

Plan Check Sheet – DOMESTIC

Application Number: FP/2011/0212/

SITE INSPECTION OR

PRE CONSULTATION NOTES

A1. LOADING	A2. GROUND MOVEMENT	A3. DISPROP COLLAPSE Y/N
	SENT TO CHESTERFIELD?	Y N
	RISK ASSESS ENGINEER:	Y N
	CHECK IN HOUSE	Y N
B1. MEANS OF ESCAPE/FIRE PRECAUTIONS -WITHIN DWELLING	PURPOSE GROUP(S)	
	FIRE RESISTANCE	
	GROUND/UPPER BASEMENT STOREY	
-COMMON AREAS	COMPARTMENT WALLS/COMPARTMENT FLOORS REQUIRED AND REASONS FOR COMPARTMENTATION	
	LOCATION AND REASON	FIRE RESISTANCE
B2. INTERNAL FIRE SPREAD (SURFACES)	B5. FB ACCESS ETC.	
B3. INTERNAL FIRE SPREAD (STRUCTURE)	B4. EXTERNAL FIRE SPREAD	

C1. SITE PREP AND CONTAMINANTS			C2. MOISTURE
RADON – FULL	BASIC	N/A (TESTED)	
NOT REQ'D			

D1. CAVITY INSUL		E1. PROTECTION SOUND FROM OTHERS	
E2. PROTECTION SOUND IN DWELLING		E3. COMMON PARTS REVERBERATION	
F. RAPID		G1 SANITARY	
BACKGROUND		G2 BATHROOMS	
MECHANICAL		G3 HOT WATER STORAGE	
ROOF VOID	BREATHER FELT		
H. 1. FOUL 2. TREATMENTS 3. RAINWATER 4. SEWERS 5. SEPARATE SYS 6. BINS		J. 1. AIRSUPPLY 2. FLUE/PRODUCTS 3. PROTECTION OF BUILDING 4. INFORMATION 5/6. LPG/OIL STORAGE	
K. 1. STAIRS/RAMPS 2. FALLING		L1/L2. ELEMENTS -FLOOR -WALLS -ROOFS -FITTINGS -AREA GLAZING	
M. DWELLING ENTRANCE INTERNAL(DOOR WIDTHS, SOCKETS ETC.) SANITARY COMMON AREAS		DER/TER REPORT EPC BOILER SEDBLIK HEATING CONTROLS LIGHTING	
N. GLAZING		HOT WATER PRESSURE TEST REQ'D/	
P. ELECTRICS STATEMENT ON APPLCATION/DRAWING Y N		REFERENCE MADE TO ANY BS/EN/ FURTHER GUIDANCE	
ITEMS TO HIGHLIGHT		OTHER	

BUILDING REGULATION CHARGES

Received Date 28/9/11
Validation Date 28/9/11

Address: 184 TAXAL EDGE
MACCLESFIELD RD
W HALEY BRIDGE

Application No: FP / 2011 / 0212
Charge Paid £ 2571.43

Cheque No:

Cheque Paid by: RBS Logistics Ltd

Term & Audit Number from Receipt: R3001/006196
AS APP

Description : Conversion to Seven Flats and a Building for Authority

Table A No of dwellings (less than 300m ²)	Plan Charge			Insp Charge			Total Net (1)+(4)	Building Notice Charge		
	Net (1)	VAT (2)	Gross (1)+(2)	Net (4)	Vat (5)	Gross (4)+(5)		Net	Vat	Gross
Total Cost of development										

Table B Floor area M ²	Fee Sheet Ref B1-B5	Plan Charge			Insp Charge			Total Net (1)+(4)	Building Notice Charge		
		Net (1)	VAT (2)	Gross (1)+(2)	Net (4)	VAT (5)	Gross (4)+(5)		Net	VAT	Gross

Table C Other works and Estimated cost of works Domestic										
Fee Sheet Ref No. or Cost of work to nearest £1000	Plan Charge			Insp Charge			Total Net (1)+(4)	Building Notice Charge		
	Net (1)	Vat (2)	Gross (1)+(2)	Net (4)	VAT (5)	Gross (4)+(5)		Net	VAT	Gross

Individually Assessed Charges								Charge Per Hour = £66.40			
See separate charge calculator for number of hours											
Full Plans - Plan Charge				Full Plans - Inspection Charge				Building Notice Charge			
Hours spent	Net (1)	Vat (2)	Gross (1)+(2)	Hours spent	Net (4)	VAT (5)	Gross (4)+(5)	Hours spent	Net	VAT	Gross
10	664	132.80	796.80	21	1478.86	295.77	1774.63				

COMMENTS:				Regularisation Charge:			
Fees Paid up front job to be Done Flat by Flat Basis				Sewer Check Required YES (NO)			
Processed by: CK				Sewer Implications:			
ADMIN KM				☐ Yes ☐ No ☐ Combined ☐ Separate ☐ Septic Tank ☐ Combined & Water			

Pre Application Information

PA Number	
Inspections logged against PA	
PA Inspections Transferred	
PA Signed Off	

**** If validation date more than 2 days after receipt, why?**

- ☐
- No/Incorrect Fee
- ☐
- Other Applicant Error
- ☐
- HPBC Error

NEW DWELLINGS

Client

- ☐ LA
☐ Housing Association
☐ Private

Type

- ☐ House
 - ☐ Flat
 - ☐ Neither

Occupant

- ☐ Sick
- ☐ Elderly
- ☐ Intended for Sale

Number of Bedrooms



Further comments:

[illegible]

HIGH PEAK BUILDING CONTROL SERVICES

Town Hall, Buxton
Derbyshire, SK17 6EL

Phone: 0845 1297777 ext 3756
Fax: 01457 860 290
E-mail: buildingcontrol@highpeak.gov.uk

FULL PLANS
BUILDING NOTICE

The Building Act 1984
The Building Regulations 2010

α

Building Regulations
Application Number:

FP / 2011 / 0212

This form is to be filled in by the person (or his/her agent) who intends to carry out building work. If the form is unfamiliar please read the notes on the reverse side or consult the office indicated above. Please type or use block capitals.

