

GENERAL NOTES:

BUILDING REGULATIONS SPECIFICATION NOTES
Refer to revised and resubmitted Building Regulation notes v2 10.06.24

PRINCIPAL DESIGNER CDM AND PRINCIPAL DESIGNER BUILDING REGULATIONS
The dual role of the Principal Designer for both CDM and Building Regulations is agreed with the Commercial Client / Developer / Employer in writing not to extend beyond Pre Commencement Works to prepare and submit Building Regulations to RIBA Stage 3. Duty Holder duties pass to the Client and Prncipal Contractor as appropriate. Refer the supplied Principal Designers Health & Safety File and Risk Assessment Revision A 10Jun26.

EXISTING GROUND FLOOR LEVEL AS ALREADY PART-BUILT / SET OUT
Generally existing set out as-built of assumed suspended block and beam floor level is too high in relation to street and driveways. In order to minimise number of steps up to the ground floor, this level is to be revised with new set out to suit – proposing an alternative, lowered ground bearing slab.

CONTAMINATED GROUND
The remedial objectives are to ensure that a safe and suitable development platform is provided for the proposed land use, by removing all identified potential human health pollutant linkages. The remediation should comprise the excavation and removal of all Made Ground in the external areas. It is expected that this will be to between 0.40m and 0.50m below ground level. This Phase 2 report and remediation strategy presumed the area inside of the existing brickwork walls built to DPC was to become a suspended precast concrete floor system whereas it is now to be a ground bearing slab instead. As such, with the need to lower the finish floor level and include for sub floor needs of 300mm MOT, 100mm slab, 120mm insulation and 75mm screed, the same degree of top soil removal is also envisaged. Currently the depth of footings anticipated are deep and so this is not seen as problematical. Refer to Environ Solution Phase 2 Geo-Environmental Ground Investigation Report dated 06.08.24 and associated Remediation Strategy (in particular Section 2 Remediation Options).

PLANNING CONDITIONS:
Refer to previously issued Planning Permission and Certificate of Lawfulness as follows:

Full Planning Permission D49154 (erection 3 dwellings) granted 22 June 2007
Certificate of Lawfulness: 23/00198/CPE granted 12 April 2023 (in relation to previously approved D49154)
Full Planning Permisslon 23/00605/FUL granted 14 December 2023

- Conditions and Reasons:
- 1

The development must be begun not later than three years beginning 14 December 2023
- 2

This permission relates to the following plans:-

Location Plan
Proposed Block Plan - 499-PL07C
Proposed Floor Plans - 499-PL05E
Proposed Elevations - 499-PL06D
- 3

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i)

