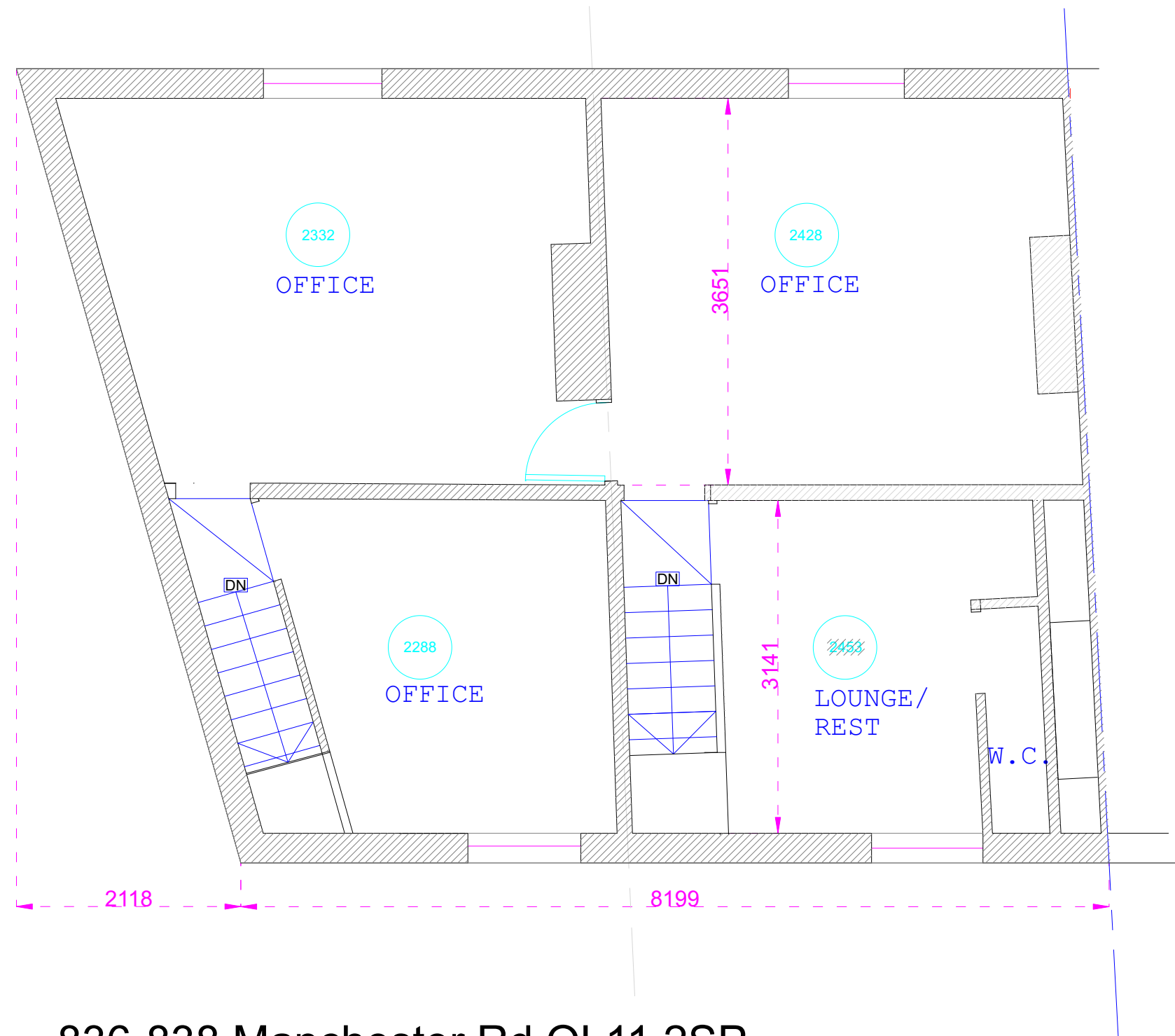




836-838 Manchester Rd OL11 2SP
First Floor
As Pre-existing 1:50

General Notes
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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.

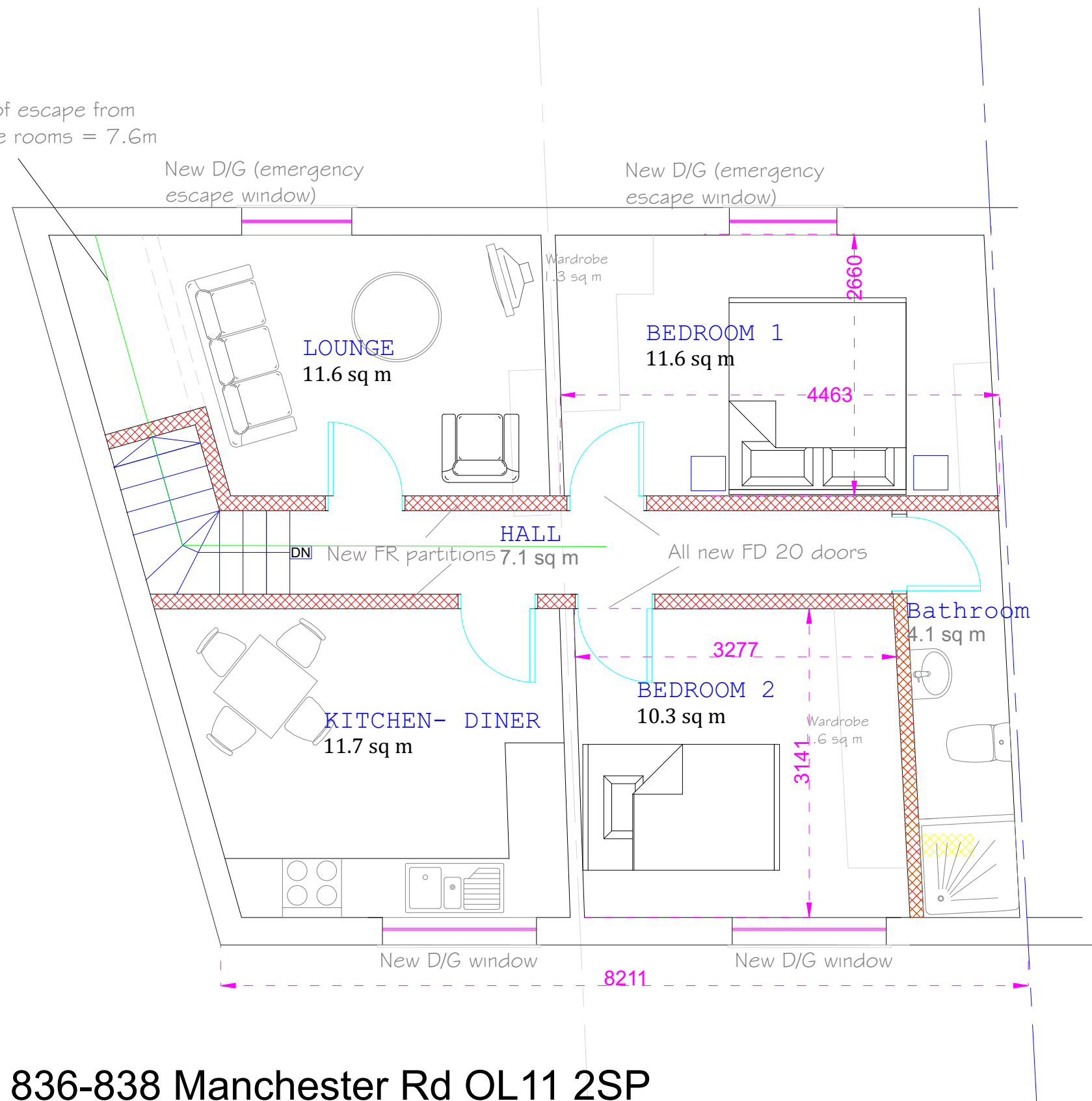
Pre completion sound testing to be carried out by a qualified person with third party accreditation (UKAS or ANCRS membership). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

