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Proposed 3d Visualisation

1) This drawing is for a Building Regulations application only and for no other use. The Client is to ensure these drawings, associated loadings schedule and calculations have been submitted to a Registered Building Control Approver(RBCA) or Local Authority Building Control body as a Full Plans application prior to commencement on site. If you proceed with the works using a Building Notice, you along with your Contractor are assuming the risk for the project and we will not accept responsibility or liability for any re-design, delays or associated costs or damages in connection with any re-design, delay, materials and/or labour cost associated with the re-design.
2) All dimensions are in millimetres unless stated otherwise.
3) The contractor MUST check all dimensions and particulars prior to commencement of work. Any discrepancies to be reported to GDP prior to construction. Whilst carrying out the works, if you uncover any additional structural elements not noted within this design package please contact GDP as this may require a check and revised designs.
4) 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.
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 to sustain new loads. Liaise with the Inspecting officer and/or GDP if strengthening work is necessary.
6) All temporary works and propping must be designed and detailed by the general contractor. Calculations and final design to be approved by a suitably qualified structural design engineer.
7) 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.
8) 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.
9) 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.
10) RED LINE BOUNDARIES as shown denote the extent of the site only. They will often follow fence / wall lines and are not necessarily the legal boundary.
11) 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 legal property boundary, or 'party wall'. Go to www.gov.uk for further advise.
12) 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.

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Mr & Mrs David & Faye Worrall

20 Midge Hall Drive
Rochdale OL11 4AX

First Floor Extension, New Dormers & Re-model

Rev:	ChID	Change Name	Date

Project Status:

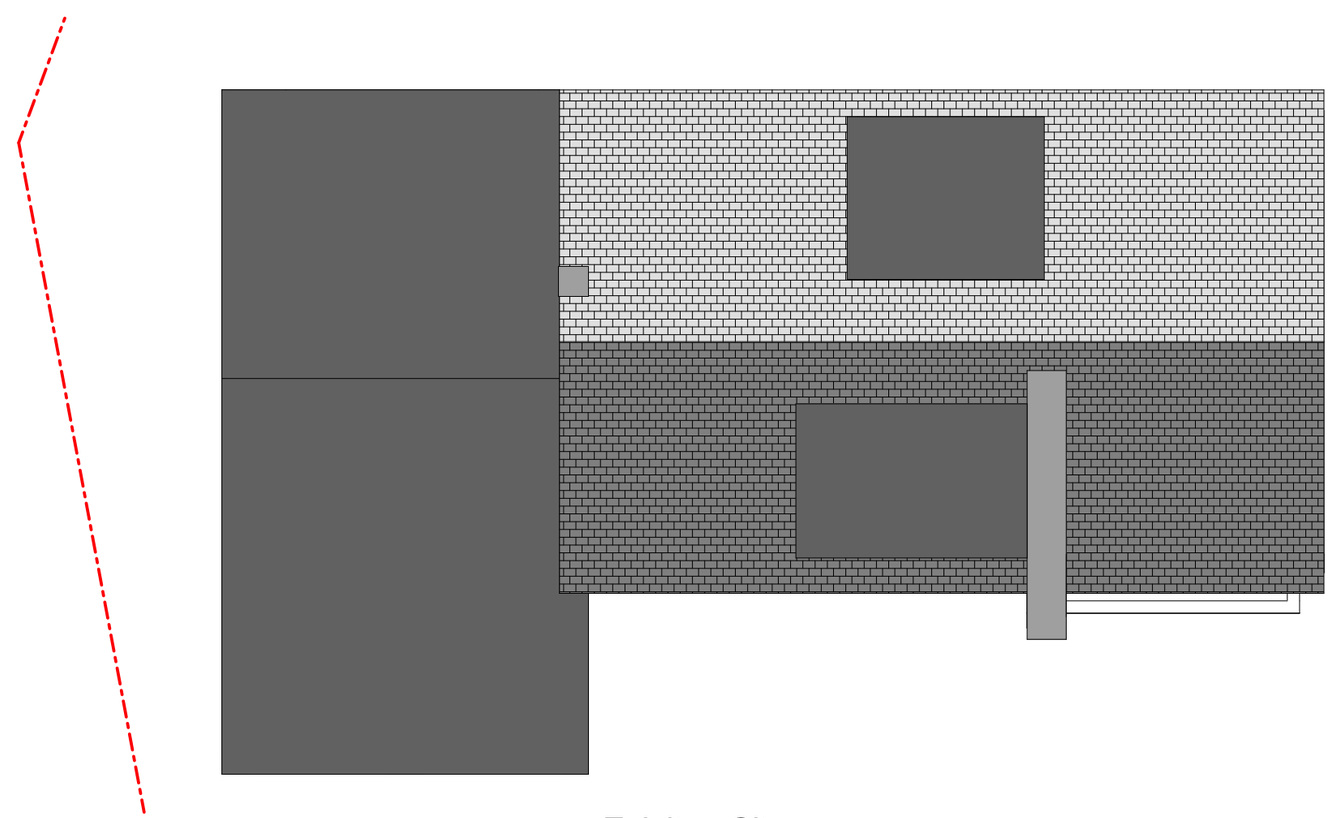
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▶ Design	Construction
Planning	As Built