1 Applicants details (see note 1)

Name: Ray Butler

Address: 184 Taxal Edge, Macclesfield Road, Whaley Bridge

Postcode: SK23 7DR Tel: 01298 814749 Fax: _____ E-mail: _____

2 Agents details (if applicable)

Name: Peter Dalton BA (Hons) Dunelm, MRTPI, BSc (Hons) Arch.Tech., MSc Technical Architecture

Address: 53 Long Lane, Chapel-en-le-Frith, High Peak, Derbyshire

Postcode: SK23 0TA Tel: 01298 813310 Fax: 01298 814995 E-mail: peter.dalton1@hotmail.co.uk

3 Location of building to which work relates

Address: 184 Taxal Edge, Macclesfield Road, Whaley Bridge,

Postcode: SK23 7DR Tel: 01298 814749 Fax: _____
Where possible please include the Postcode for location

4 Proposed work

Number of storeys: Single Storey

Description: Conversion of three rooms in the main house of Taxal Edge for use as single apartment

Date of commencement (if known, see note 6) : September 2011

5 Use of Building

1 If new building or extension please state proposed use: Not Applicable

2 If existing building state present use: Use as single dwelling house

6 Charges From 1 October 2010 Charge sheets already include VAT

- 1 If Table A work please state the total number of dwellings: _____
- 2 If Table B work please state floor area: _____ m²
- 3 If Table C or D work please state the estimated cost of work excluding VAT: £17,150.00

Estimate enclosed NO or state standard fee number

Building Notice Charge for all works (describe on separate sheet if necessary) Total: £ 2571.43

7 Statement

This notice is given in relation to the building work as described, and is submitted in accordance with Regulation 12(2)(a) and subject to the provisions in relation to building over sewers and the erection of a building fronting onto a private street described in NOTE 4.

Name: Peter Dalton Signature: _____

Date: 27th September 2011

The Building Notice application for extensions or new buildings should be accompanied by a location plan indicating the site or property where the work will take place, and the location of the extension.



Part P Electrical Safety

Part P applies to work carried out on:-

- Dwelling houses and flats including common access areas.
- Non residential parts of buildings that are served by a common supply serving dwellings.
- Shared amenities of blocks of flats such as laundries and gymnasiums.

Part P also applies to parts of the above electrical installations:-

- In or on land associated with the buildings – for example fixed lighting, pond pumps in gardens, outbuildings detached garages etc.

Statement by the person having electrical installation work carried out.

I confirm that the design, installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671: 2008.

Prior to the issuing of a Building Control Completion Certificate **the Council must be provided with either:-**

1. A copy of an Electrical Installation Certificate, issued under a "Competent Persons Scheme" or alternatively:
2. The Council will be provided with a copy of an **Electrical Installation Certificate** in accordance with BS7671: 2008 and the IEE Model forms. See Items C8 & C9 on the charges sheet.

Or

3. No notifiable electrical work will be carried out.

Tick as appropriate

Box 1 ☐ 2 ☒ 3 ☐

Name Peter Dalton Signature

Date 27th September 2011

Notes

Where the Council is **not provided** with an Electrical Installation Certificate under a "Competent Persons" scheme, the Council will need to carry out an inspection during the installation and at completion stage. The Council may feel it appropriate to undertake a test of the installation at completion stage.

Planning & Development Services

Chris Fletcher
Building Control
High Peak Borough Council
Municipal Buildings
GLOSSOP
Derbyshire SK13 8AF

P.D. Dalton BA (Hons.) MRTPI
BSc Architectural Technology
MSc Technical Architecture
53 Long Lane, Chapel-en-le-Frith
High Peak, Derbyshire SK23 0TA

Your Ref : HPK/2011/0306
Date : 27th September 2011

Dear Mr Fletcher,

Building Notice in regard to the Conversion of one Ground Floor Apartment at Taxal Edge House

I refer to our recent telephone conversation in regard to the conversion, ultimately, of Taxal Edge House into seven apartments. The developer does not have the financial resources at the present time and in the present financial climate to finance the whole of the works for the conversion of the house in a single contract.

I have understood from our telephone conversation that it would be acceptable to break down the total fee so that the fee paid for each apartment would fairly represent the appropriate amount in regard to the cost of converting a seventh of the whole house. Accordingly, it has been decided to tackle the job on a piecemeal basis converting one apartment at a time.