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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planning by design
Architectural Services
Oldham, Rochdale & Tameside
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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

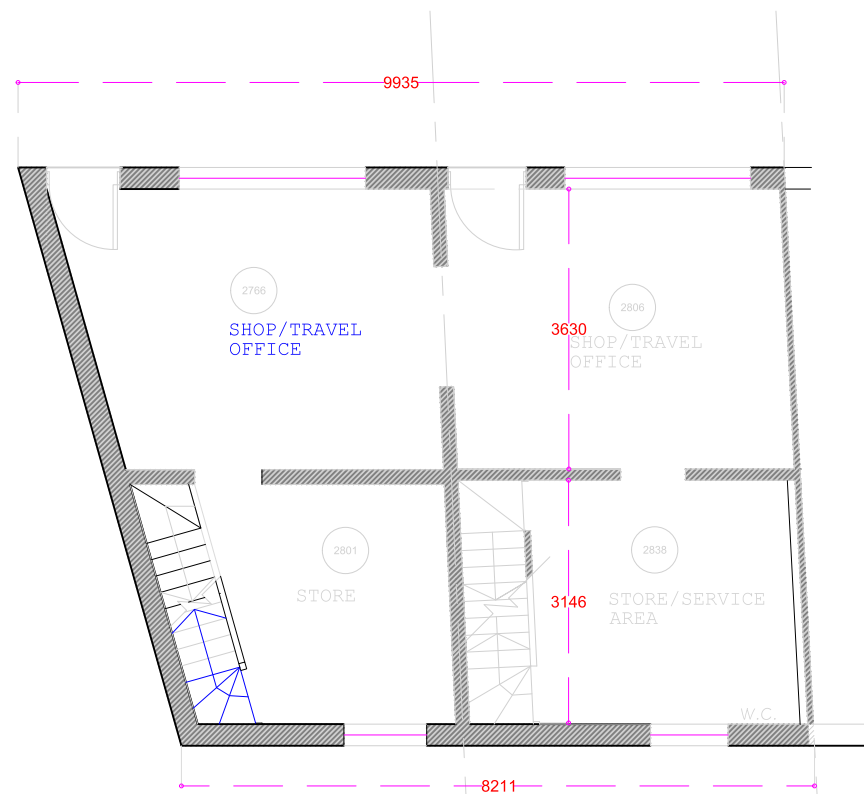
Site Address:
836-838 Manchester Rd.
Castleton OL11 2SP

Date: June 2021
Scale: 1:50 @ A3

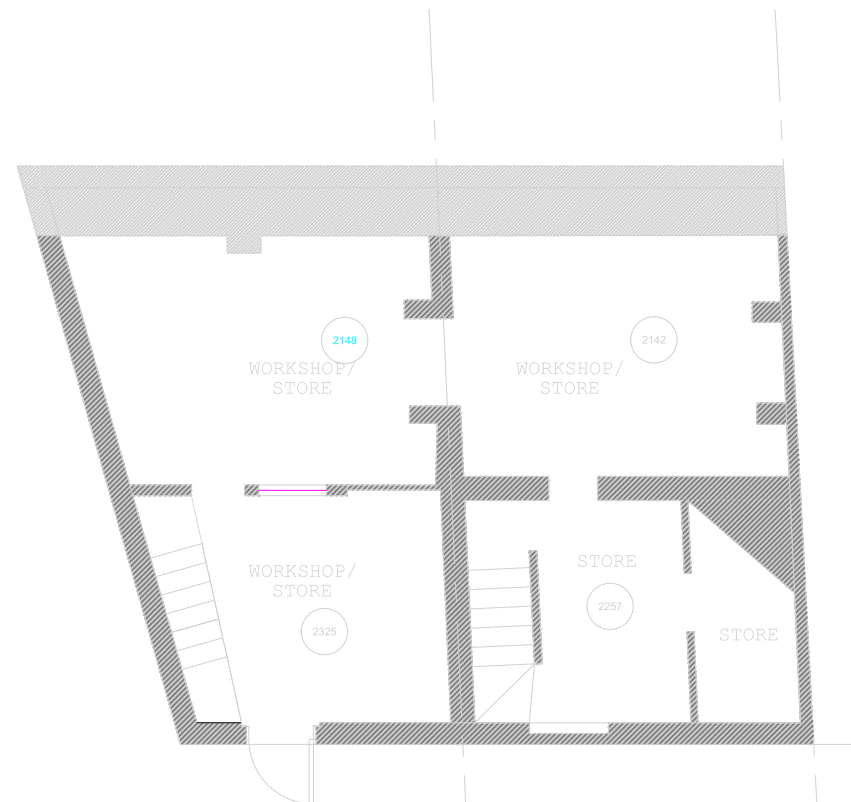
Sheet Description:
First Floor Plan
Existing (As Built)