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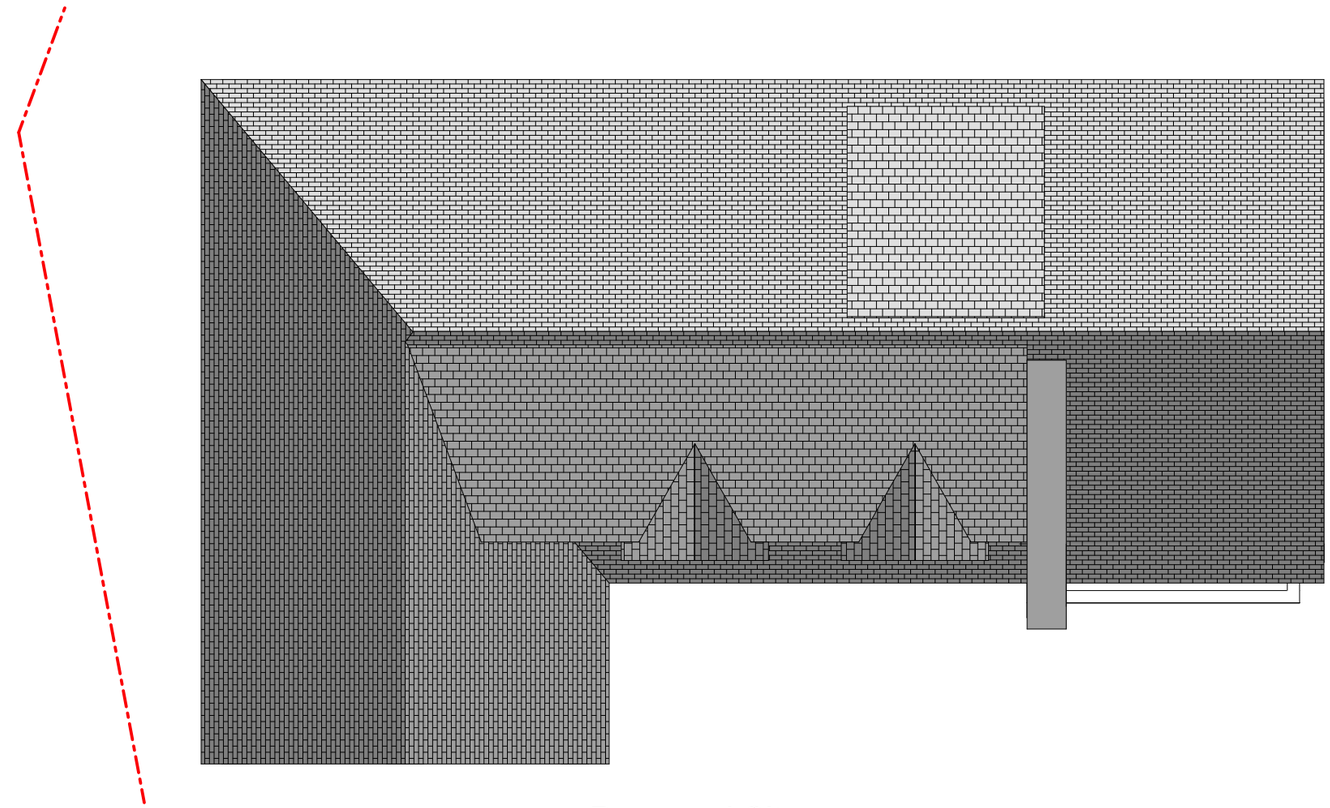
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Cover Sheet, Location & Block Plan

