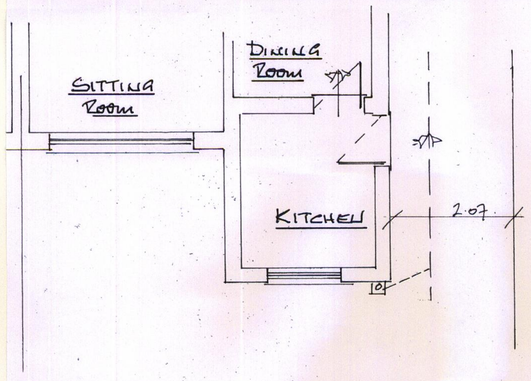
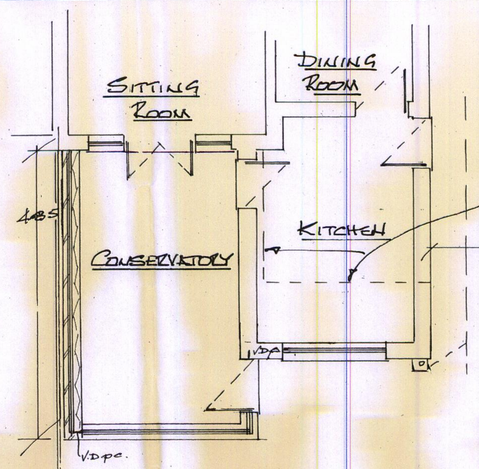


EXISTING GROUND FLOOR PLAN

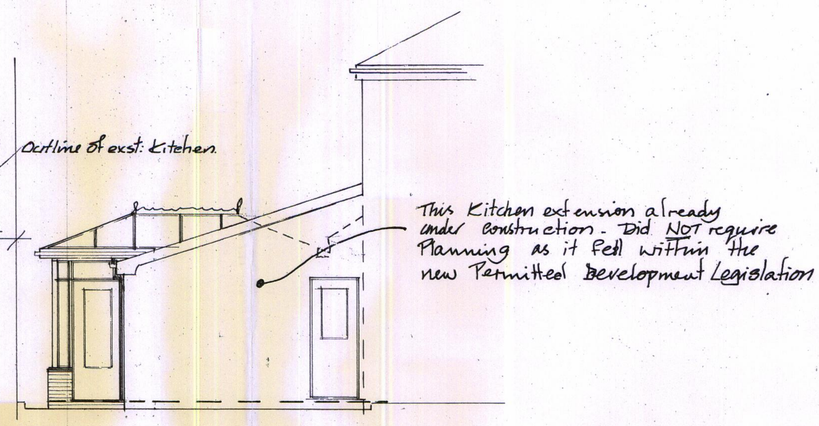
THIS APPLICATION IS ONLY FOR A CONSERVATORY. THE EXTENSION TO THE KITCHEN IS ALREADY UNDER CONSTRUCTION AND APPROVED UNDER THE BUILDING REGULATIONS NO PLANNING APPLICATION REQUIRED AS IT FALLS UNDER THE PERMITTED DEVELOPMENT REGULATIONS (NEW)

NOTE:-

This plan drawn only for the purpose of obtaining Local Authority approvals. All work to comply with all relevant regulations and any Planning Conditions. All work to be to satisfaction of client and Local Authority. Contractor to check all site conditions and measurements on site before commencement. Any discrepancies to be brought to the attention of client and resolved before work proceeds any further on point in question. Permission to be obtained in writing before commencement for any encroachment onto or over any adjacent land or buildings. Particular attention drawn to "The Party Wall etc Act 1996" when building adjacent to a boundary. Agreement must be obtained in writing from adjacent owners at least 1 month before commencement. Contractor to make good all disturbed surfaces and areas and to remove all debris from site on completion.