A	Floor areas noted	Feb 23
No.	Revision /Issue	

Drawing Number:
19-022103/002A



836-838 MANCHESTER RD OL11
UPPER GROUND FLOOR
AS EXISTING



836-838 MANCHESTER RD OL11
LOWER GROUND FLOOR
AS EXISTING

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**Oldham, Rochdale
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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**

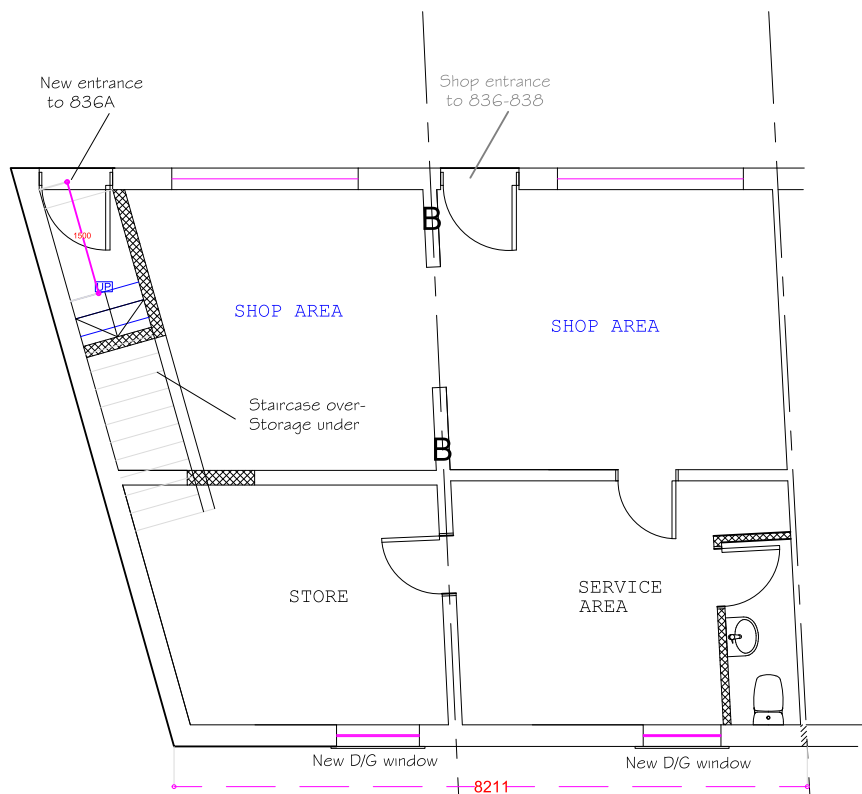
Date: **June 2021**

Scale: **1:100 @ A3**

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

A	Reference to r/s doors removed Feb 25
No.	Revision /Issue

Drawing Number:
19-022103/003A



836-838 MANCHESTER RD OL11
UPPER GROUND FLOOR
AS PROPOSED



836-838 MANCHESTER RD OL11
LOWER GROUND FLOOR
AS PROPOSED

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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

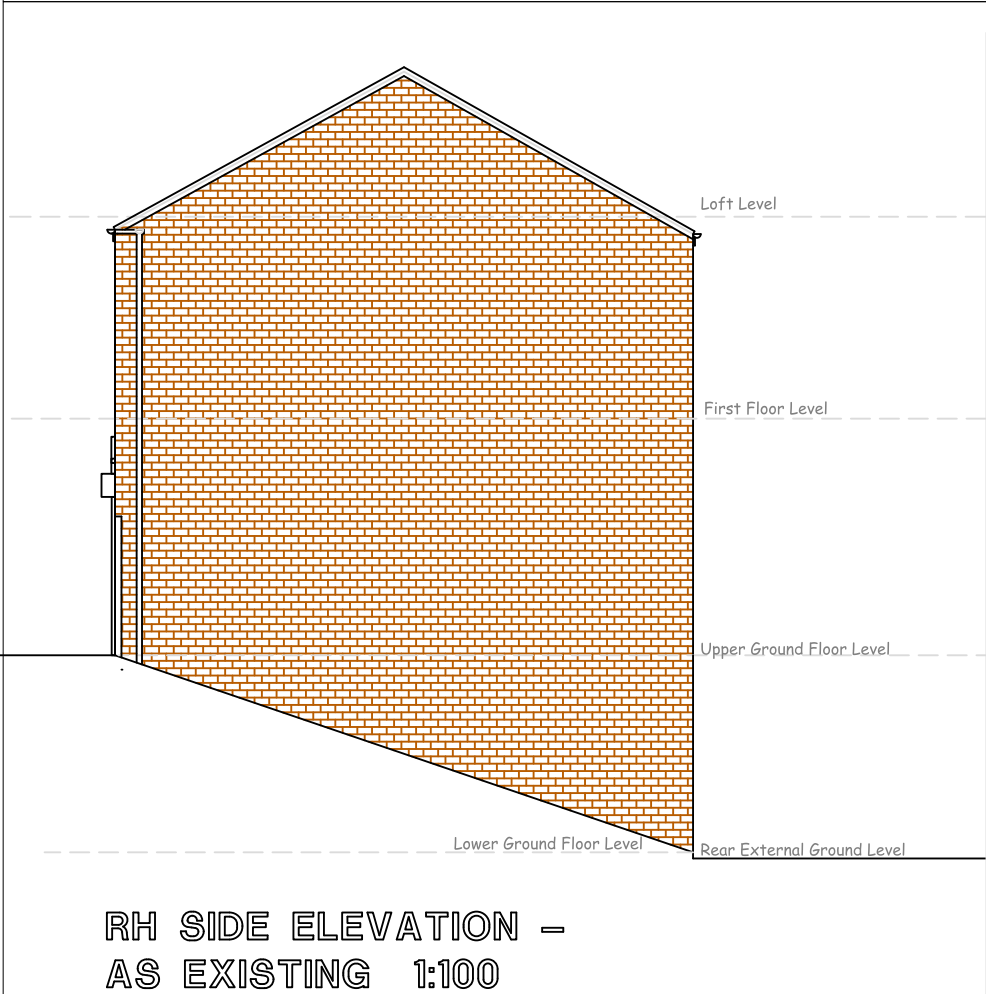
Sheet Description:
Upper & Lower
Ground Floor Plans
As Proposed