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Exisitng Site 1:100



Proposed Site 1:100

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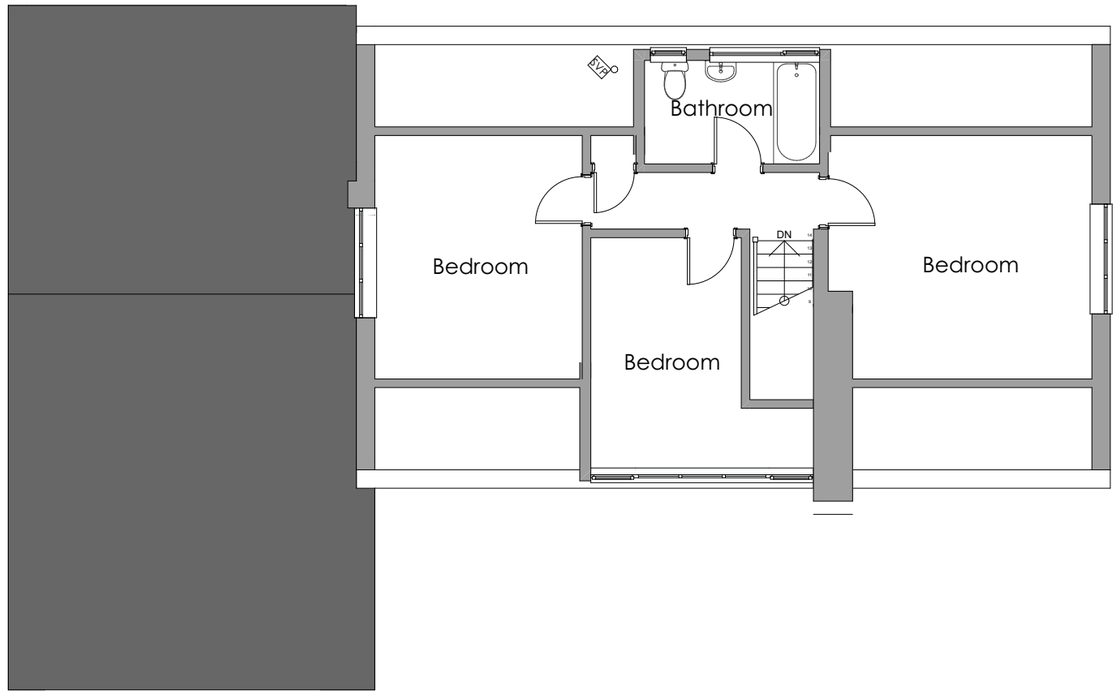
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Exisitng & Proposed Site Plans

