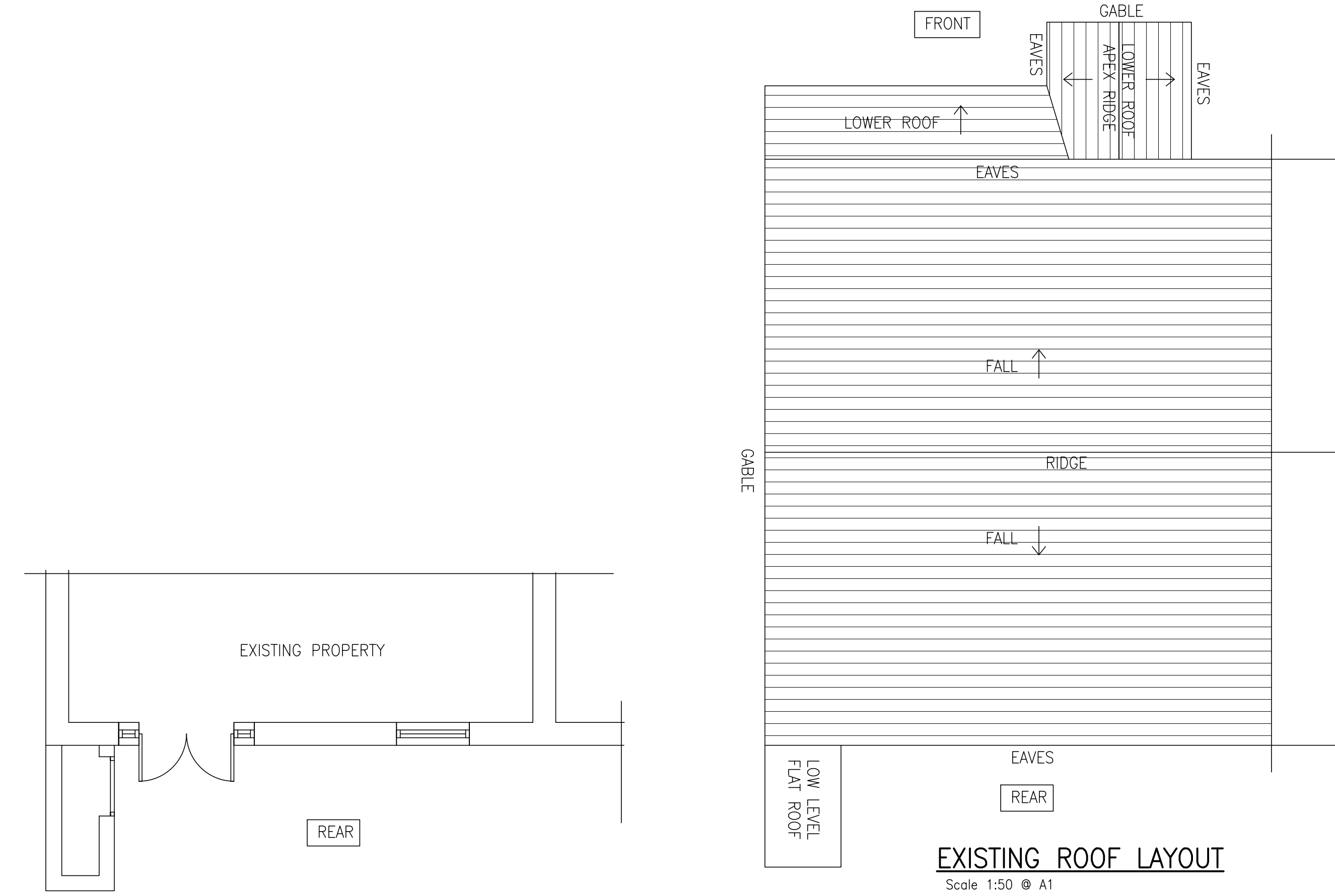