A	Reference to r/s doors removed Feb 25
No.	Revision /Issue

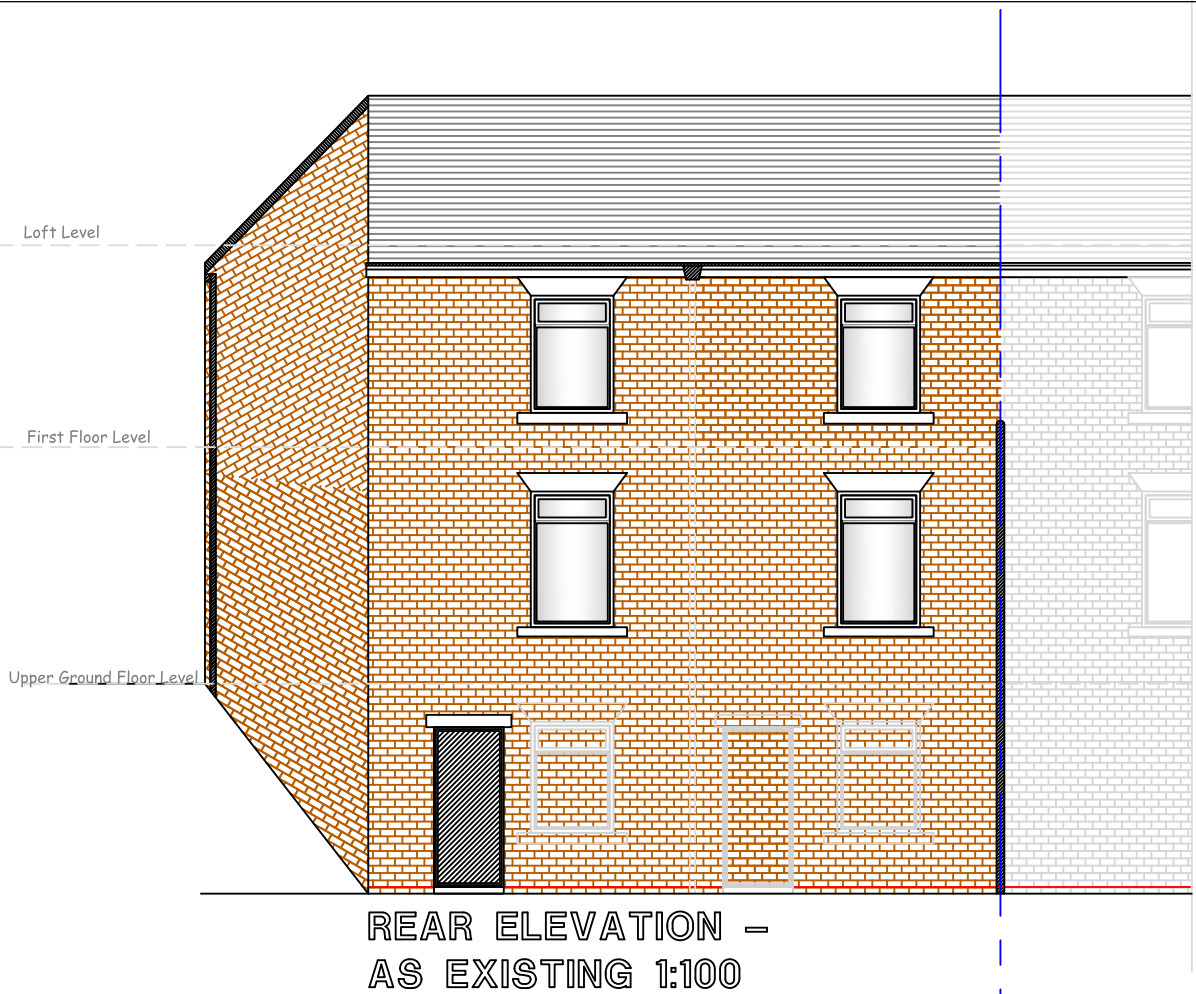
Drawing Number:
19-022103/004A



FRONT ELEVATION –
AS EXISTING 1:100



RH SIDE ELEVATION –
AS EXISTING 1:100



REAR ELEVATION –
AS EXISTING 1:100

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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