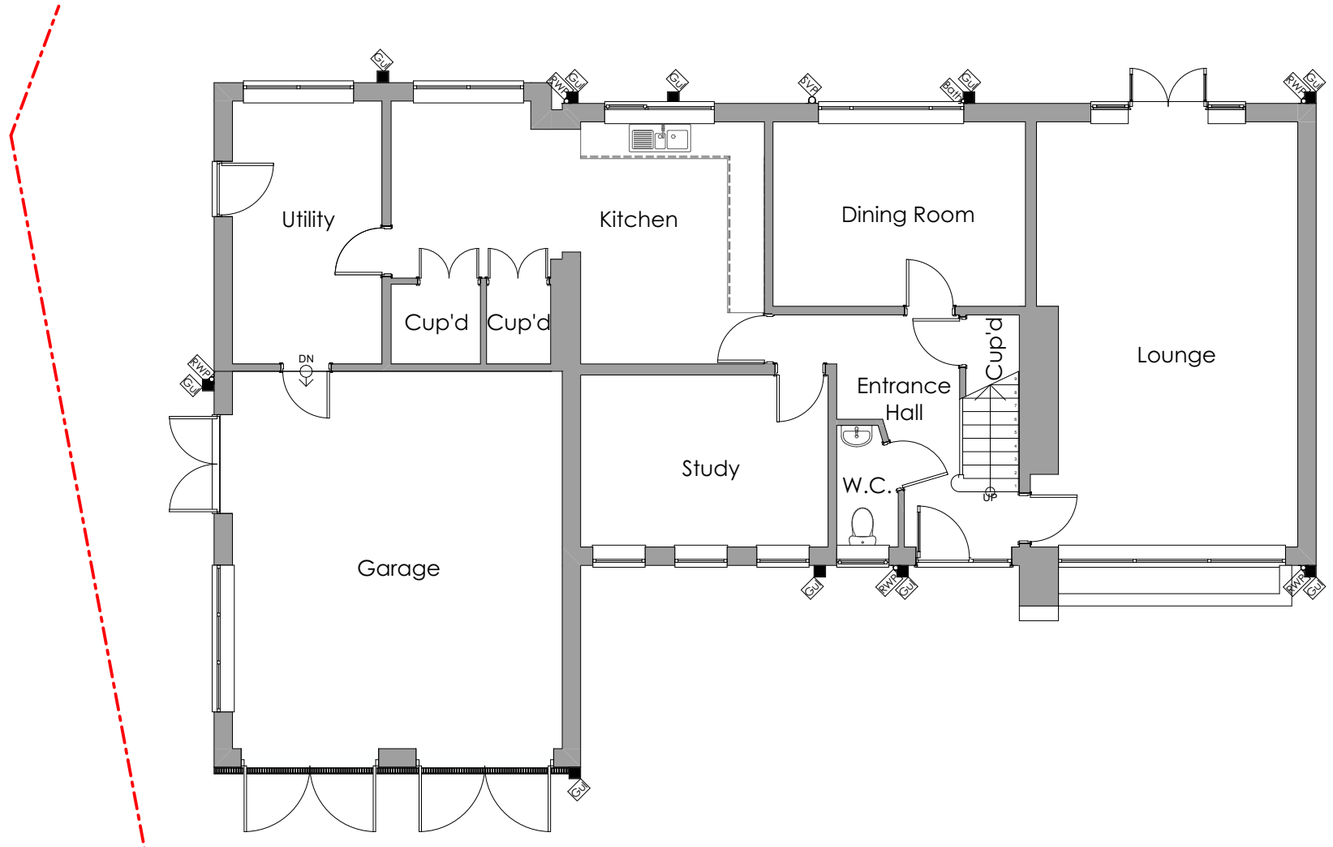
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Exisitng First Floor 1:100



Exisitng Ground Floor 1:100

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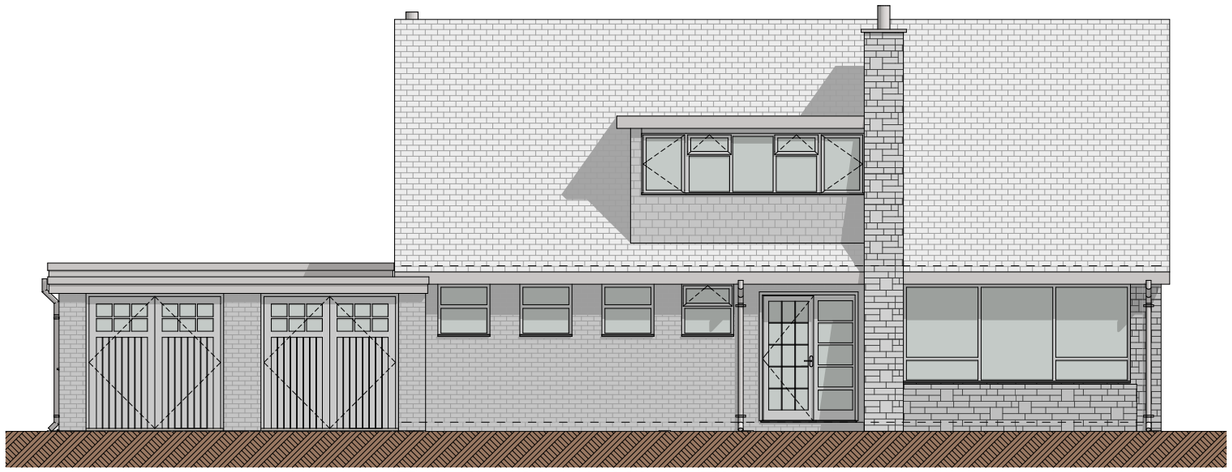
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Existing Floor Plans

