IMPORTANT NOTE: THIS DRAWING IS A DRAFT COPY. IT HAS BEEN PREPARED FOR THE CLIENTS COMMENTS ONLY AND IT HAS THEREFORE NOT BEEN APPROVED UNDER ANY STATUTORY REGULATIONS



PROPOSED FRONT ELEVATION



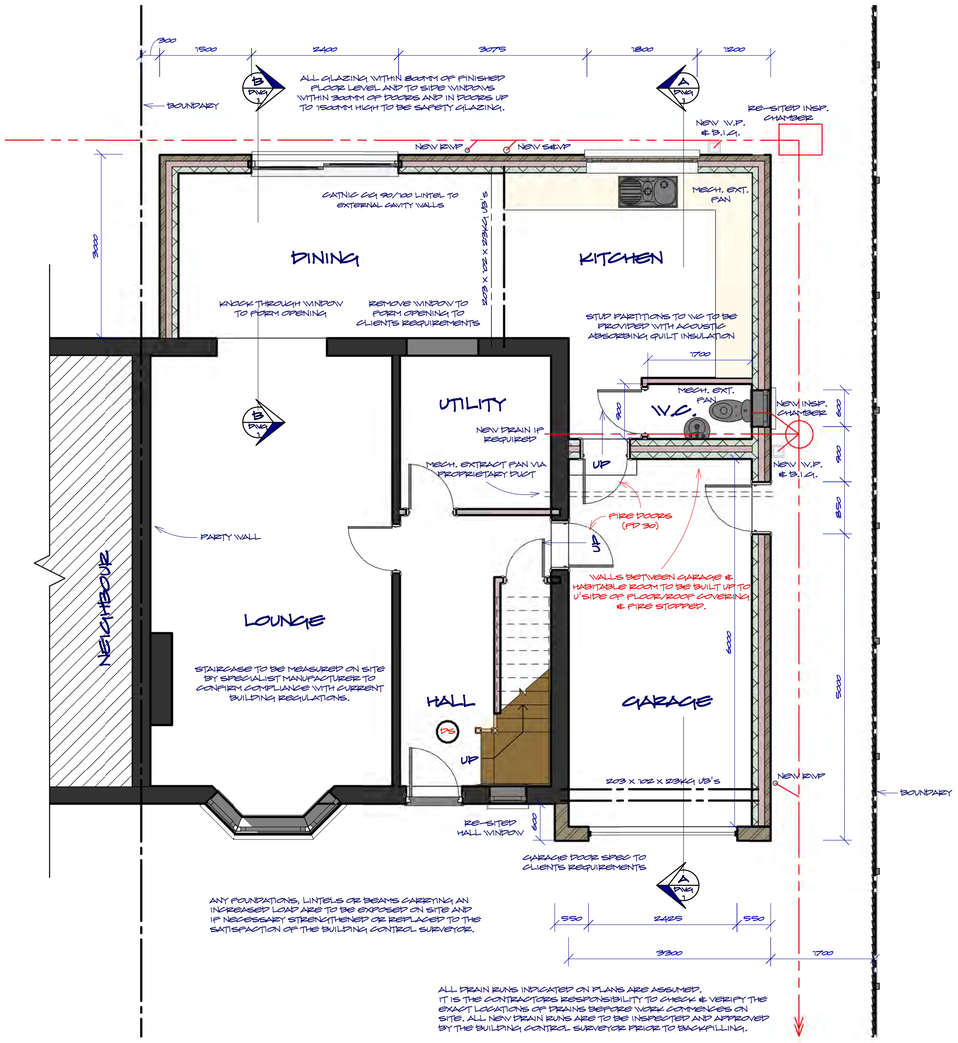
PROPOSED REAR ELEVATION



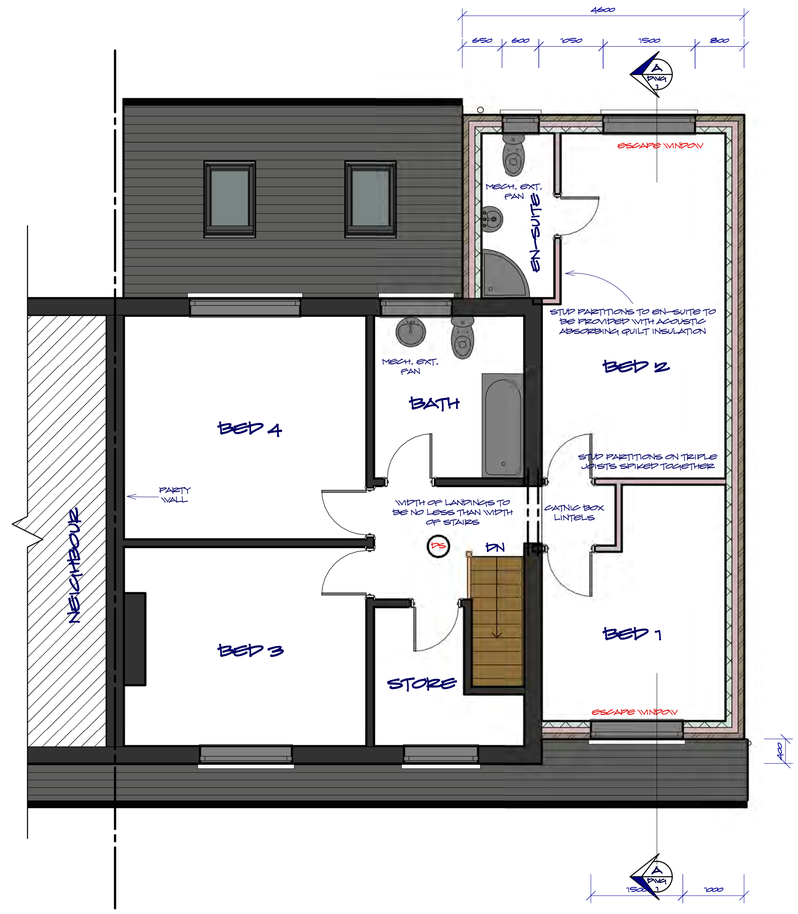
PROPOSED SIDE ELEVATION



FRONT PERSPECTIVE VIEW



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

0M 1M 2M 3M 4M 5M

VISUAL SCALE 1:50 @ A1

CONTRACTUAL NOTES:

GENERAL:
THIS DRAWING IS THE COPYRIGHT OF IPB ASSOCIATES AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION. THIS DRAWING IS INTENDED FOR THE PURPOSE OF OBTAINING LOCAL AUTHORITY PLANNING AND/OR BUILDING REGULATION APPROVAL ONLY AND IT IS NOT THEREFORE INTENDED TO BE COMPLETE FOR PRICING PURPOSES. IT SHALL NOT BE ACTED UPON UNTIL IT HAS BEEN APPROVED UNDER THE ABOVE STATUTORY CONSENTS. SHOULD THE OWNER OR BUILDER COMMENCE WORK WITHOUT THE ABOVE APPROVALS IN PLACE THEN THEY DO SO AT THEIR OWN RISK.
NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR OTHER SPECIALIST DRAWINGS PROVIDED. PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND THE CURRENT BRITISH STANDARDS & CODE OF PRACTICE.
ANY DISCREPENCIES FOUND ON THESE DRAWINGS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

SPECIFICATION
THE CONTRACTOR MUST REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL CALCULATION DOCUMENT FOR ALL DETAILED CONSTRUCTION ITEMS.

PLANNING NOTE || PERMITTED DEVELOPMENT:
UNDER NEW REGULATIONS THAT CAME INTO FORCE ON 1 OCTOBER 2008 AN EXTENSION OR ADDITION TO A HOUSE IS CONSIDERED TO BE PERMITTED DEVELOPMENT AND NOT REQUIRING AN APPLICATION FOR PLANNING PERMISSION, SUBJECT TO THE FOLLOWING LIMITS AND CONDITIONS:
-NO MORE THAN HALF THE AREA OF LAND AROUND THE "ORIGINAL HOUSE" WOULD BE COVERED BY ADDITIONS TO BUILDINGS.
-NO EXTENSION FORWARD OF THE PRINCIPAL ELEVATION OR SIDE ELEVATION FRONTING A HIGHWAY.