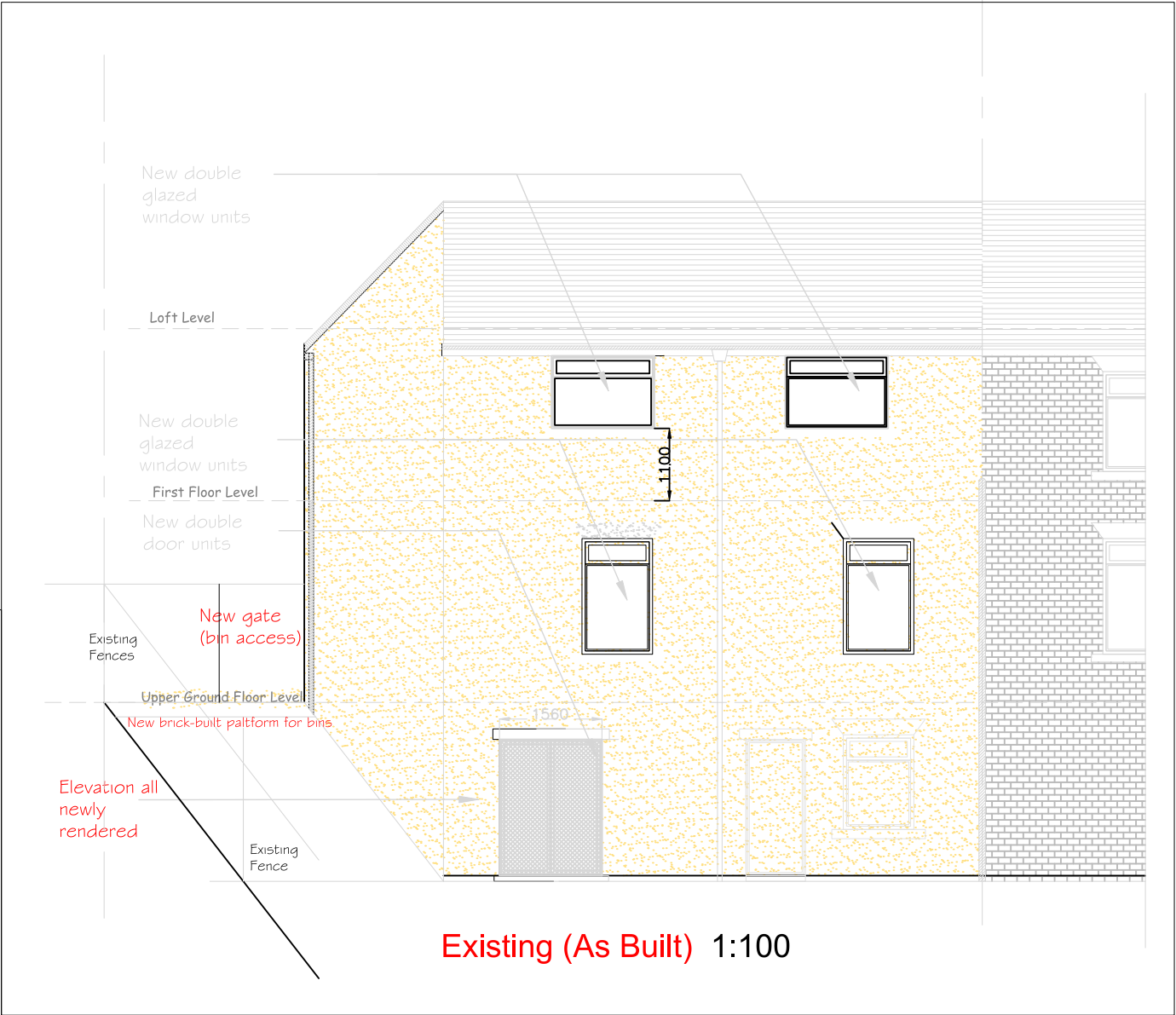
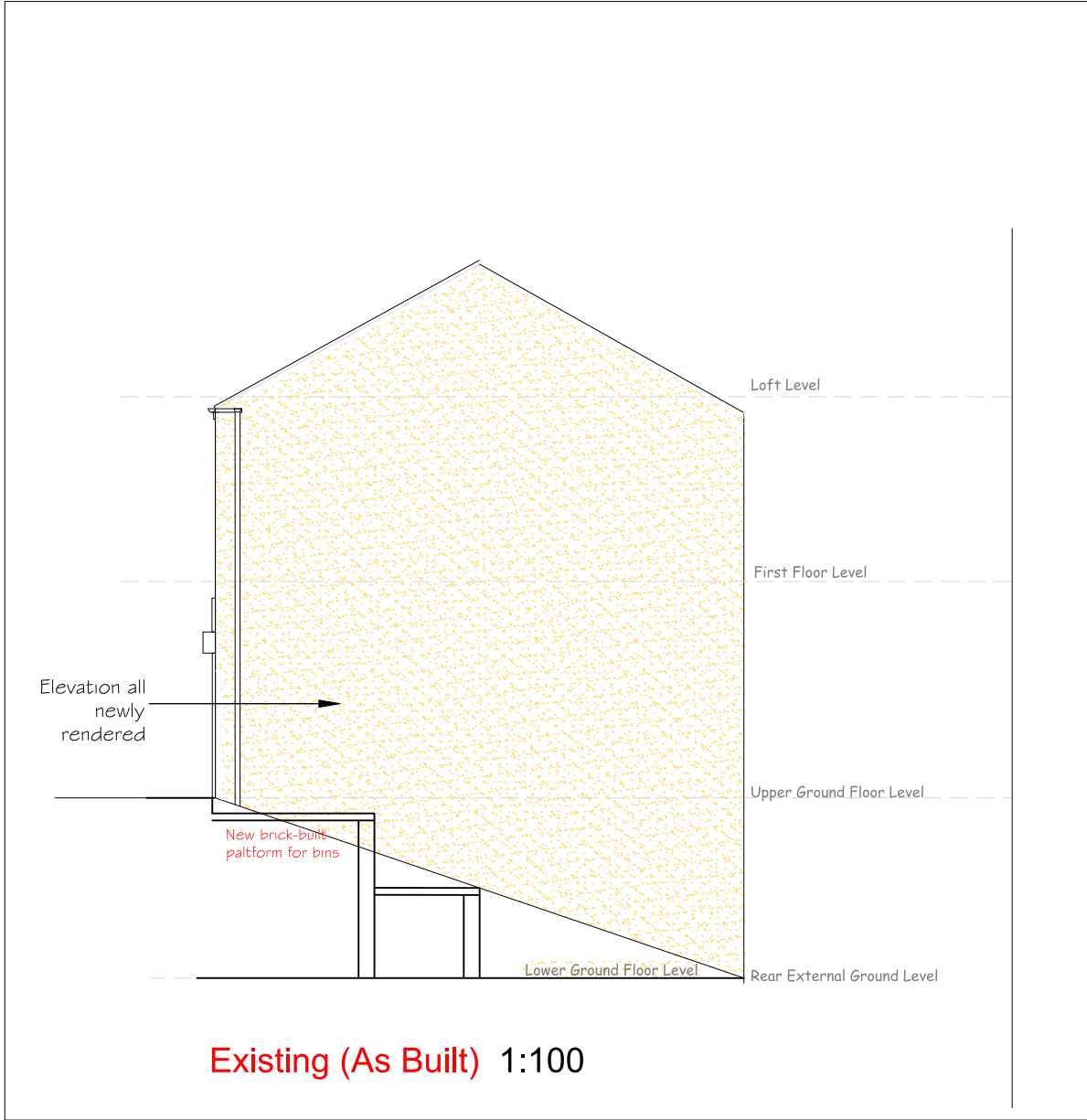
Site Address:
836-838 Manchester Rd.
Castleton OL11 2SP

Date: June 2021
Scale: 1:100 @ A3

Sheet Description:
All Elevations
As Existing

A	R/s doors removed 12/2/25
No.	Revision /Issue

Drawing Number:
19-022103/005A



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**Oldham, Rochdale
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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**