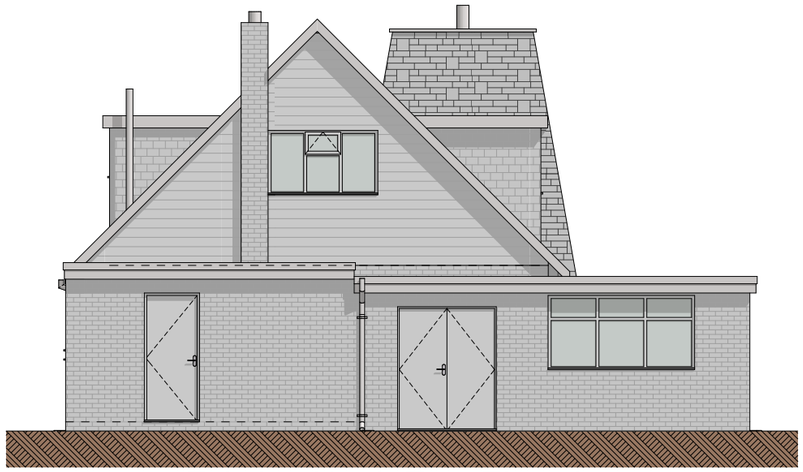
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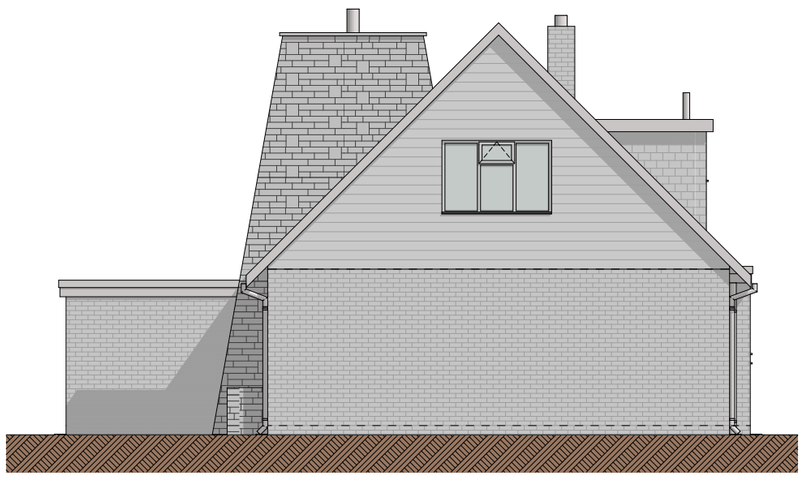
Existing North West Elevation 1:100



Existing North East Elevation 1:100



Existing South East Elevation 1:100



Existing South West Elevation 1:100

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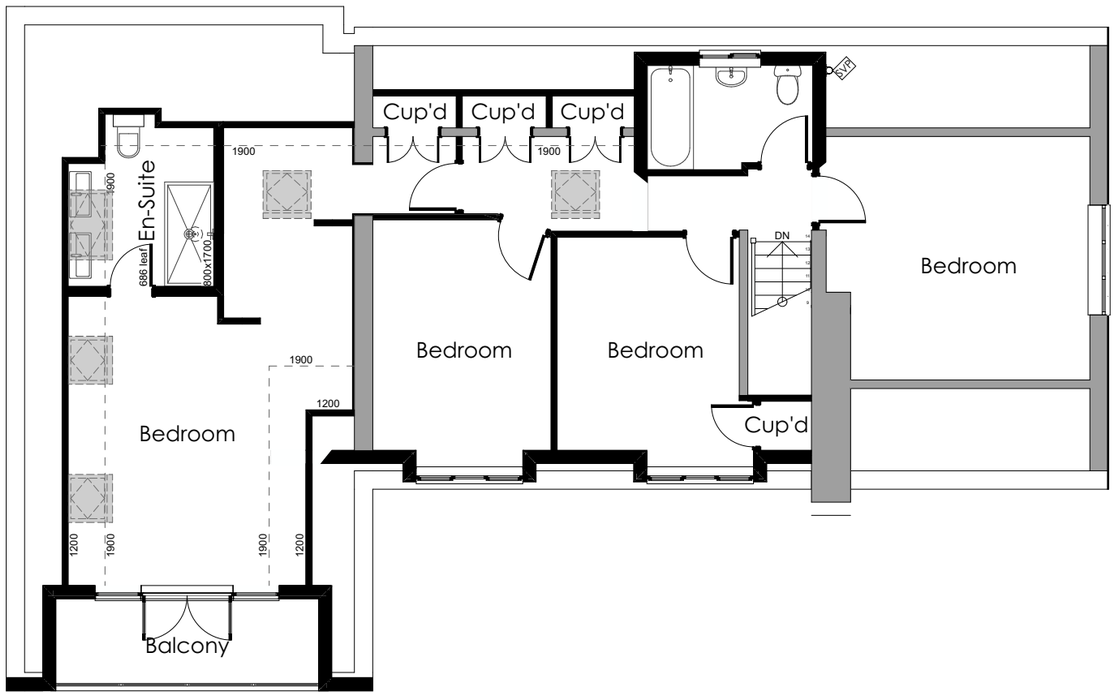
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Existing Elevations

