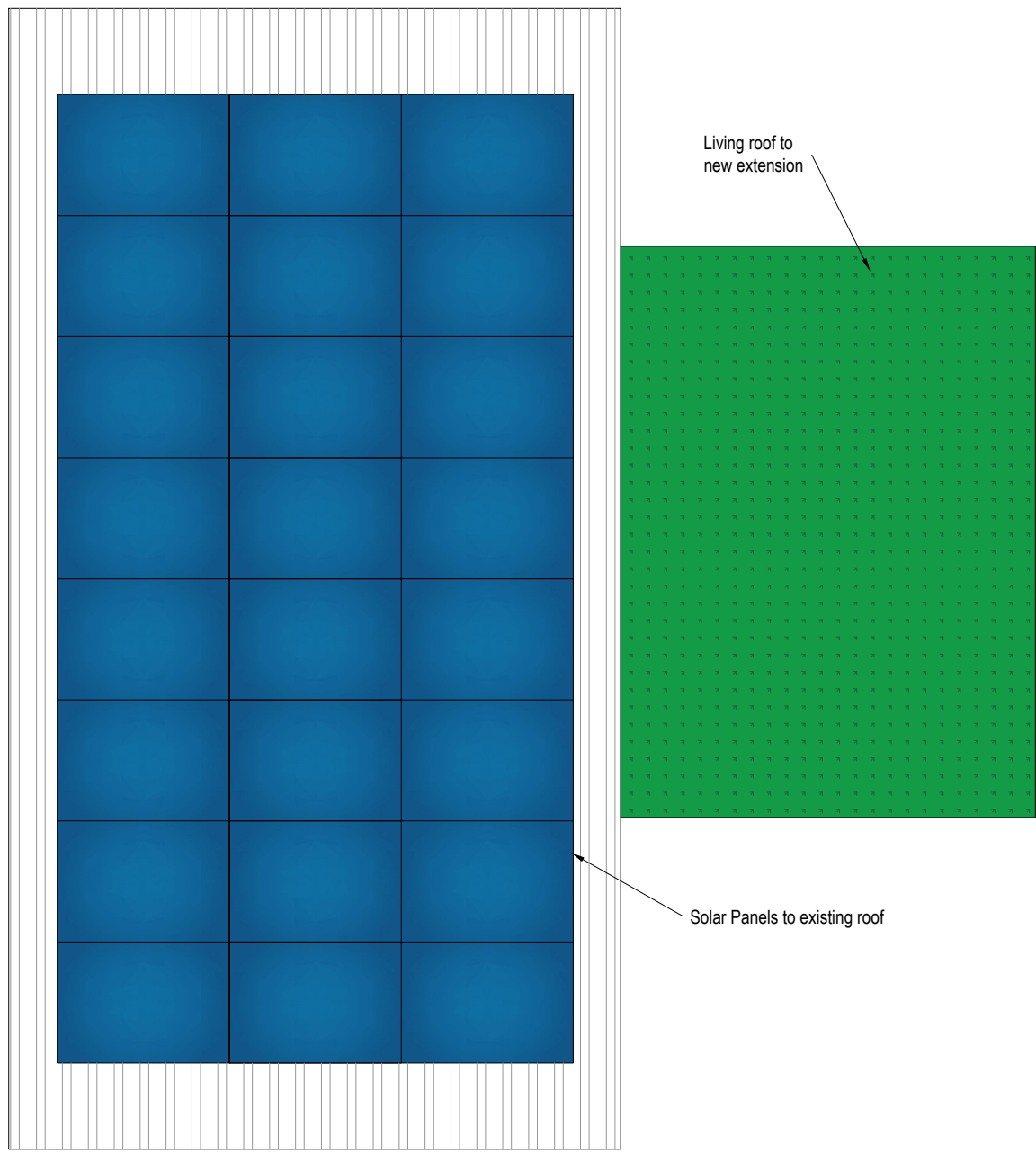
- Existing Walls
- Stone outer
- Timber Cladding
- Profiled Metal Roofing
- Insulation
- Windows
- Living Roof
- Solar Panels
- Cladding Timber Faced (Plan)
- Breathable Membrane
- Block
- Stone section
- Insulated Plasterboard



Proposed Lower Ground Floor



Proposed Ground Floor



Proposed Roof Plan

GENERAL NOTES

Front Elevation

Existing main elevation outer face stone construction, 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. 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, windows white UPVC. 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.

Roof

Existing main roof profiled cladding. Proposed extension roof EPDM built-up to form a living roof.

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.

Additional Notes For Planning.

- a) Existing volume of the original property 80.38m³
- b) Volume of the proposed works 22.01m³
- c) % increase above the size of the original building 27.38%

01	Room Identification Added	28.06.24.
Rev. No.	Revision note.	Date.
Title:	Proposed Elevations, Plans And Roof Layout	
Project:	Land Off Smithy Nook Calderbrook Road Littleborough OL15 9NF	
Client:	Paul Butler 3 Warkworth Terrace Bacup OL13 9LY	
Scale:	Designed:	Drawn:
1:50@A1	AW	JW
		Date:
		21.05.2024
Drawing No. JCBD-24-383 - 2. Rev01		
 J C Building Design Ltd Tel: 01706 599352 / 07824 871086 enquiries@jcbuildingdesign.co.uk		