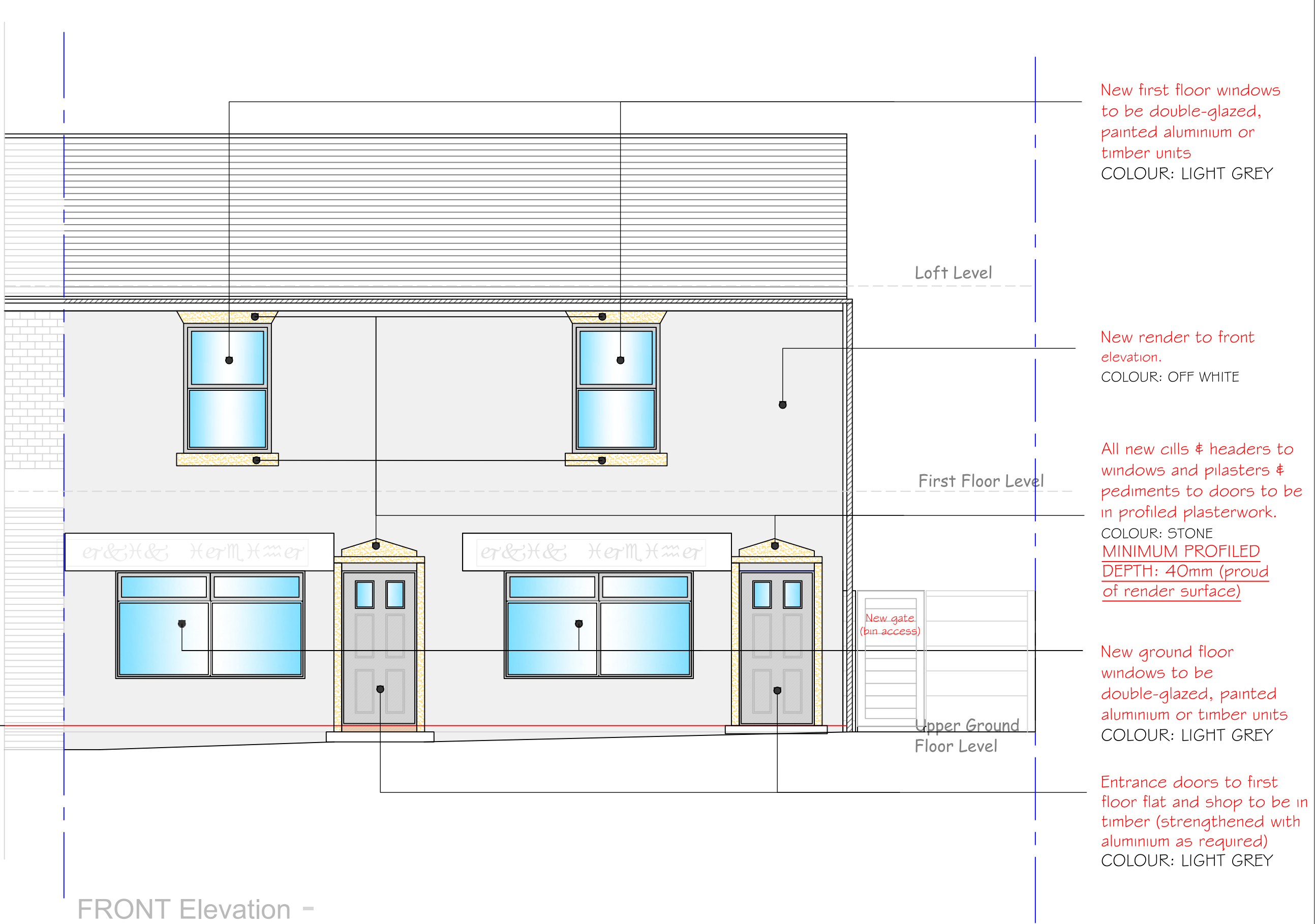
Date: **June 2021**

Scale: **1:100 @ 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



FRONT Elevation -
As Proposed 1:100
(Roller shutter doors not shown)

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Architectural Services
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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

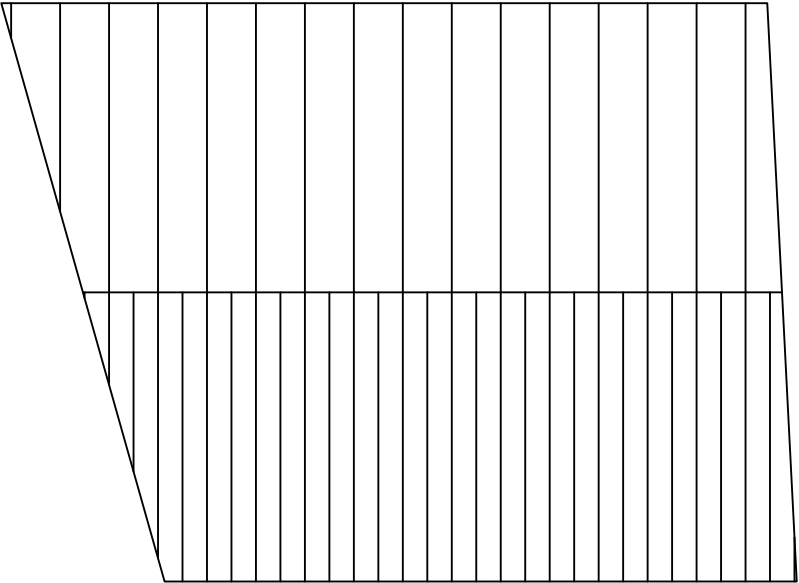
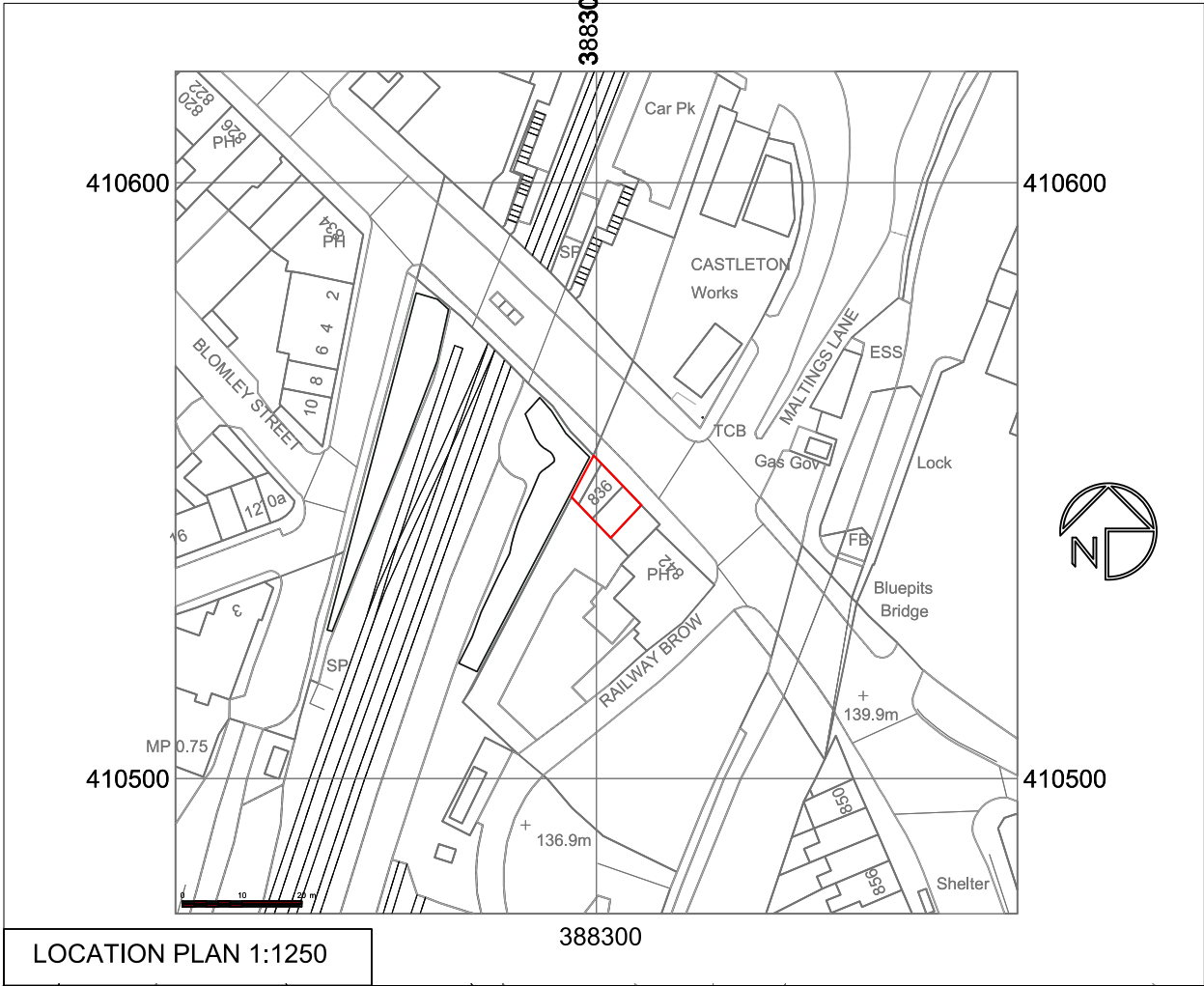
Site Address:
**836-838 Manchester Rd.
Castleton OL11 2SP**

