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LAND BETWEEN 11 & 15 HILLCREST ROAD,
CASTLETON (018918) - NEW TWO STOREY
DETACHED DWELLING 📍 📁 MY HOUSE

To: [REDACTED] ▾

Good morning [REDACTED]

Thank you for your enquiry relating to the above BReg application and for providing details of the intended works.
It would appear that the original application is for a two storey dwelling, which you wish to extend and add a further storey to.

Based on the information contained in your email, I can confirm the following:

- 1) The proposal to extend the property, and create a second storey (dormer) will require new plans and details which need to be submitted and re checked by Building Control. This is new work which attracts further charges of **£200.00 + vat** and must be paid at the time of submission. Please contact the office on 01706 924327 to arrange for a telephone payment for the above amount to be made.
- 2) The application (018918) officially commenced for BReg purposes on 16.06.2017, so the application remains valid. We have reviewed the intended new work/changes and agree that in this instance, the compliance standards that were in force at the time of the initial commencement, may continue to be applied to the proposed new (extended) superstructure.
- 3) The proposed changes to the property will affect aspects of compliance for which we require new/revised information. This includes:
 - i) New SAP calculations (Target fabric energy efficiency calculations required (TFEE/DFEE) and Target carbon dioxide emissions calculations required (TER/DER)).
 - ii) Water efficiency calculation
 - iii) New 2nd floor/attic truss (as necessary) design calculations
 - iv) A check/review of the existing foundations to carry the additional 2nd storey
- 4) According to our records, we haven't yet received any site investigation report for the original dwelling application, so unfortunately I cannot provide you with a copy.
A site investigation report, initially, would be a geo environmental desk top assessment & review provided by a specialist, that provides information relating to a number of factors that may potentially affect the land and indicate any additional requirements to undertake further investigation, such as intrusive soil sampling etc . The report would usually consider former land use, potential contamination, waste gas risks (the site lies within a known waste gas area and requires suitable barrier protection to the ground floor), coal authority search and other local environmental factors.

Starred Contact



It is essential to obtain this report prior to continuing with the superstructure as it may potentially have an impact on the existing concrete foundations, which were completed by the former applicant at their own risk, and can only be approved once the report has been completed and accepted by the council.

Please find attached a copy of the current inspection report for the application, together with a copy of the original approval decision notice.

Please do not hesitate to get in touch should you require any further assistance or require clarification of the above

Kind regards

[Redacted]
[Redacted]
[Redacted]



[Redacted]

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

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Please consider the environment before printing this email.

From: Building Control <Building.Control@Rochdale.Gov.UK>
Sent: 17 May 2024 14:34
To: [Redacted]
Subject: FW: RE 2: Building regs for old construction site

Hi [Redacted]

018918 Land Between 11 And 15 Hillcrest Road, Rochdale, OL11 2QE

Please will you respond to Mrs [Redacted] see the email below, this is the application we have been discussing.

Thank you

[Redacted]
[Redacted]
[Redacted]
[Redacted]