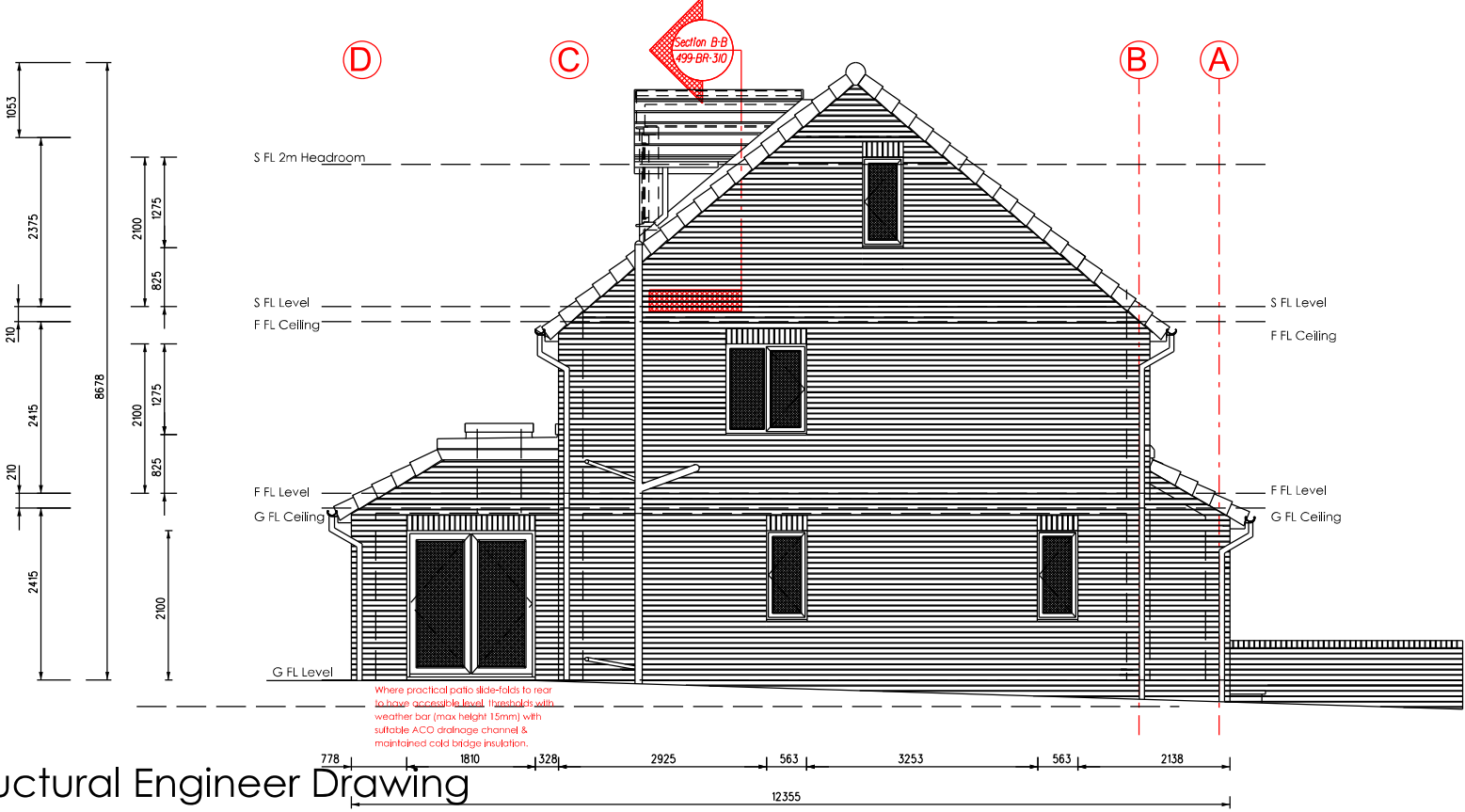
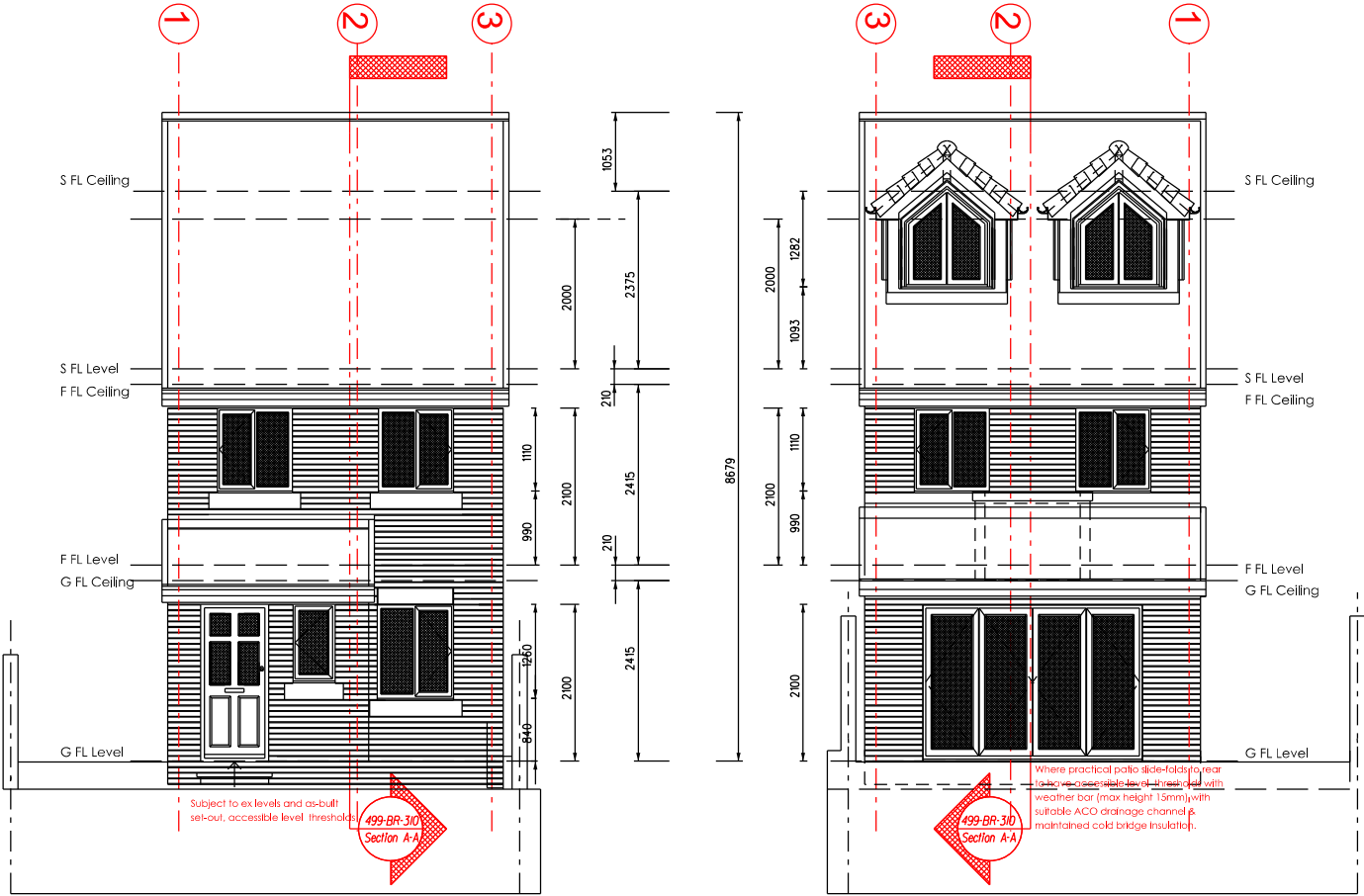
Diagram of the foul and surface water drains, which should be separate until the final manhole, in accordance with Building Control Part H Drainage requirements.
- (ii)

Construction details for permeable paving including sub-base details e.g. cross-section, if this type of paving forms part of the sustainable drainage system.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

- 4

Prior to first occupation of the dwelling hereby permitted, full details of the hard and soft landscaping scheme including boundary treatments adjacent to the highway, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the dwelling, and thereafter be maintained as such.



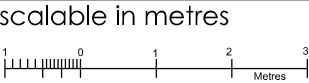
PROPOSED ELEVATIONS / SET OUT

Refer to all Detailed Plans & Sections, Building Regulation Notes, Structural Engineer Drawing

11276-S-GA-XX-XX-1000-P01 & calculations and all approved planning drawings (Ref: 23/00605/FUL)

REVISIONS:
Rev A: Principal Designer BR handover & revised GF slab/drainage 10Jun24
Rev B: Revised floor to floor / Variation of Condition 19Jun26

PROJECT AND DETAILS:
New Self Build 3-Bed House



ADDRESS:
Land adjacent 15 Hillcrest Rd
Rochdale, OL11 2QE

CLIENT:
L Wells

SCALE: 1:50 @ A1
1:100 @ A3

DRAWN: IB

DATE: 24Apr24

REVISION					
		A	B		

DWG TITLE:
Proposed Elevations

DWG NO:
499-BR313B

