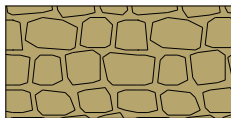


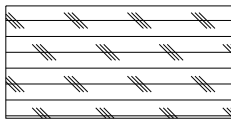
Legend



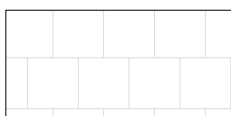
Stone



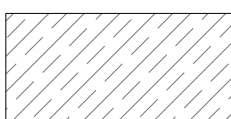
Windows



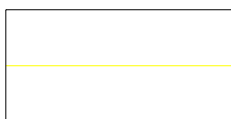
Internal Stud Wall



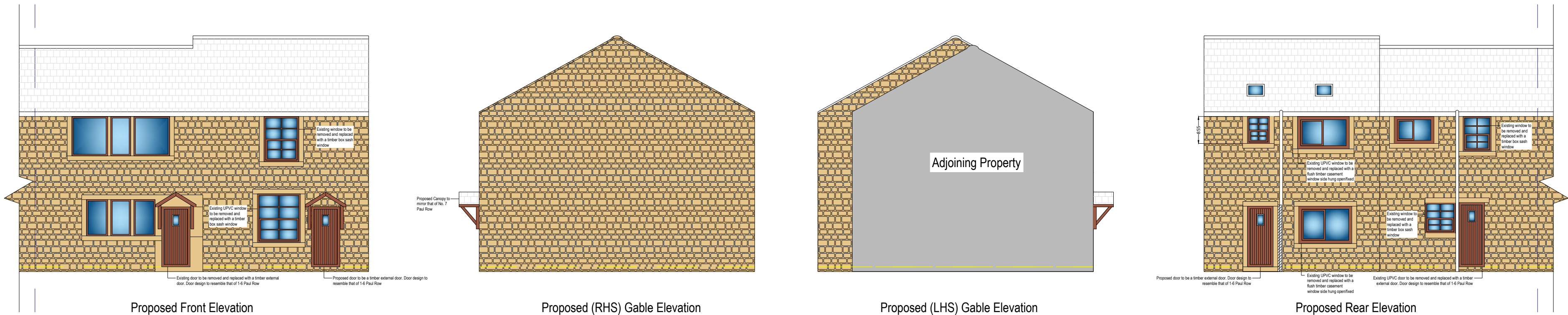
Slates, Roofing



Watershot stone construction



Finished Floor Level



Proposed Front Elevation

Proposed (RHS) Gable Elevation

Proposed (LHS) Gable Elevation

Proposed Rear Elevation

GENERAL NOTES

Front Elevation

Existing elevation watershot stone construction, existing windows white UPVC/Brown timber,existing door brown timber. Proposed works to remove the existing external door of No.8 Paul Row and for this to be replaced with a timber door mirroring the design of No.1 to 6 Paul Row. The proposed timber door of No.9 Paul row is to mirror the design of No.1 to 6 Paul Row. The existing UPVC window of No. 9 Paul Row is to be removed and replaced with a timber box sash window. The first floor window of No.9 Paul Row is to be removed and replaced with a timber box sash window to mirror that of the ground floor. A door canopy is to be added to both No.8 and 9. The canopy will mirror the design of No.7 Paul Row.

Gable Elevations

Existing elevation watershot stone construction. Proposed works are to remove the existing rear elevation lean to. And for door canopies to be added to the front elevation for both No.8 and 9. The canopy will mirror the design of No.7 Paul Row.

Rear Elevation

Existing elevation watershot stone construction, existing windows white UPVC.Existing rear door is white UPVC. Proposed works to remove the existing external UPVC door of No.8 Paul Row and for this to be replaced with a timber door mirroring the design of No.1 to 6 Paul Row. The proposed door opening for No.9 Paul Row is to be re-instated. The proposed timber door of No.9 Paul row is to mirror the design of No.1 to 6 Paul Row. All of the existing UPVC windows are to be removed and replaced with either timber box sash windows or a flush timber casement window side hung open/fixed as noted.

Roof

Existing graduated stone slate roof. Proposed roof lights to be added to No. 9 Paul Row

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 organising 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

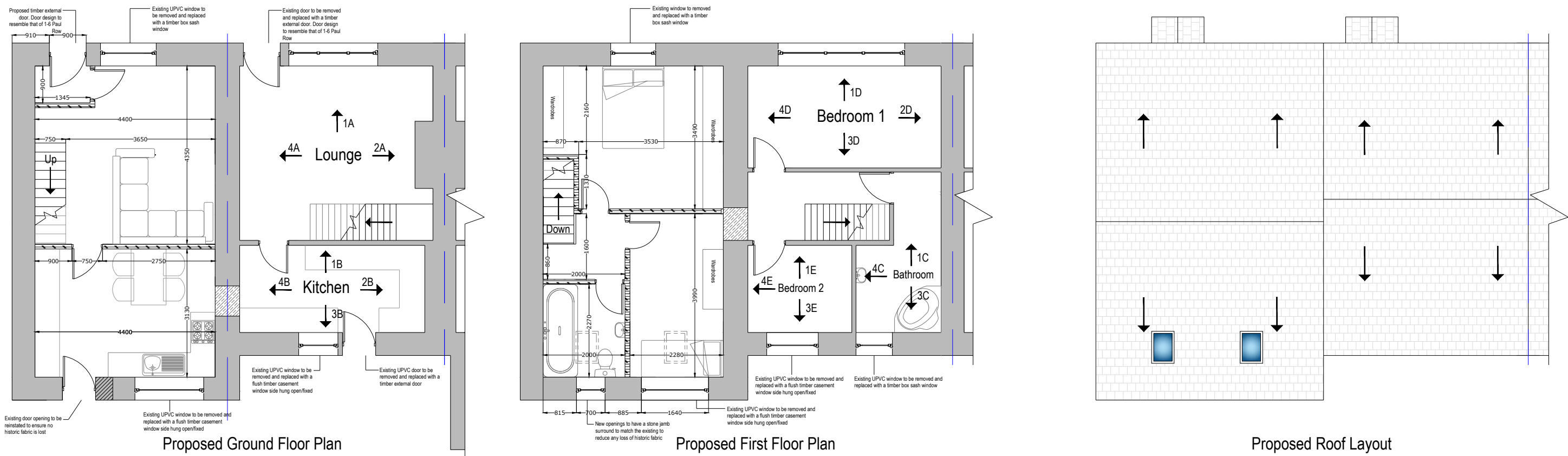
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering.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



Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Roof Layout

01	Image references added	20.06.23
Rev. No.	Revision note.	Date.
Title:	Proposed Plans, Elevations And Roof Layout	
Project:	8/9 Paul Row Rochdale OL15 9QG	
Client:	Geoff Wallis 8/9 Paul Row Rochdale OL15 9QG	
Scale:	Designed:	Drawn:
1:100@A1	AW	JW
		Date:
		03.01.2023
Drawing No. JCBD-21-236 - 2. Rev01		
J C Building Design Ltd Tel: 01706 872797 / 07824 871086 enquiries@jcbuildingdesign.co.uk		