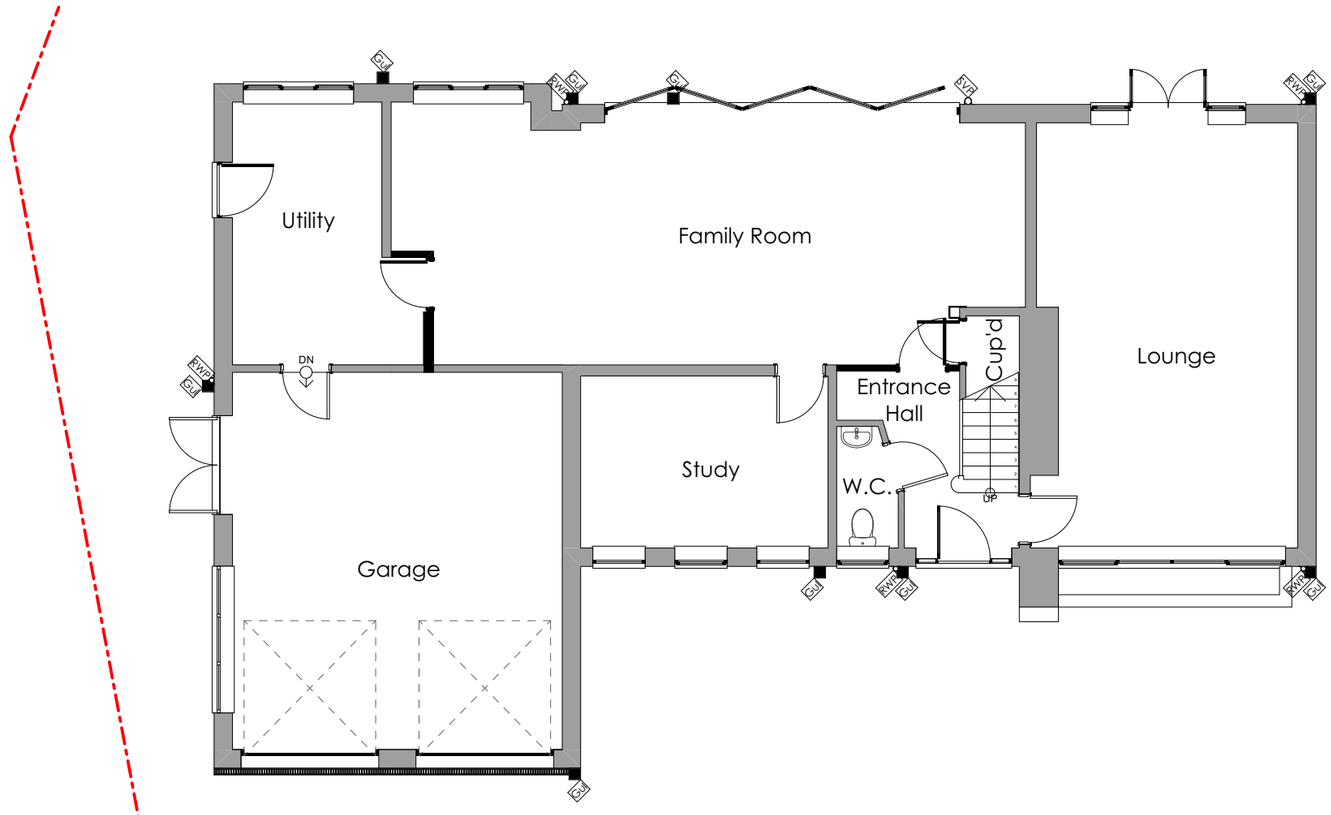
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Proposed First Floor 1:100