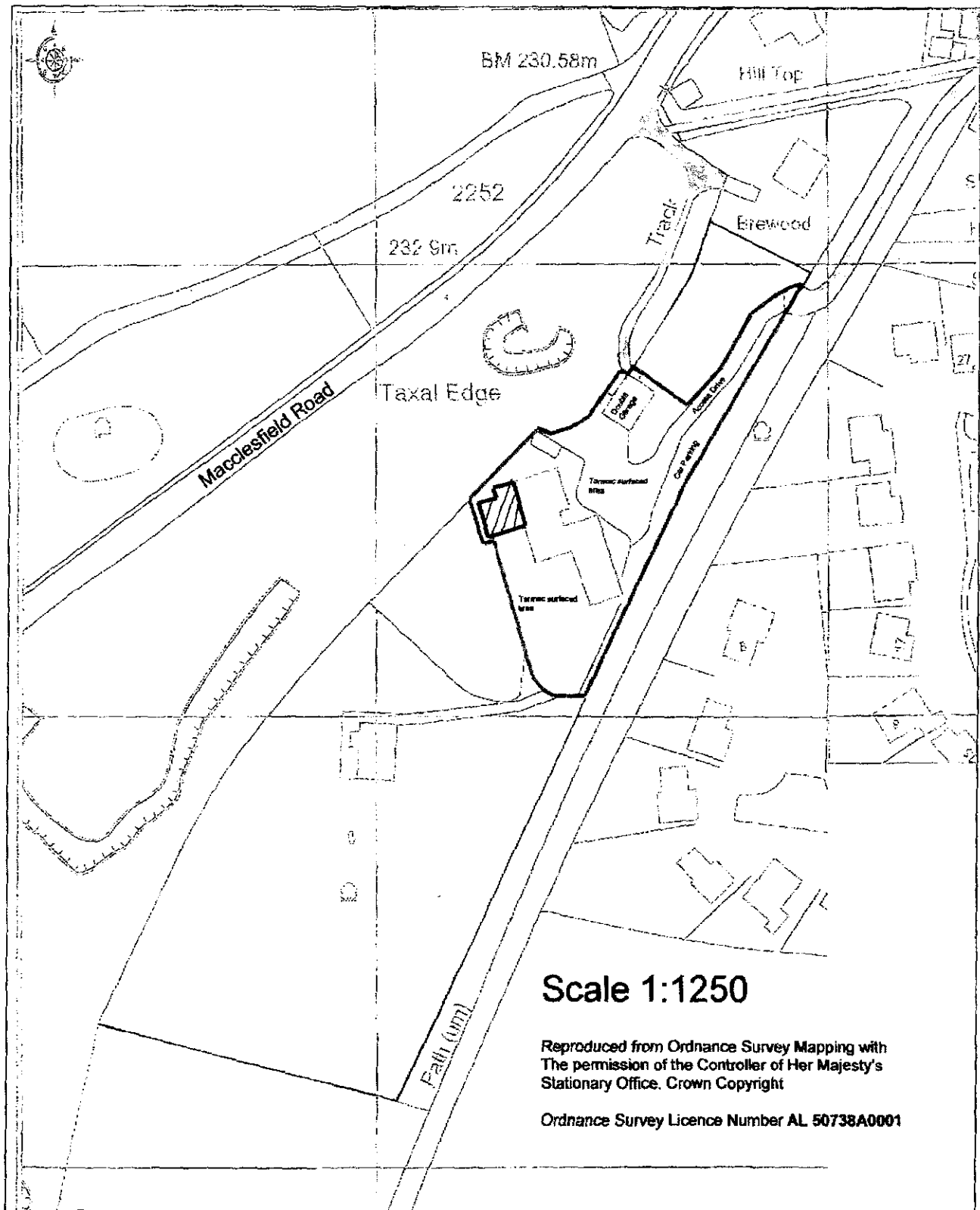
Obviously there are issues, such as ensuring that nothing implemented in the conversion of this apartment would compromise the conversion of other apartments particularly the one immediately above in regard to the requirements of AD's B and E and L2. I would be grateful, therefore, if you could peruse the drawings and notify me of any additional measures which you think may be required.

Yours sincerely



Peter Dalton

Taxal Edge, Macclesfield Road, Whaley Bridge : Location Plan



Application Site hatched Red

Access Road coloured Blue

Service Track for Refuse Collection Vehicles coloured Brown

Planning & Development Services

Chris Fletcher
Building Control
High Peak Borough Council
Municipal Buildings
GLOSSOP
Derbyshire SK13 8AF

P.D. Dalton BA (Hons.) MRTPI
BSc Architectural Technology
MSc Technical Architecture
53 Long Lane, Chapel-en-le-Frith
High Peak, Derbyshire SK23 0TA

LOGGED

Your Ref :

Date : 29th September 2011

FP/2011/0212

Dear Mr Fletcher,

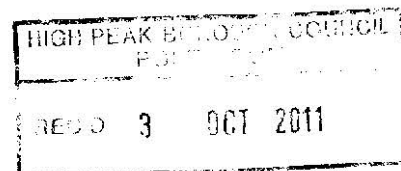
**Full Plans Submission in regard to the Conversion of Taxal Edge House
into 7 apartments commencing with the conversion of Ground Floor
Apartment Flat 1**

I refer to our recent telephone conversation in regard to the conversion, ultimately, of Taxal Edge House into seven apartments. The submitted Building Notice has become a Full Plans Submission and I enclose the schematic layout for the remaining six apartments as requested.

It is proposed that the existing ugly external fire escape stairs will be replaced with more aesthetically elegant and less obtrusive spiral escape stairs when the scheme is ultimately completed. In the interim period the existing means of escape from the building will remain.

Yours sincerely

Peter Dalton



ADDRESS 184 Taxal Edge Macclesfield Road Whaley Bridge Derbyshire SK23 7DR

REFERENCE No DESCRIPTION Conversion of dwelling into seven flats and conversion of outbuilding into one dwelling
FP/2011/0212/

PURPOSE GROUP PURPOSE GROUP - WINDOW TARGET DATE 5 Week Decision Date 8 Week Decision Date
1C TO FLOOR % 19/10/2011 31/10/2011*

FIRE RESISTANCE PERIOD SAP RATING
*Decision Date is 1 day less than the above dates

COMMENTS

Radon: - Full/Basic or None
Local Landfill 250m (new houses only) Yes/No

Previous Applications
00000000000000000000

Note New Regulations apply to this application. New Approved Documents F, G, J and L.