-NO EXTENSION HIGHER THAN THE HIGHEST PART OF THE ROOF.
-MAXIMUM DEPTH OF A SINGLE STOREY REAR EXTENSION TO BE THREE METRES FOR AN ATTACHED HOUSE AND FOUR METRES FOR A DETACHED HOUSE.
-MAXIMUM HEIGHT OF A SINGLE STOREY REAR EXTENSION TO BE FOUR METRES.
-MAXIMUM EIRSE AND EAVES HEIGHT NO HIGHER THAN EXISTING HOUSE.
-ROOF PITCH OF EXTENSIONS HIGHER THAN ONE STOREY TO MATCH EXISTING HOUSE
-MATERIALS TO BE SIMILAR IN APPEARANCE TO THE EXISTING HOUSE.
-UPPER-FLOOR, SIDE-FACING WINDOWS TO BE OBSCURE GLAZED; ANY OPENING TO BE 1.7M ABOVE THE FLOOR.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007:
THE CDM 2007 PLACES LEGAL DUTIES ON VIRTUALLY EVERYONE INVOLVED IN CONSTRUCTION WORK. THOSE WITH LEGAL DUTIES ARE COMMONLY KNOWN AS 'DUTYHOLDERS'. DUTYHOLDERS UNDER THE CDM 2007 ARE CLIENTS, CDM CO-ORDINATORS, DESIGNERS, PRINCIPAL CONTRACTORS, CONTRACTORS AND WORKERS. THE CONTRACTOR AND CLIENT ARE EXPECTED TO UNDERSTAND OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. THE CDM 2007 REQUIRES MOST CONSTRUCTION WORK TO BE NOTIFIED TO HSE. NOTIFICATION WILL BE REQUIRED IF THE PROJECT, COMMONLY REFERRED TO AS A 'CONSTRUCTION PROJECT' IS LIKELY TO LAST LONGER THAN 30 DAYS OR INVOLVE MORE THAN 500 PERSONS DAYS OF CONSTRUCTION WORK. THE CONTRACTOR AND/OR CLIENT IS TO COMPLY WITH THE HEALTH & SAFETY EXECUTIVE (HSE) WHETHER THE PROJECT IS DEEMED AS 'NOTIFIABLE', IF DEEMED AS 'NOTIFIABLE', AN APPROPRIATELY QUALIFIED CDM CO-ORDINATOR IS TO BE EMPLOYED. THE CONTRACTOR IS TO COMPLY FULLY WITH THE CDM REGS AND THE WORKPLACE (HEALTH & SAFETY) REGS & ADVISE THE HEALTH AND SAFETY EXECUTIVE AND CDM CO-ORDINATOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
NOTE THAT CONSTRUCTION WORK FOR A DOMESTIC CLIENT IS NOT NOTIFIABLE. A DOMESTIC CLIENT IS SOMEONE WHO LIVES, OR WILL LIVE, IN THE PREMISES WHERE THE WORK IS CARRIED OUT. THE PREMISES MUST NOT RELATE TO ANY TRADE, BUSINESS OR UNDERTAKING.

MAIN CONTRACTOR TO ENSURE THE FOLLOWING:
THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. IT IS TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS DESCRIBED ON DETAILED DRAWINGS. IT IS TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS & WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. THE SITE IS TO BE KEPT TIDY AT ALL TIMES, NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS 2000. ALL ELECTRICAL WORKS IS TO BE INSTALLED AND CHECKED BY FULLY QUALIFIED, I.E.E. REGISTERED ENGINEERS. ALL GAS SUPPLIES AND INSTALLATION ARE TO BE CARRIED OUT BY GAS-SAFE REGISTERED ENGINEERS.

EXISTING STRUCTURES:
THE CONTRACTOR SHOULD EXAMINE THE EXISTING BRICK/BLOCK WALLS TO CONFIRM THEIR SUITABILITY TO TAKE THE LOAD FROM ALL STEEL AND OR TIMBER BEAMS AND OTHER STRUCTURAL MEMBERS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK.

REGULATION 7:
ALL WORK SHALL CONFORM TO THE STANDARDS FOR 'MATERIALS AND WORKMANSHIP' IDENTIFIED IN REGULATION 7; I.E. USING PROPER MATERIALS APPROPRIATE FOR THE CIRCUMSTANCES IN WHICH THEY ARE USED; THE CONTRACTORS OPERATIONS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER; PROPER MATERIALS INCLUDE MATERIALS WHICH BEAR AN E.C. MARK, CONFORM TO A HARMONISED STANDARD OR EUROPEAN TECHNICAL APPROVAL AND CONFORM TO A B.S. OR B.B.A. CERTIFICATE(S).

PARTY WALLS:
THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1997 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:
|| SUPPORT OF BEAM
|| INSERTION OF DPC THROUGH WALL
|| RAISE WALL OR CUT OFF PROJECTIONS
|| DEMOLITION AND REBUILDING
|| UNDERPINNING
|| INSERTION OF LEAD FLASHINGS
|| EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREES LINE OF THE ADJOINING FOUNDATIONS.
IT IS NECESSARY THAT A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE. THE DESIGNERS OF THESE DRAWINGS CANNOT BE HELD LIABLE IN ANY EVENTUALITY FOR FAILURE TO DO SO.

IPB ASSOCIATES
CHARTERED BUILDING CONSULTANCY
ARCHITECTURAL DESIGN SERVICES

HEAD OFFICE: LEIGH, MANCHESTER
TEL: 01942 609893
MOBILE: 07802 620922
E-MAIL: IAN@IPBASSOCIATES.COM
WEBSITE: WWW.IPBASSOCIATES.COM
PROPRIETOR:
MR. I.P. BIRCHALL BSC (HONS) CENV MCIOB

PROJECT:
PROPOSED 2 STOREY SIDE AND SINGLE STOREY REAR EXTENSION AT:
3 KING EDWARD AVENUE
GLOSSOP
SK13 7QZ

CLIENT: MR & MRS MEADOWCROFT

TITLE: PROPOSED FLOOR PLAN LAYOUT & ELEVATIONS

ISSUE DATE: JUNE 2012	DWG SHEET NO: 2 REV A
PROJECT REF: IPB/12/908	DWG SHEET SIZE: A1
SCALE: 1:50 & 1:100	DRAWN BY: IPB
COPYRIGHT	CHECKED BY: IPB