Proposed Ground Floor 1:100

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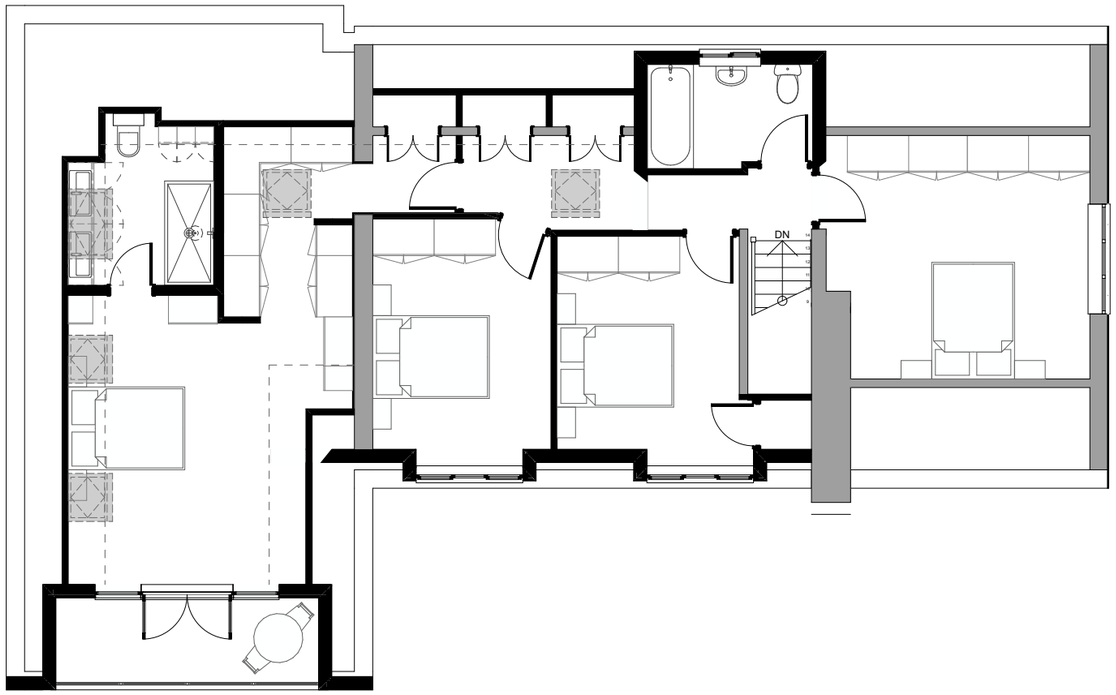
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Proposed Floor Plans

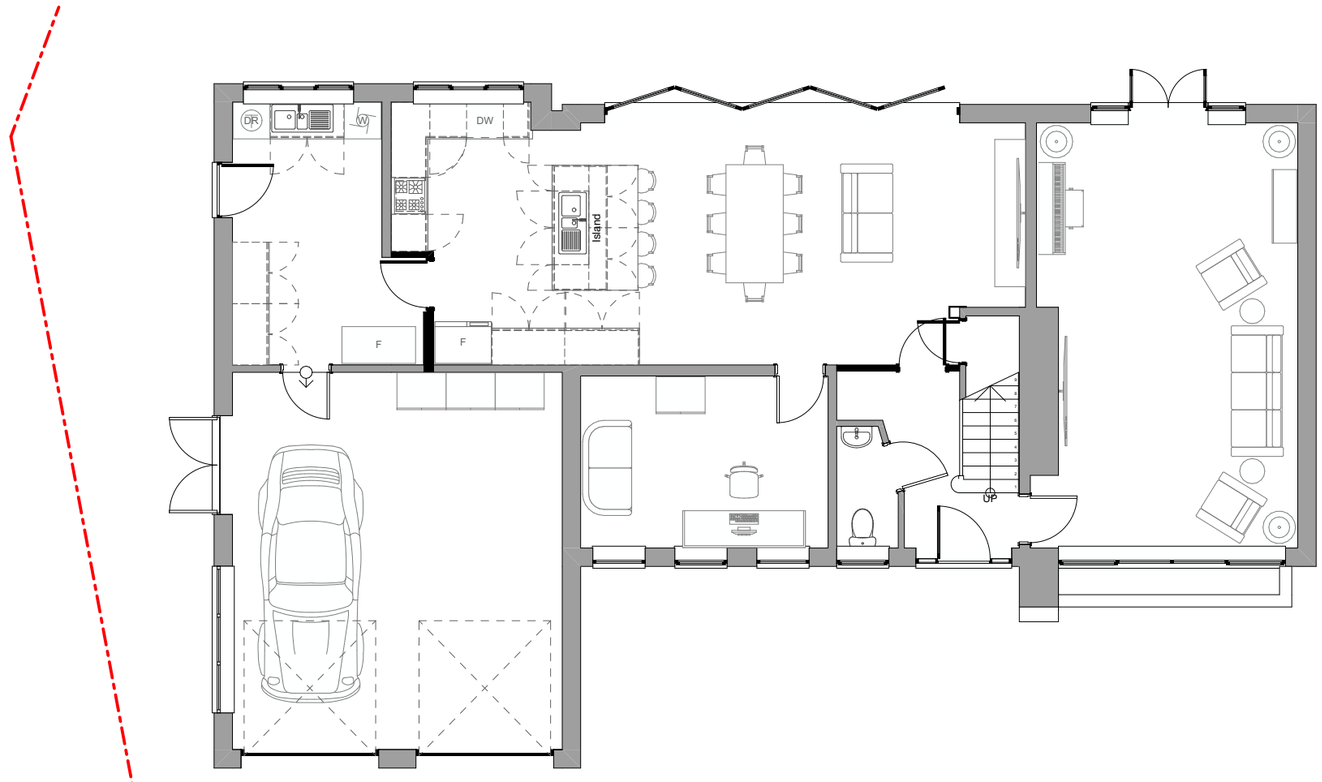
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First Floor 1:100