CONSULTATION
FIRE
WATER H4 Yes/No Combined/ Separate/ Septic Tank/ Combined
EHO & Water
STRUCT ENG

CONDITIONS/REASONS FOR REFUSAL

Reg 16, A1, B1 B3 B4 C2, C4, E1, E2, E3 F1
H1 H4 H1 H2 C1

RECOMMENDATION:-
APPROVE / CONDITIONAL / REJECT

PERSONS RESPONSIBLE

Has the agent/applicant agreed to accept a conditional approval YES/NO

Date of Application:- 28/09/2011 Date of 2nd Vet:- Letter Type : Date : Checked by :

Date of 1st Vet:- Acceptance 08/11/11 KM

Time per 15 mins (tick) Amendment Decision App Rej Cond

Completion

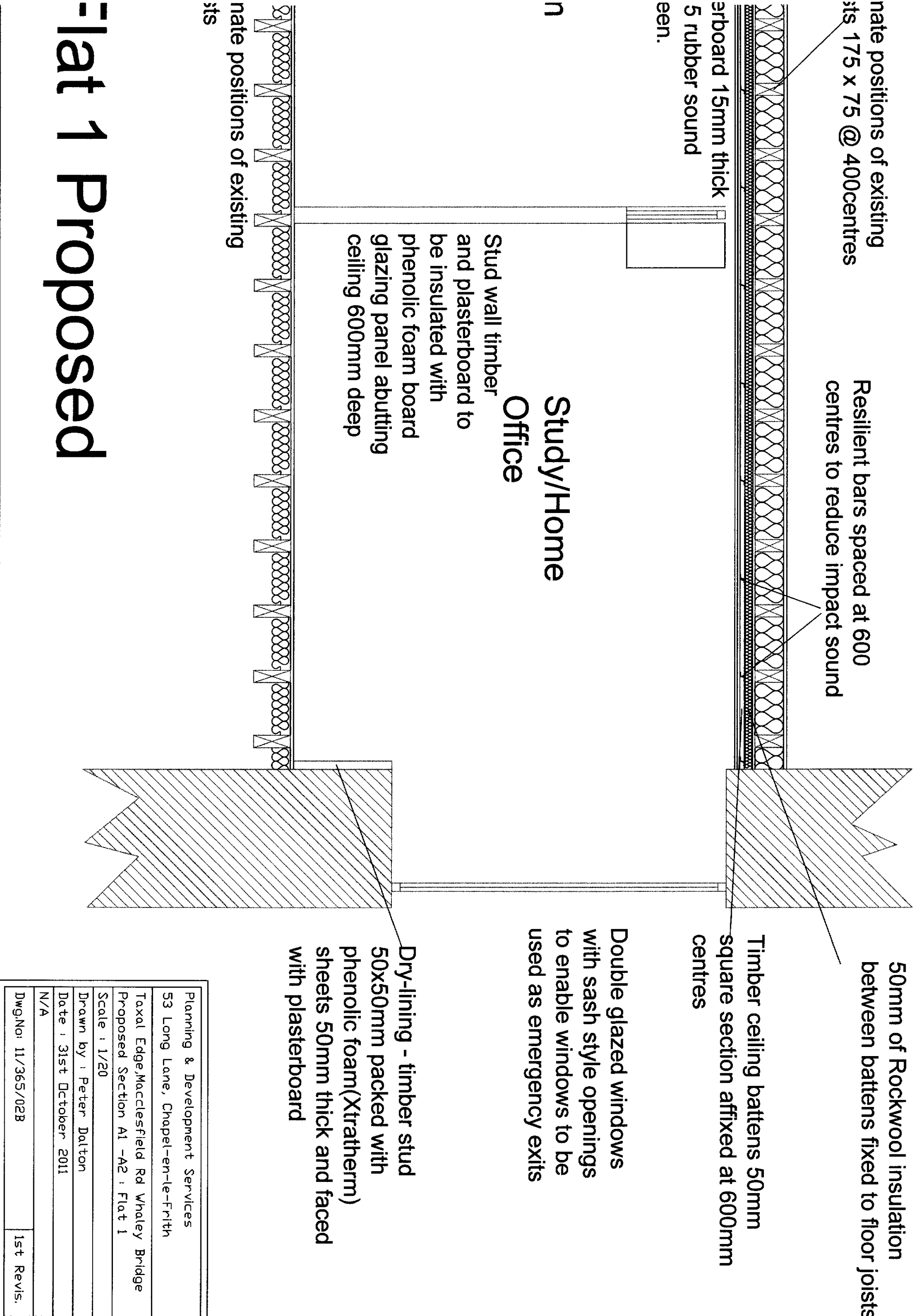


Local Authority
BUILDING
CONTROL

PAID INSURANCE FEES

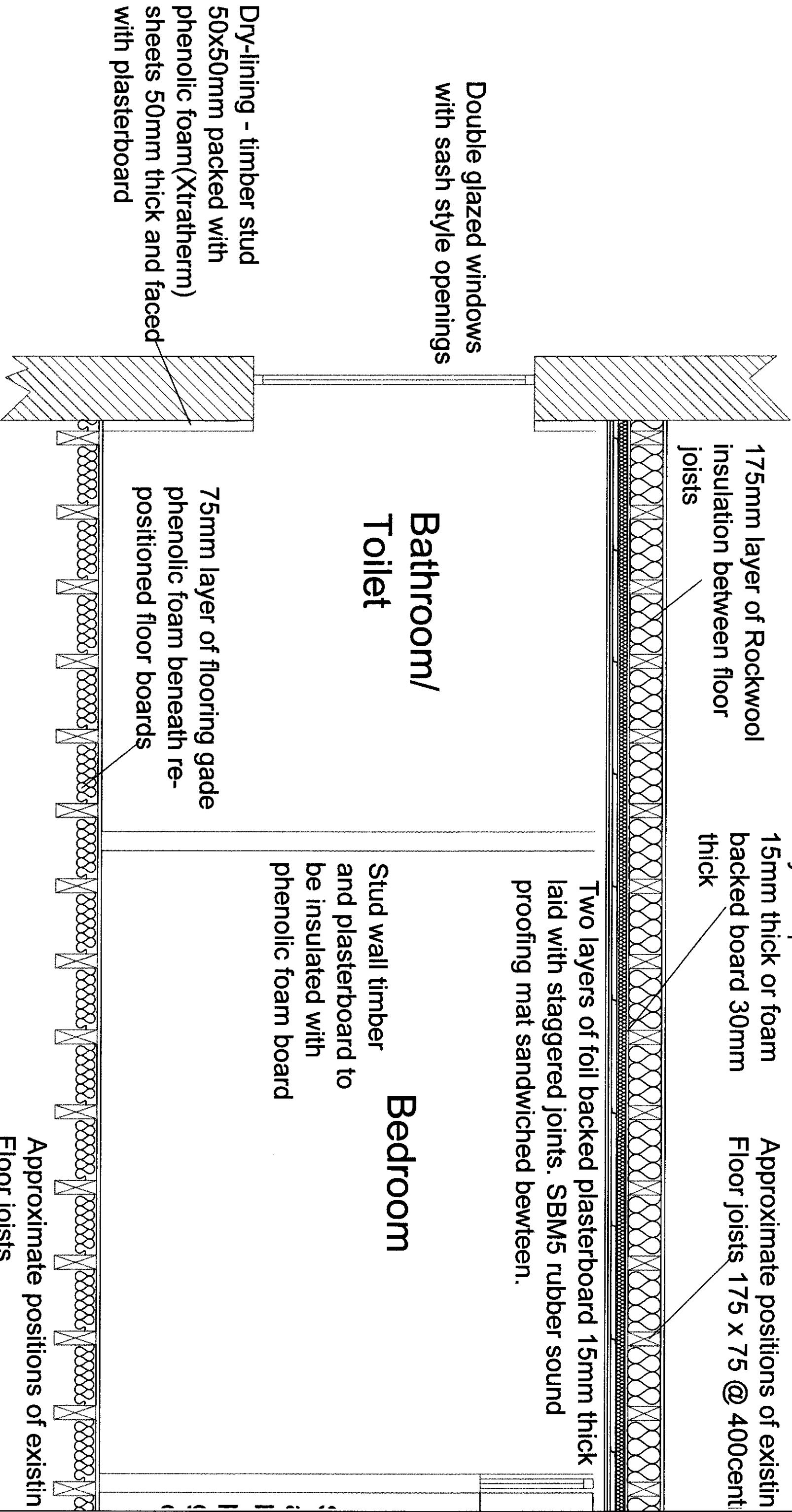
Signed New Approved document G Applies !

Decision Date 27/11/11



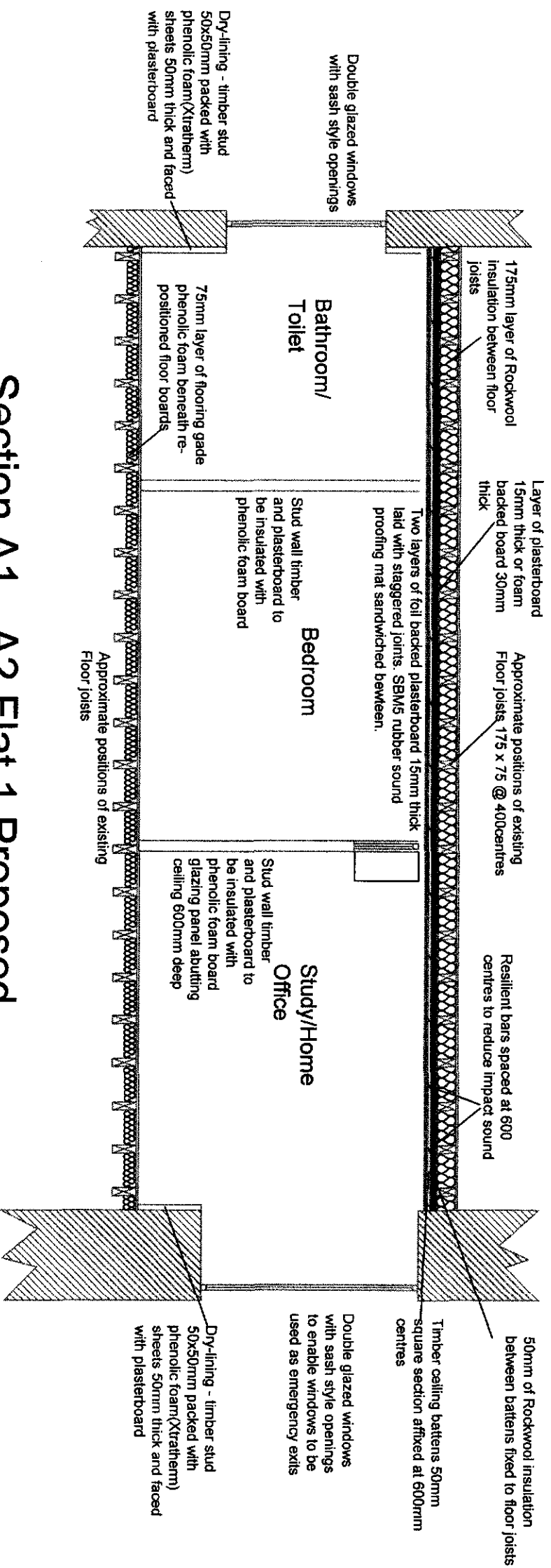
Flat 1 Proposed

Planning & Development Services	
53 Long Lane, Chapel-en-le-Frith	
Taxal Edge, Macclesfield Rd Whaley Bridge	
Proposed Section A1 - A2 : Flat 1	
Scale : 1/20	
Drawn by : Peter Dalton	
Date : 31st October 2011	
N/A	
Dwg.No: 11/365/02B	1st Revis.