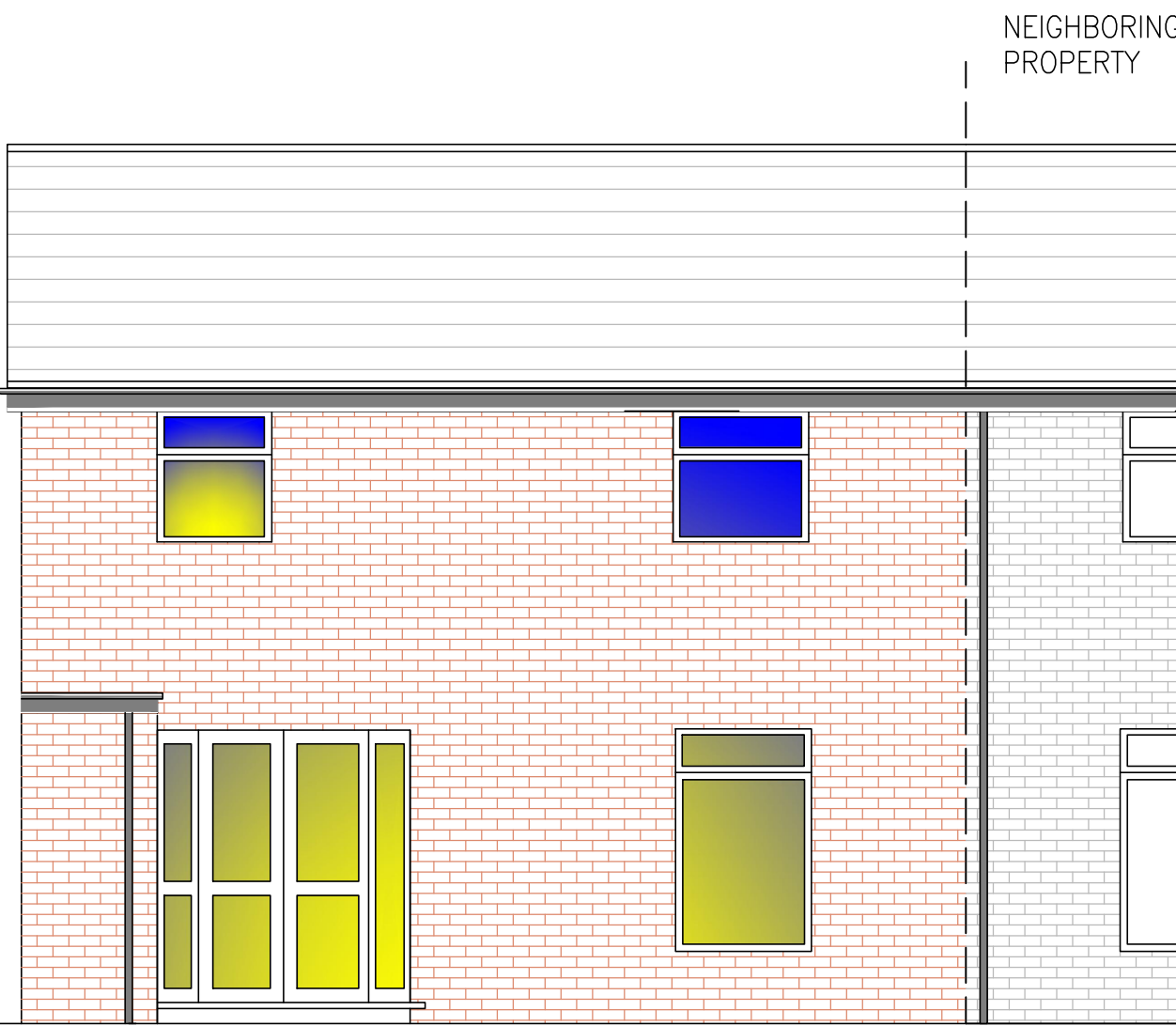


DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
ANY DIMENSIONAL DISCREPANCIES TO BE REPORTED BACK TO HEALEY CONSULTING PRIOR TO PROCEEDING WITH CONSTRUCTION



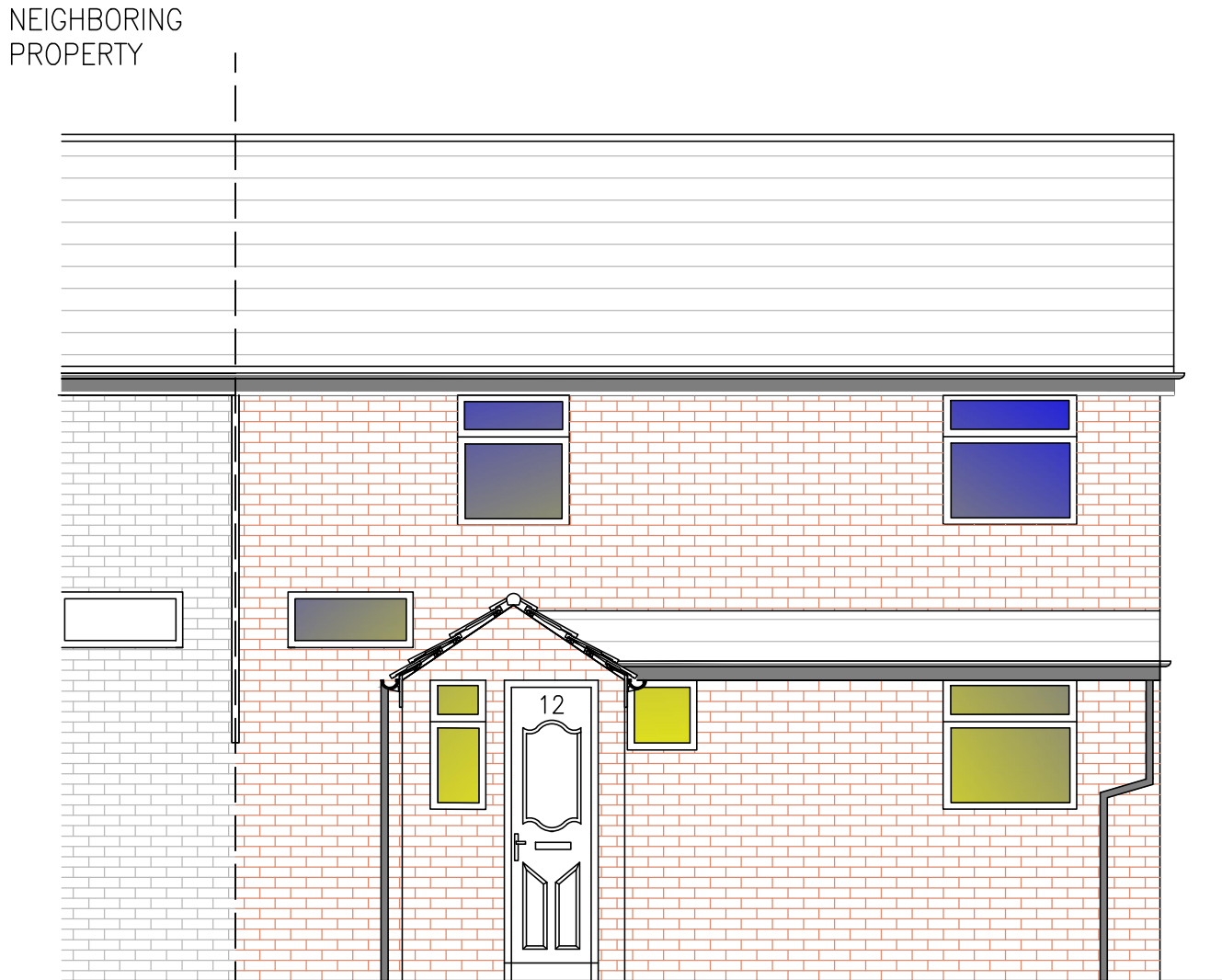
EXISTING GROUND FLOOR LAYOUT

Scale 1:50 @ A1



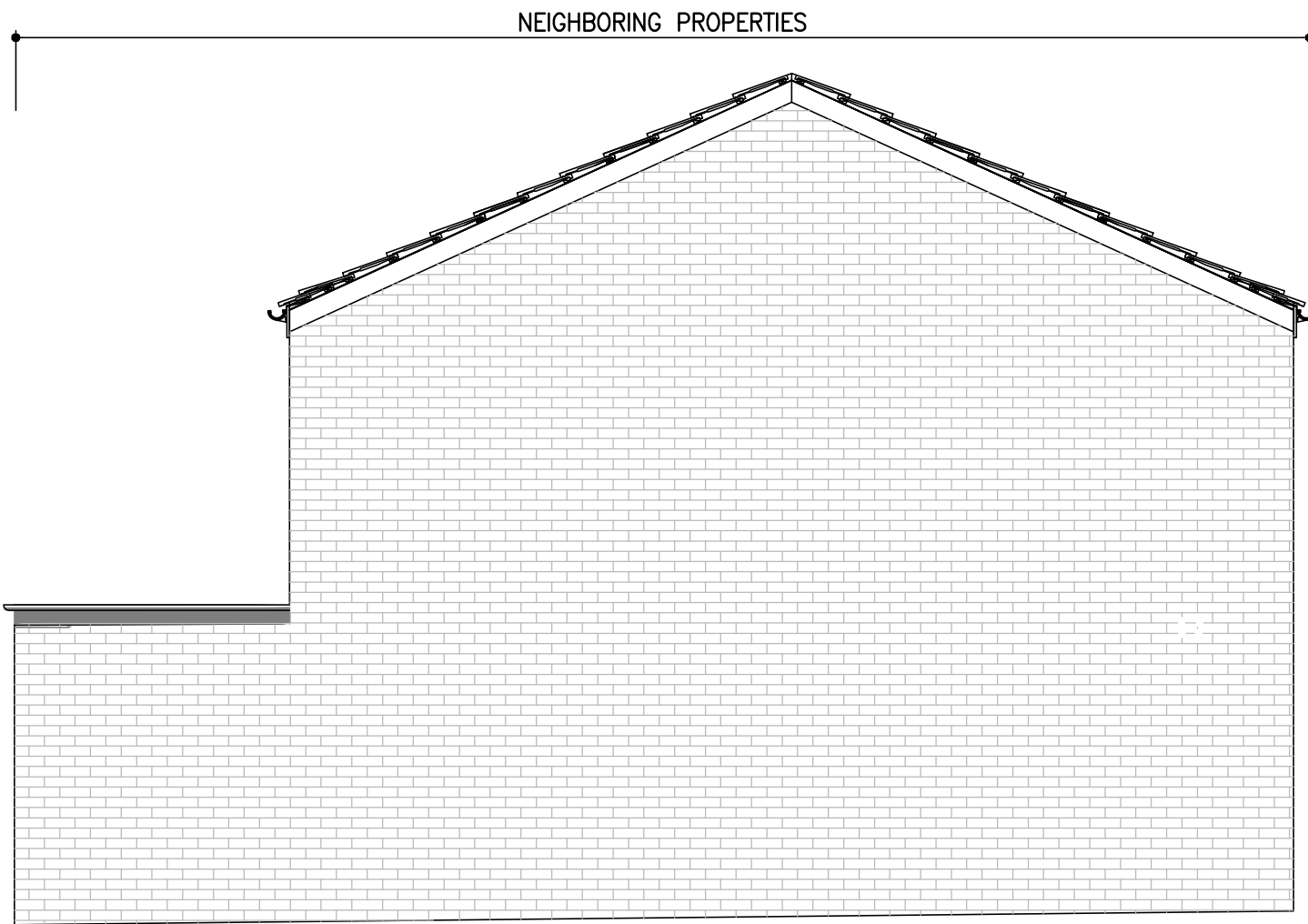
EXISTING REAR ELEVATION

Scale 1:50 @ A1



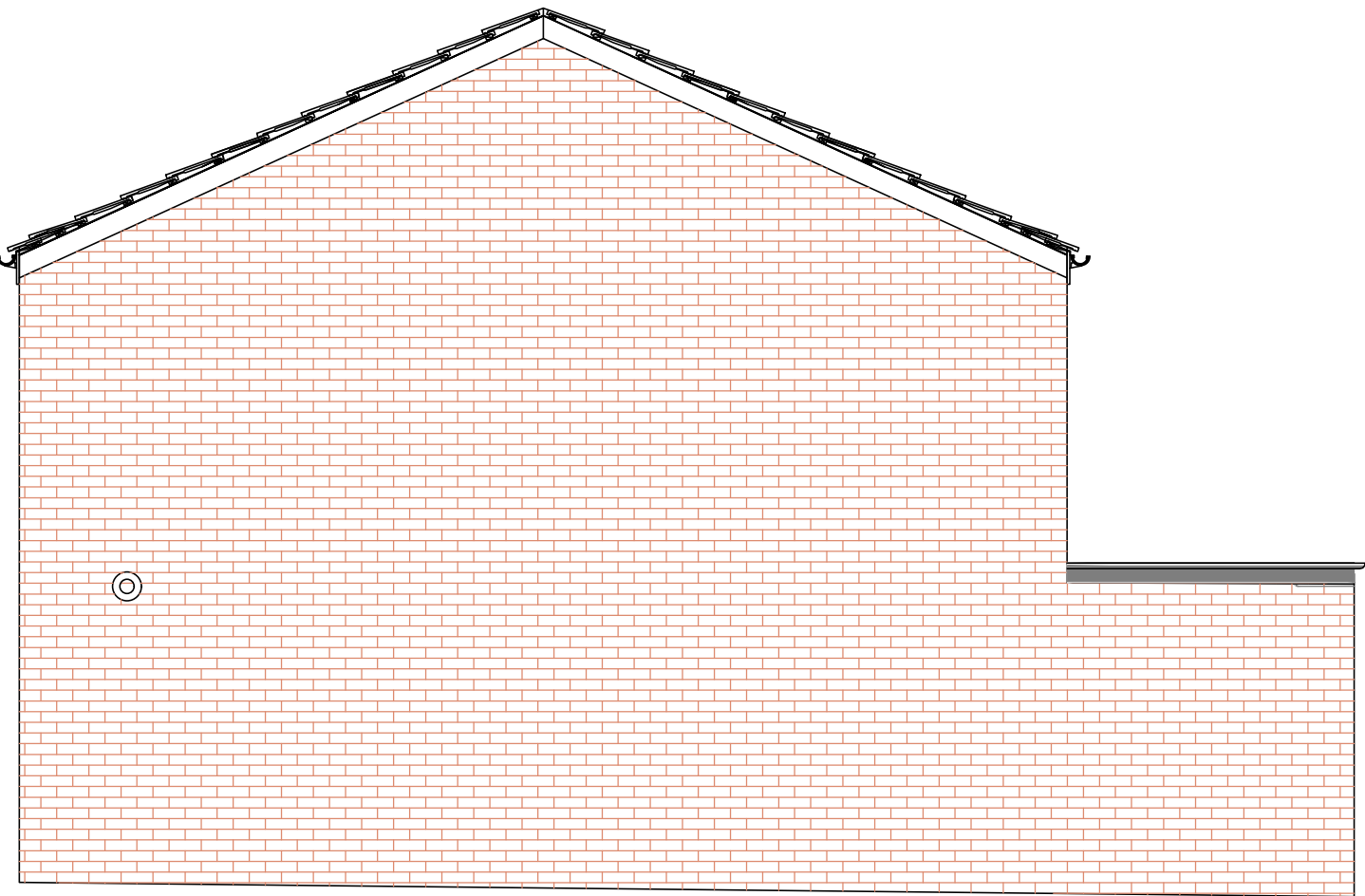
EXISTING FRONT ELEVATION

Scale 1:50 @ A1



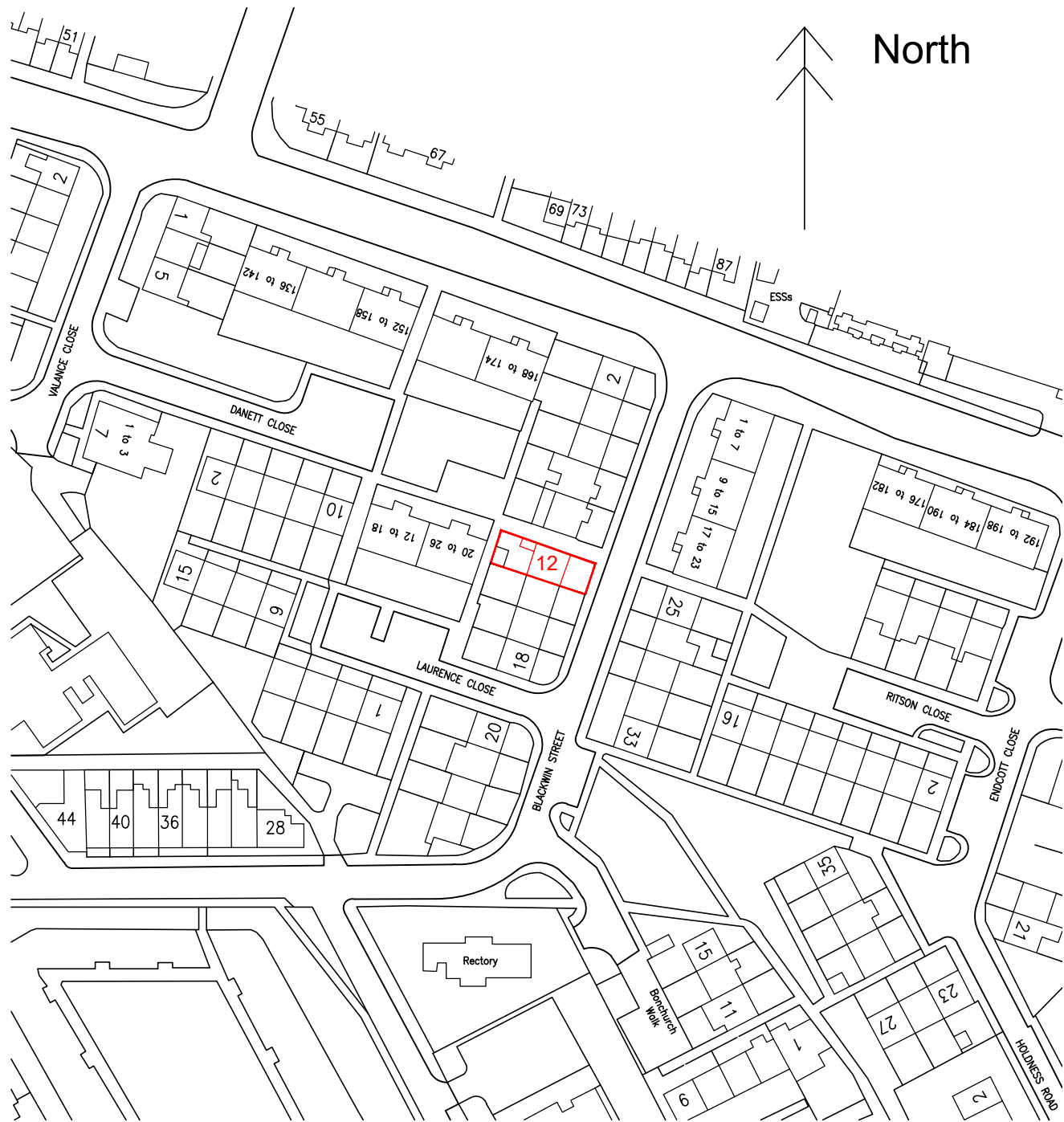