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

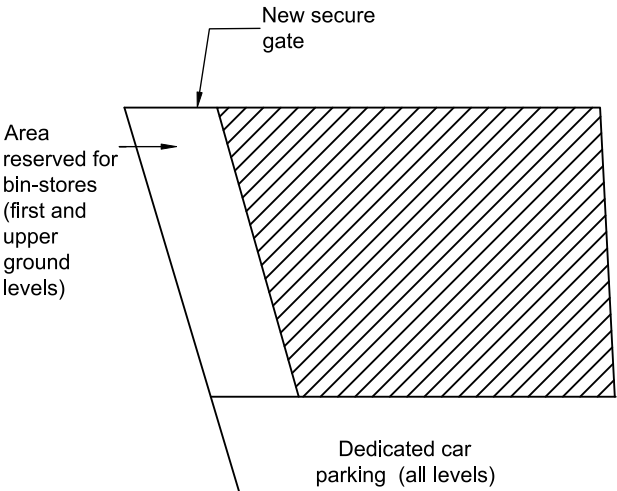
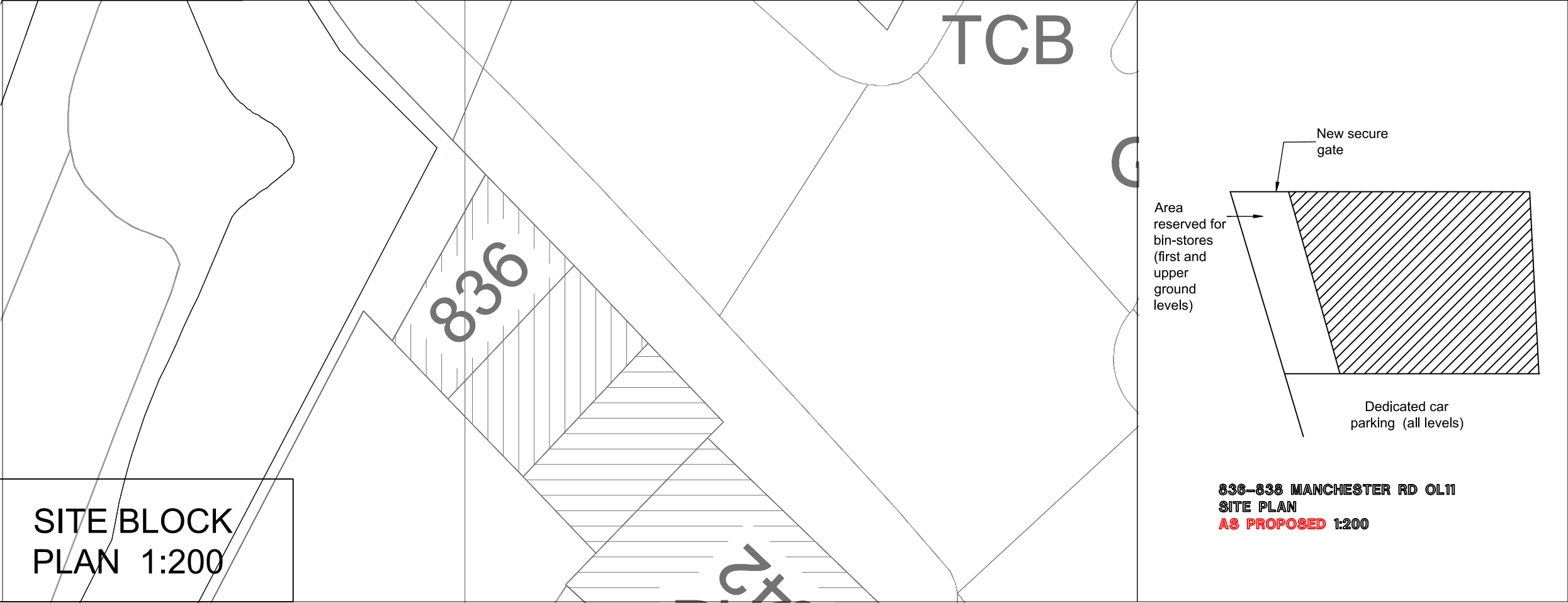
Sheet Description:
**Front Elevations
As Proposed**