Section A1 - 1

Planning & Development Services	
53 Long Lane, Chapel-en-le-Frith	
Taxal Edge,Macclesfield Rd Whaley Bridge	
Proposed Section A1 -A2 i Flat 1	
Scale : 1/20	
Drawn by : Peter Dalton	
Date : 31st October 2011	
N/A	
Dwg.No: 11/365/02A	1st Revis.



Section A1 - A2 Flat 1 Proposed

Planning & Development Services

53 Long Lane, Chapel-en-le-Frith

Taxal Edge, Macclesfield Rd Whaley Bridge

Flat 1 Section A1 - A2

Scale : 1/50

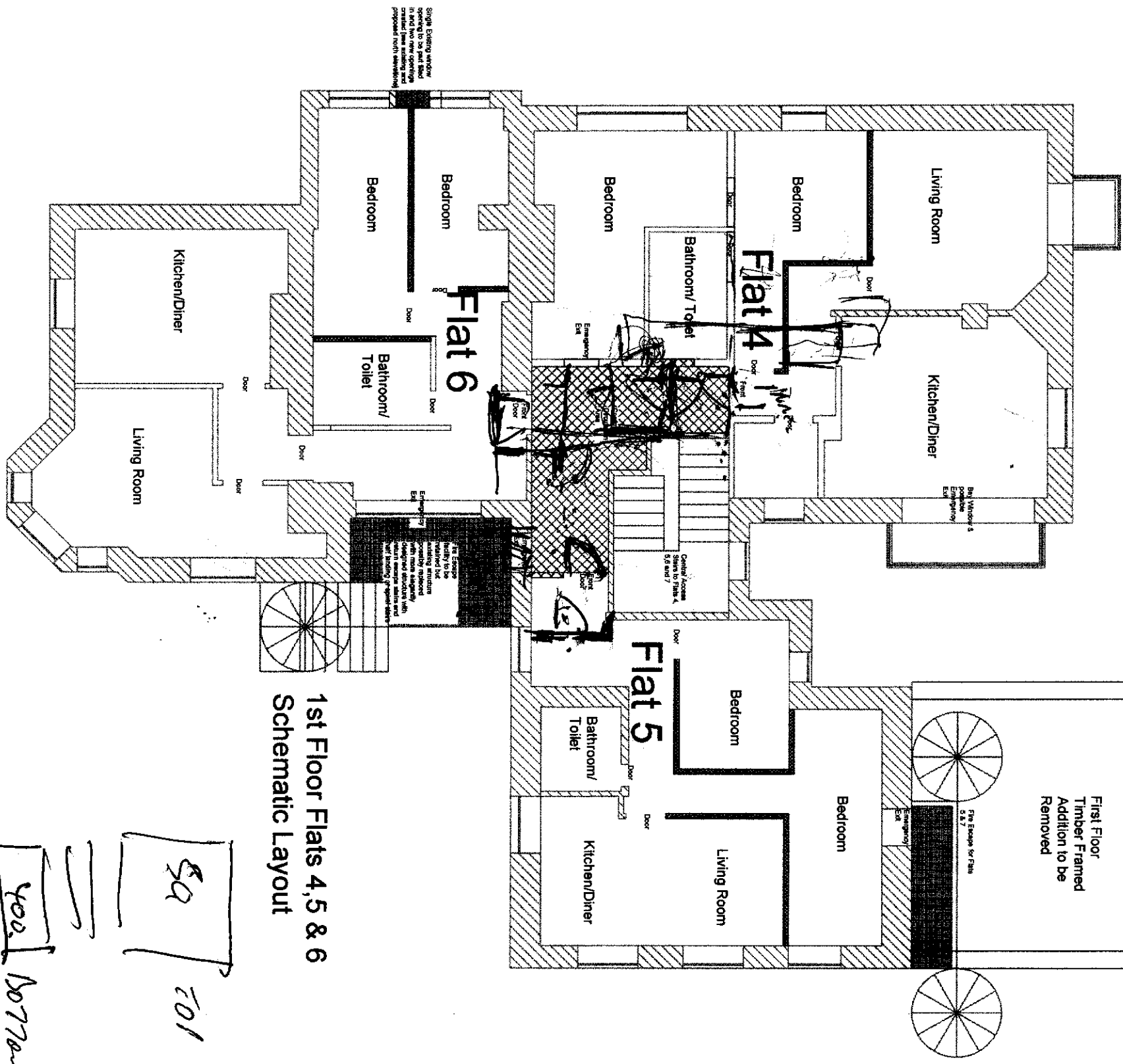
Drawn by : Peter Dalton

Date : 31st October 2011

N/A

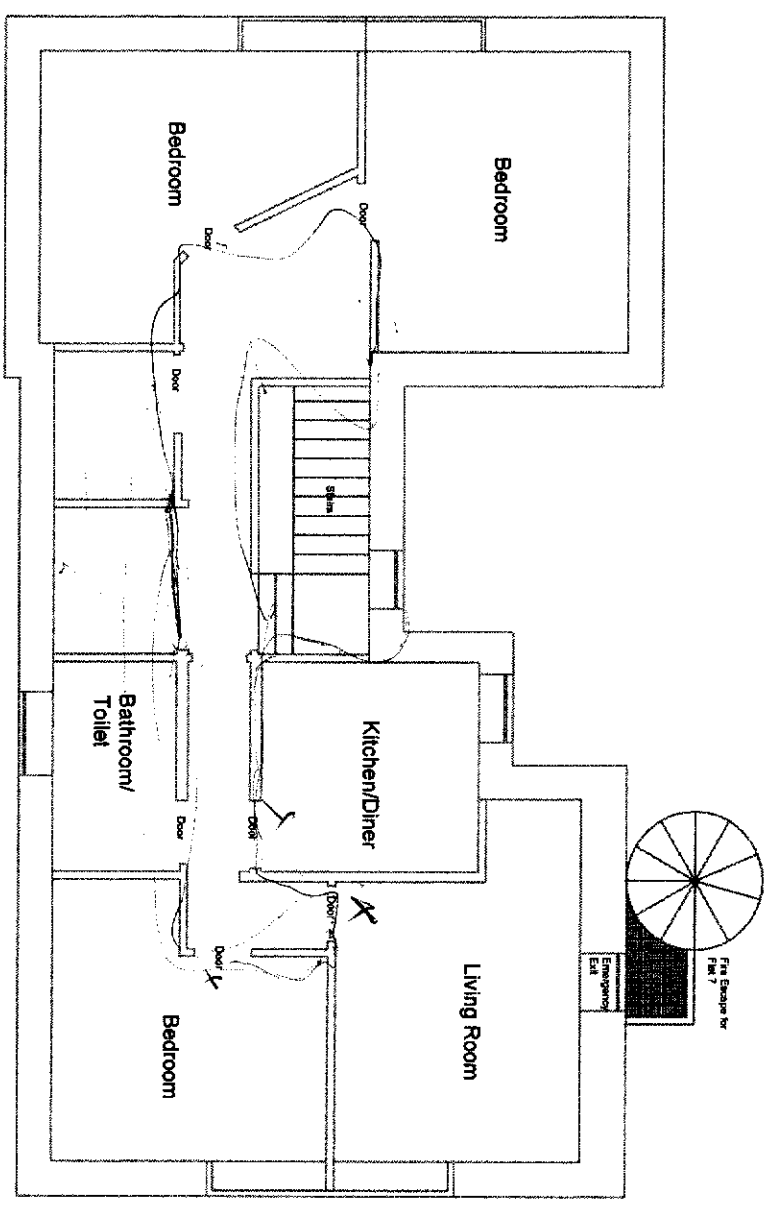
Dwg.No: 11/365/02

1st Revis.



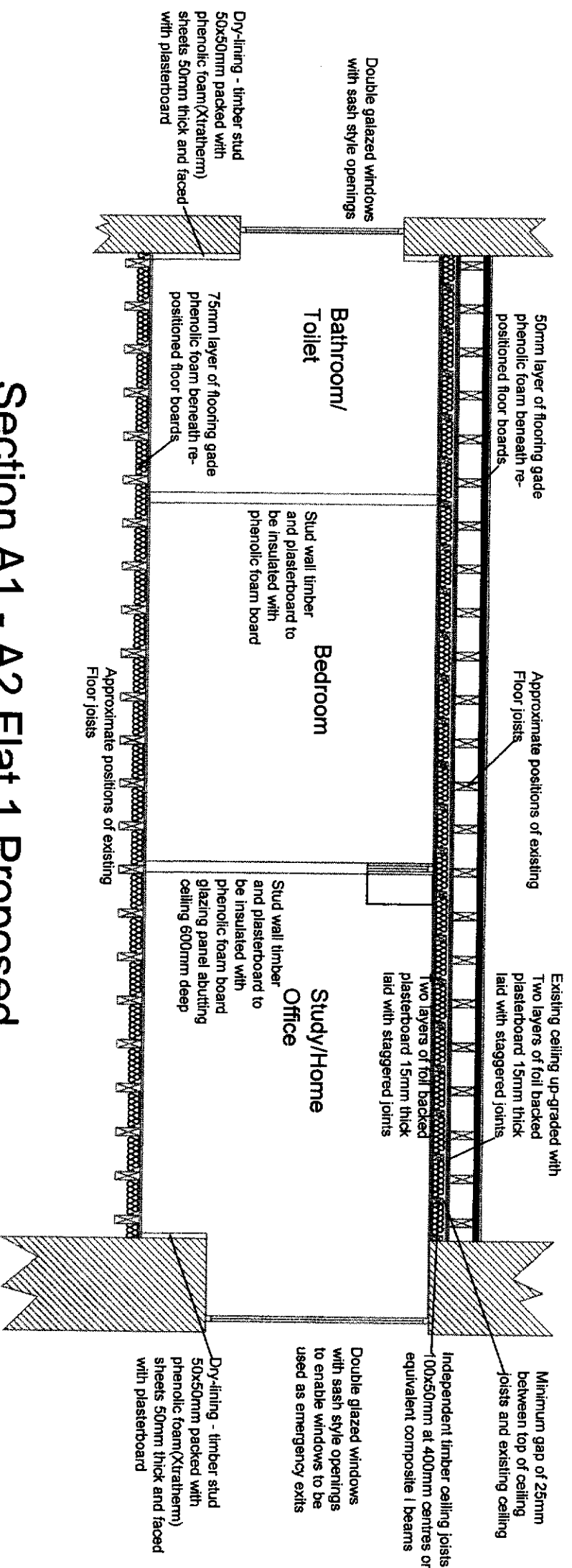
1st Floor Flats 4,5 & 6
Schematic Layout

