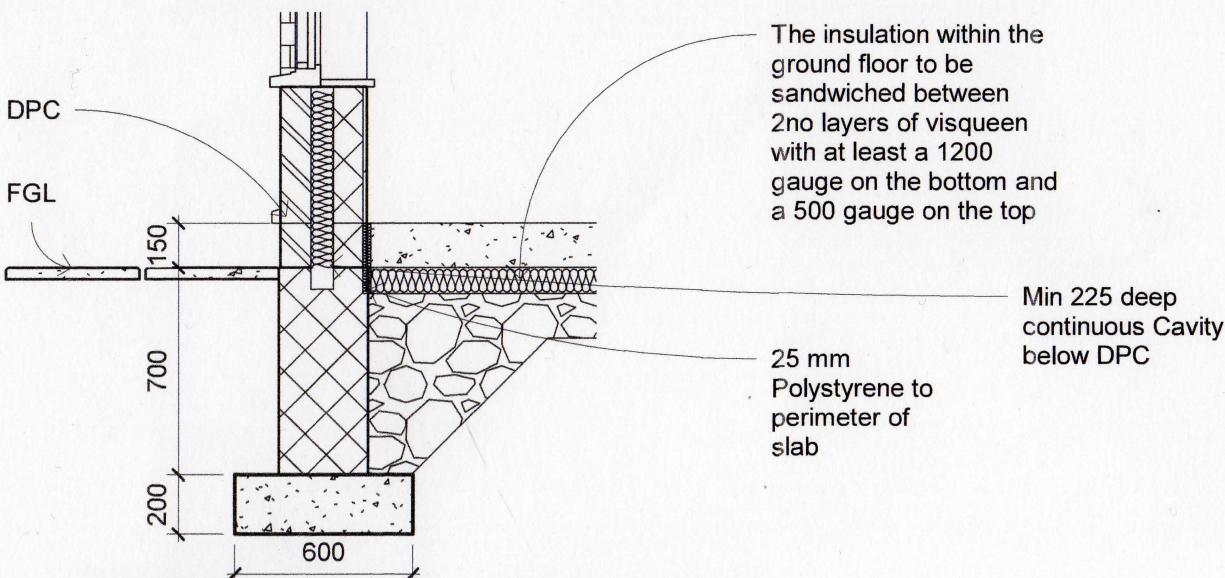




LOCATION PLAN 1;1250



BLOCK PLAN 1;500



Section 1 - Callout 1

1 : 25

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 building work on, to or near an existing Party Wall involves any of the following:

- 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 6M 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.

SPECIFICATION FOR PROPOSED PORCH FRAMEWORK- in high impact U P V C profile (White to match existing windows)
GLAZING - double glazed units with BS 952 part 1& 2 and of a minimum thickness to meet the wind loads and safety requirements of BS6262, 1982. Glazing shall be carried out using EPDM (ethylene -propylene diene monomer) gaskets or silicone based sealants in conjunction with the appropriate deep glass-glazing bead. Safety glass will be required to the conservatory door and all lower panels, or otherwise specified.

HEATING - any heating in the porch will have separate controls from the main house.
WALLS - New dwarf walls to be insulated cavity wall construction with face brick to match existing.

FLOOR - 15 mm asphalt, or floor tiles on new 150 mm insulated concrete slab,

ROOF - Manufactured roof to be lightweight tiled roof by ICOTHERM, Bolton. Roof to be fitted by approved installers. Certification and U Value and Structural Calcs to be attached.

NOTES This drawing is to be read in conjunction with all other relevant project drawings, schedules and notes and is applicable whether specifically referred to or not. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to AGF Plans as soon as possible. Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householders/clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings. All drawings copyright AGF Plans. This drawing may not be copied by any third parties without prior permission from AGF PLANS

These plans details and drawings have been produced detailed and draughted for the sole purposed of applying to the local authority in order to obtain the relevant and necessary householder planning consent and building regulations full plans/plan check approvals only

CDM Regulations 2015: CDM regulations apply to projects where construction work lasts longer than 30 working days and has more than 20 workers on site together at any point or if the project exceeds 500 person days. Such projects are legally notifiable to HSE. Wherever there is more than one contractor, the client must appoint a Principal Designer to be responsible for the coordination of health & safety during the preconstruction and construction phase of the project.

No.	Description	Date

	PROJECT Proposed Demolition And Erection Of New Porch To 52 Floyd Ave, Manchester, M21 7NB.		CLIENT Mr And Mrs Neild	
	SHEET Location Plan		Date 04/02/2021 Drawn by Neil Checked by Checker	Project number NDH/AD/DT/2/21 Scale (@ A3) 1 : 25 DRWAING NUMBER 1 of 4 REV