Ground Floor 1:100

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Proposed Schematic Floor Plans

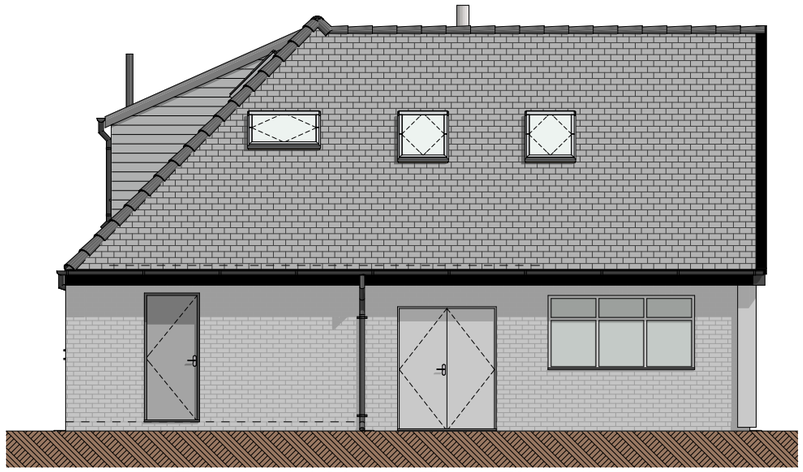
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Existing finishes shown as muted



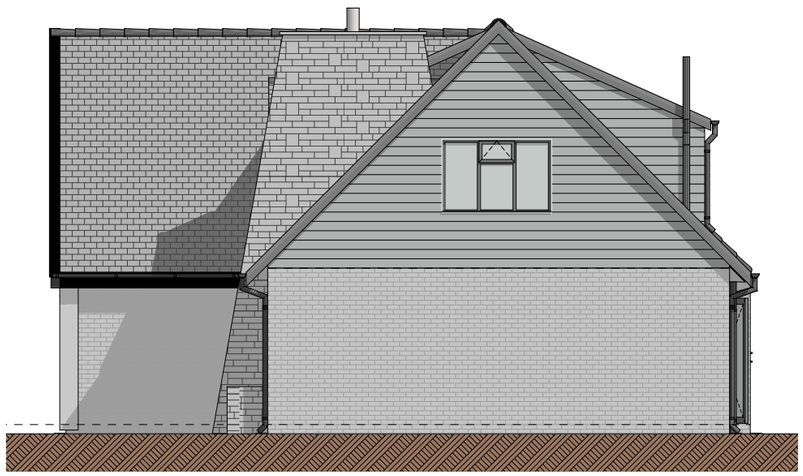
Proposed North West Elevation 1:100



Proposed North East Elevation 1:100



Proposed South East Elevation 1:100



Proposed South West Elevation 1:100

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Sheet: 2.03

Proposed Elevations

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0 1 2 3 4 5

New roofline and rainwaters goods through out in grey uPVC

Dormers in pale grey t&g/shiplap uPVC or composite material

Feature gable with wide PPC aluminium verge in grey

Glass balustrade system

PPC aluminium surround to garage doors in off white

Existing brickwork to remain

New window and door frames through out in grey uPVC

New and existing roofs to be finished with MARLEY MODERN in SMOOTH GREY or similar flat profile concrete roof tile

Existing stonework to remain



North West Elevation 1:50

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Proposed Front Elevation (Full Colour)

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