B	Final colours/min. profile note added Jun 25
A	Reference to r/s doors removed Feb 25
No.	Revision /Issue

Drawing Number:
19-022103/009B



836-838 MANCHESTER RD OL11
ROOF PLAN
AS EXISTING & PROPOSED 1:100



836-838 MANCHESTER RD OL11
SITE PLAN
AS PROPOSED 1:200

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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**

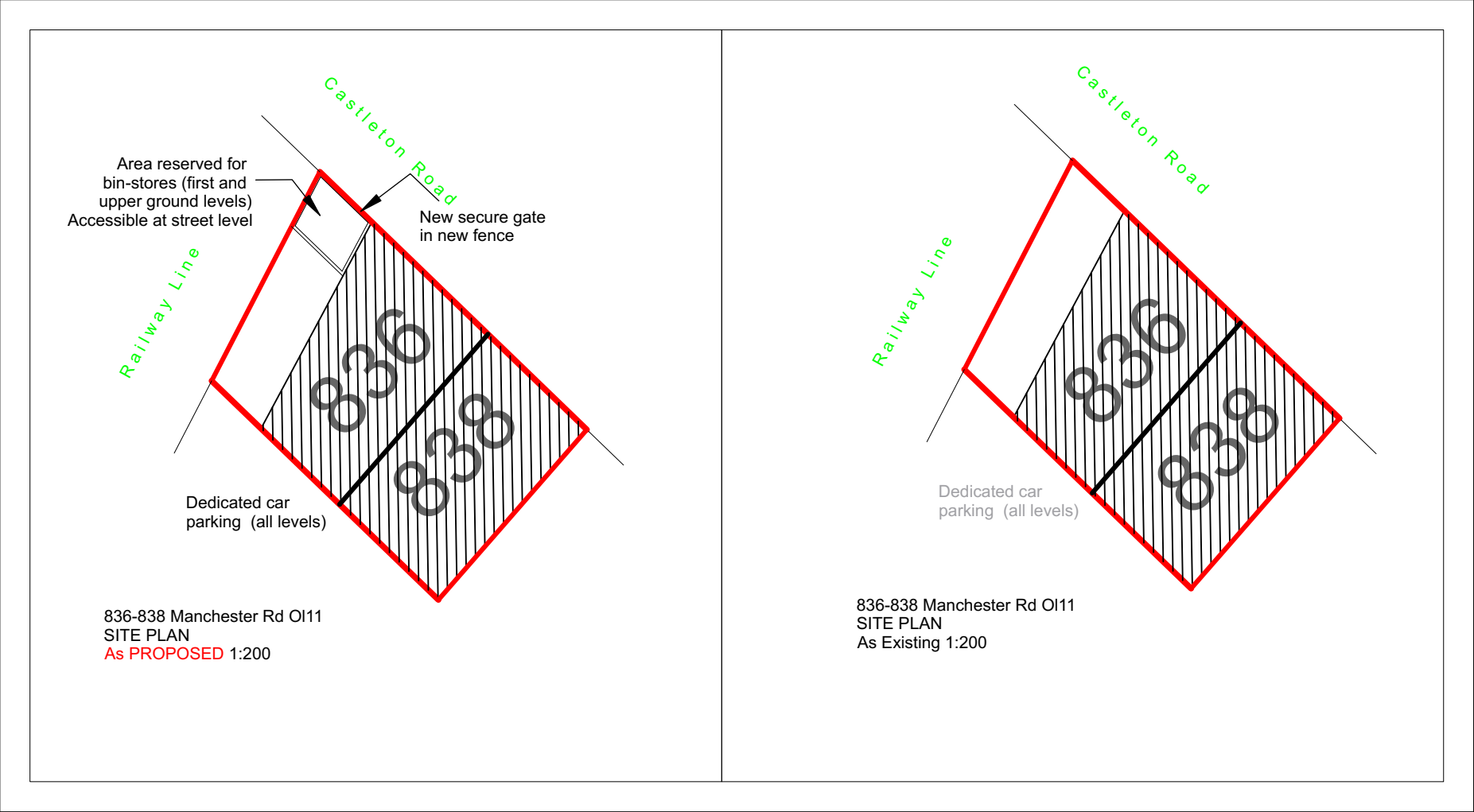
Date: **June 2021**

Scale: **Various as shown @ A3**

Sheet Description:
**Location & Site Plans
Roof Plan - As Existing & Proposed**

A	Car Parking area noted Feb 23
No.	Revision /Issue

Drawing Number:
19-022103/007A



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& Tameside
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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**

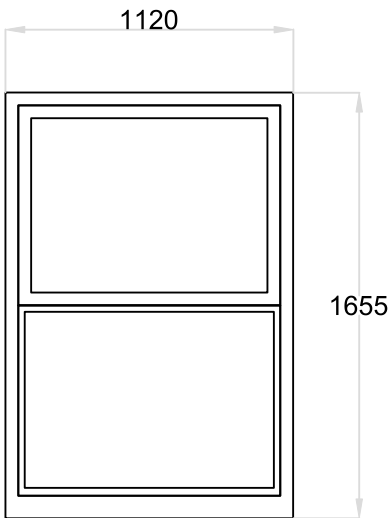
Date: **January 2024**
Scale:

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

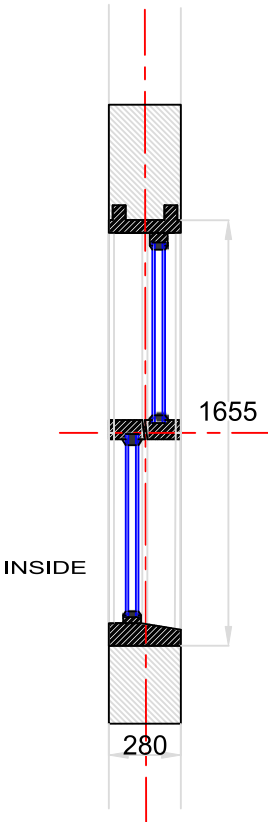
No.	Revision /Issue

Drawing Number:
19-022103/008

ELEVATION



VERTICAL SECTION



DETAILS FOR TWO NEW SASH WINDOWS TO FRONT ELEVATION AT FIRST FLOOR 1:30

Source: Essex Sash Window Repairs Limited



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

Source: Sash Window Conservation Limited



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

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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: **November 2024**

Scale: **N.T.S**

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

A	New window elevn. & section detail 12/2/25
No.	Revision /Issue

Drawing Number:
19-022103/010A