50
400
1507100



2nd Floor Flat Seven Schematic Layout

Planning & Development Services	
53 Long Lane, Chapel-en-le-Frith	
Taxal Edge, Macclesfield Rd Whaley Bridge	
Proposed First and 2nd Floor Layouts	
Scale : 1/100	
Drawn by : Peter Dalton	
Date : 29th September 2011	
N/A	
Dwg.No: 11/365/04	



Section A1 - A2 Flat 1 Proposed

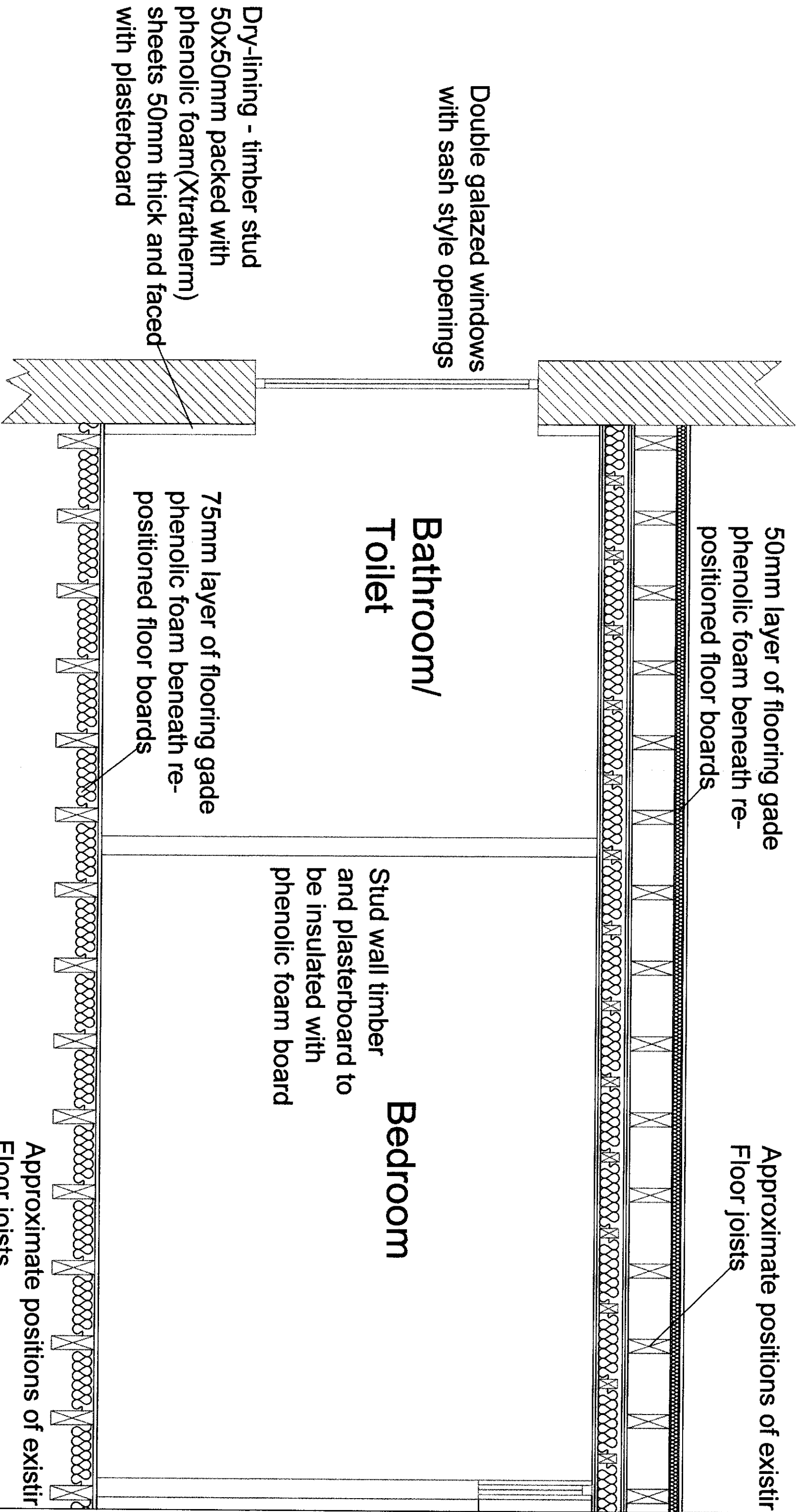
Planning & Development Services	
53 Long Lane, Chapel-en-le-Frith	
Taxal Edge, Macclesfield Rd Whaley Bridge	
Flat 1 Section A1 - A2	
Scale : 1/50	
Drawn by : Peter Dalton	
Date : 23rd September 2011	
N/A	
Dwg.No: 11/365/02	



Gymnasium and associated structures to be removed

Buildings Elements coloured Red to be removed
Common Access areas and stairs coloured Green
Existing Buildings coloured Orange/Brown
New Walls coloured Purple

Planning & Development Services
53 Long Lane, Chapel-en-le-Frith
Taxal Edge, Macclesfield Rd Whaley Bridge
Proposed Ground Floor Plan
Scale : 1/100
Drawn by : Peter Dalton
Date : 29th September 2011
N/A
Dwg.No: 11/365/03



Section A1 - 1

Planning & Development Services	
53 Long Lane, Chapel-en-le-Frith	
Taxal Edge,Macclesfield Rd Whaley Bridge	
Proposed Section A1 -A2 i Flat 1	
Scale : 1/20	
Drawn by : Peter Dalton	
Date : 22nd September 2011	
N/A	
Dwg.No: 11/365/02A	