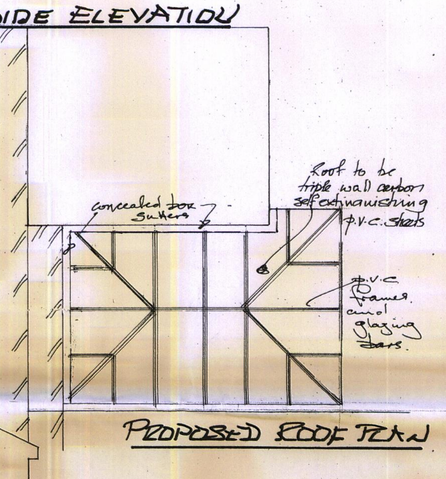


PROPOSED GROUND FLOOR PLAN

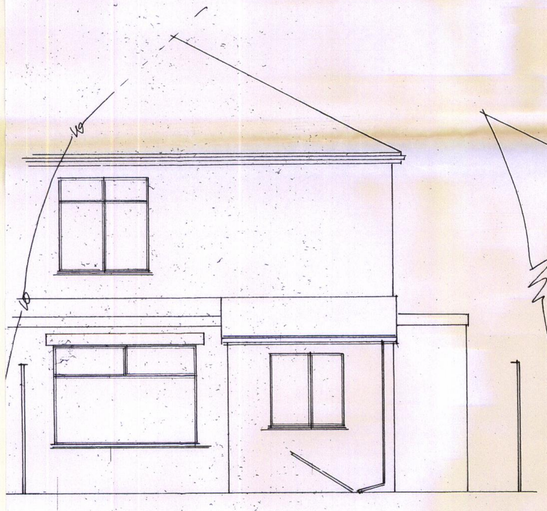


PROPOSED SIDE ELEVATION

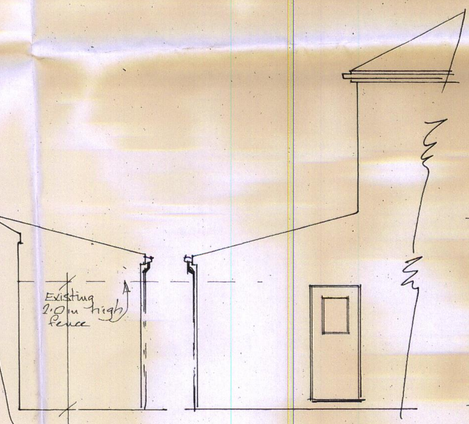
Foundation & Gutters NOT to encroach over next doors land



PROPOSED ROOF PLAN



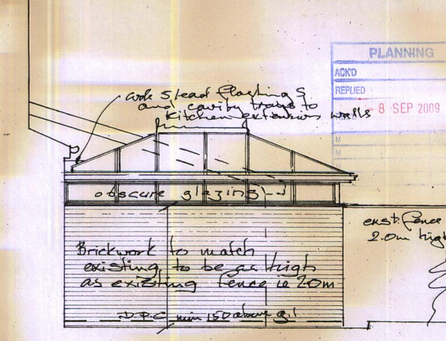
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATIONS

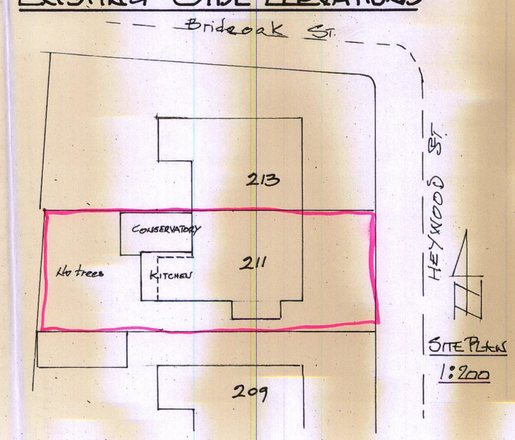


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION





Proposed work is a rear Conservatory. Brickwork to match existing. Dwarf wall to rear elevation but wall on boundary to be 2.0 high with obscure glazed fixed windows above. Framework to be in P.V.C and all glazing to be double glazed units. Glazing within 300 of a floor level, within 300 of a door or within a door is to be of toughened safety glass to B.S. 6206 1981 and glass to have a Soft Low E glazing and 16 argon filled space inbetween panes. Roof to be triple wall carbon self extinguishing p.v.c sheets all in P.V.C frames. Box gutters to front and Kitchen house walls including code 5 lead flashings and cavity trays. 100 p.v.c. gutters there to discharge into gutter to kitchen extension. then to drainage system. Floor to be concrete on 125 rigid flooring grade polystyrene insulation board on 1600g visqueen d.p.m. (linked to d.p.c in walls) on sand blinding on 150 clean sulphate free compacted hardcore (Floor to be laid level and flush with existing floors). All electrical work to be installed by a member of the O.D.P.M. competent person scheme to comply with B.S.7671, the IEE 17th edition and Building Regulations part P (electrical safety). Conservatory to be wholly within applicants land ownership. Foundation to be to A.1 of A.C. of the Building Regulations.

PROPOSED CONSERVATORY AT REAR
211 HEYWOOD ST. CHEETHAM HILL
MANCHESTER M8 0PB
FOR
MISS. DAKSHA PATEL

Plans Prepared By	:-	DESIGN-A-PLAN
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