EXISTING LEFT HAND ELEVATION

Scale 1:50 @ A1



EXISTING RIGHT HAND ELEVATION

Scale 1:50 @ A1



LOCATION PLAN

Scale 1:1250 @ A1

PLANNING APPLICATION

A	26.07.21	CR	EXISTING LEFT HAND ELEVATION ADDED
REV	DATE	BY	DETAILS OF REVISION
ARCHITECT / CLIENT			
JULIE LINDER			
PROJECT			
12 BLACKWIN STREET			
MANCHESTER			
M12 5LD			
TITLE			DRAWN BY
PROPOSED REAR EXTENSION EXISTING PLANS AND ELEVATIONS			MW
			DATE
			20.07.21
			SCALE
			SHOWN@A1
DRAWING NO.			REVISION
HC-21465-(60)-01			A

PLANNING NOTE

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 ridge 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.

PARTY WALL ACT:

The owner, should they need to do so under the requirements of the Party Wall Act 1996, 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
• Raising a wall or cutting 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 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

APPROVED DOCUMENT P (Electrical Safety:

All electrical work to which the requirements of part P apply, will be designed, installed, inspected & tested by a person competent to do so. Prior to completion of works the local authority must be satisfied that either:-
An electrical installation certificate issued under a "competent persons" scheme has been issued; or appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate equipment