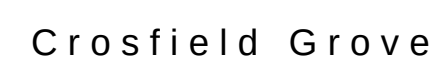


Position of boundary wall/ —
party line is to be confirmed
prior to construction
Proposed external wall, footings
and roof overhang are not to
project onto neighbours land
Setting out to be confirmed
prior to construction



Proposed Ground Floor Plan & Site Layout



NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996
The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Permitted Development (Rear single storey ground floor extension)

The proposed extension is considered to be permitted development and does not contravene any of the planning conditions set out for domestic extensions:

- The extension (6.30m²) will not exceed 50% of the land (rear garden area: 16.3m²) around the house and
- the proposed extension is to be constructed wholly within the legal site boundary to the application site

- Materials will be similar in appearance to those of the existing house

- Maximum eaves height to the boundary will be no higher than 3m
- The extension will not extend beyond the rear of the house by more than 3m
- The extension will not exceed a height of more than 4m

Permitted Development (Rear Dormer)

The proposed dormer is considered to be permitted development and does not contravene any of the planning conditions set out for domestic extensions:

- Any part of the dwelling below, as a result of works, exceeds the height of the highest part of the existing roof slope
- Any part of the dwelling below, as a result of works, exceeds the height of the highest part of any existing roof slope which forms the principal elevation of the dwelling house and forms a frontage
- The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 10% (40 cubic metres in the case of a terraced house (proposed roof rise = 12.2m))

The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

- The eaves of the original house are maintained or reinstated
- The edge of the eaves extends to the eaves of the original roof, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
- The eaves of the original house are not less than 0.2 metres from the eaves of the original house, measured along the roof slope of any part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

Planning Application Drawing

E	Amendment to side elevation, as per feedback from MCR City Council	18.03.2022
D	Waste strategy - addition of bins	17.03.2022
C	Permitted Development to conversion into two flats	Feb 2022
B	Window and rooflight omitted to rear kitchen extension	27.05.2022
A	Drawing updated	21.05.2022
REV	DESCRIPTION	CHECK DAT

CLIENT
Mr S A Shah

PROJECT
Proposed Rear Dormer and Rear Extension at
3 Crosfield Grove, Gorton, Manchester

DRAWING

Proposals For Conversion To
2 NO Flats

SCALE 1:50 A1	DATE Feb 2022	DRAWN MK	CHECKED
DRAWING NO. R-0664-02D	CAD REFERENCE NO.		REVISION E



Bank Chambers 2A Bank Street Bury Lancashire BL9 0DL T : 0161 797 2077
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk