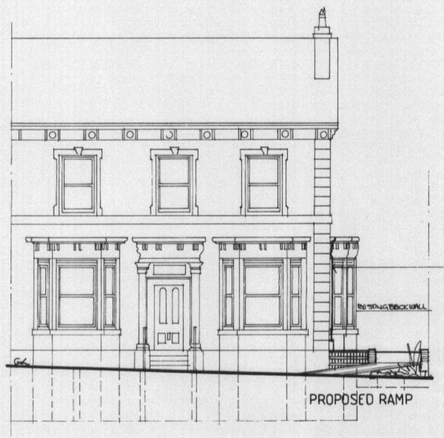
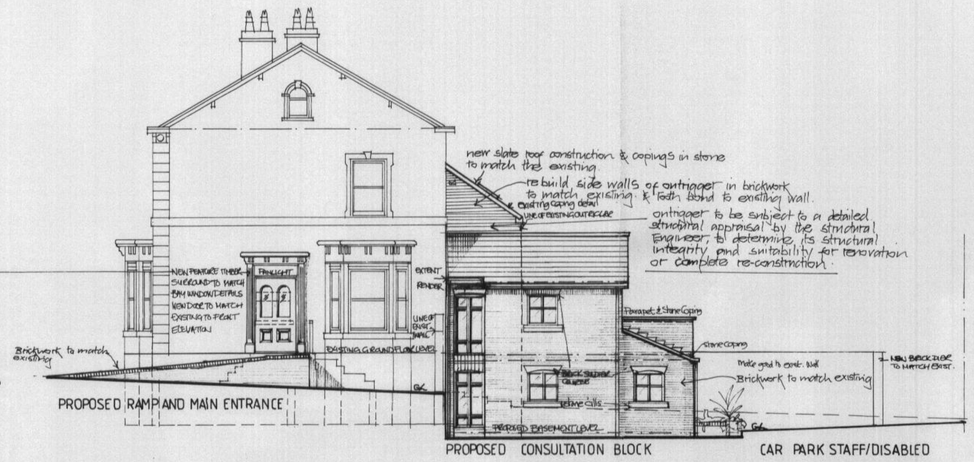
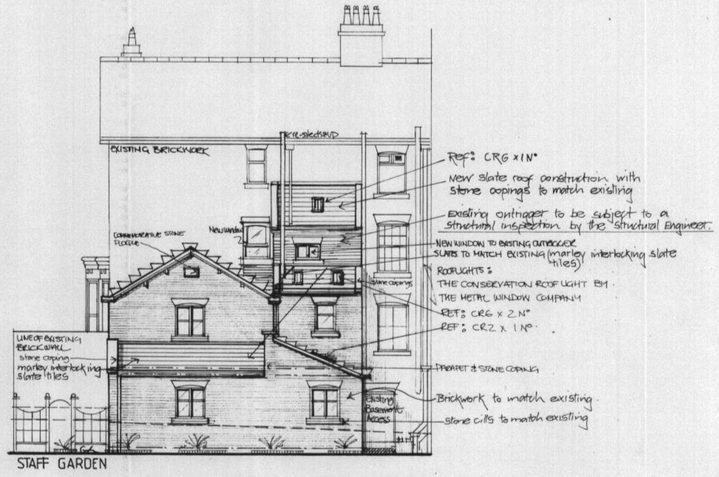


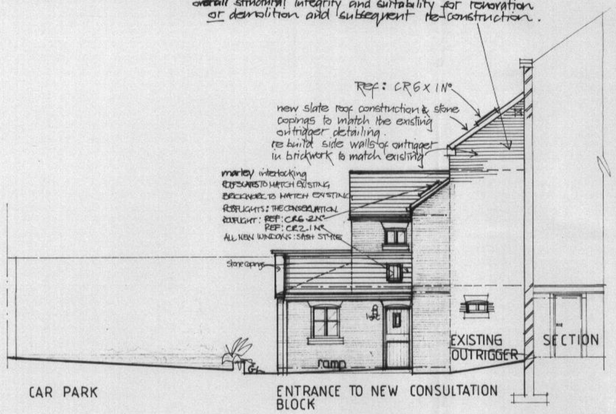
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED ELEVATION

PHOTOGRAPH SHOWING DETAIL TO EXISTING LISTED FRONTAGE





PHOTO SHOWING EXISTING WINDOW TO BE REMOVED & EXISTING DETAILING



PHOTO SHOWING EXISTING SIDE ELEVATION & DETAILING

All works to comply with Current Building Regulations, current Codes of Practice, British Standards and be carried out in accordance with good building practice.

Contractor is to visit site prior to commencement of work; check dimensions and familiarise with site conditions, any discrepancies to be reported to the agent immediately.

The client is to ensure that permission is obtained from neighbours for any proposed encroachments for foundations etc.

The client is to ensure that permission is obtained and agreement acknowledged in writing, where applicable, after issue of notice under the party wall etc act 1996, from respective neighbours at number 3 & 1

The client is to appoint, where applicable a ' competent person' to act as a planning supervisor under the CDM regulations 1994 to prepare a health and safety plan, and collate the health and safety file information provided by a principal contractor.

All drainage lines are assumed only and must be verified on site by the contract.
Minimum headroom to habitable rooms to be 2.3m.
Minimum headroom beneath any beam to be 2m.

All external timber to be preservative treated.

All drainage passing under the building to be tested and approved by local authority inspector and bridged over where through walls.

Horizontal and vertical DPC's to cavity closings.

All air bricks to be ducted through wall.

Windows are to be ~~hardwood~~ Double-glazed with ventilation opening lights not less than 1/20th of the floor area.
Safety glazing provided where window cill's are 800mm from G.L. Toughened glass to comply with part IV.

Plumbing-All sanitary fittings to have 76mm deep seal traps. Wash hand basin waste to be 32mm dia W.C to have 100mm dia connection.
Sanitary ware and tiling to client specification. Contractor to allow provisional sums for supply and fix.

Heating is to be by hot water radiators. Contractors heating engineer ('corgi' registered) to check existing boiler, confirm required capacity and prepare layout to client approval.

Existing foundations to be inspected by a structural engineer via contractor's ' trial holes' to determine suitability to take additional loading and any required underpinning work prior to commencement on site.
See structural engineers design specification and calculations. Engineer to be appointed directly by the client.

Boundary location to be confirmed by the client as accurate and in accordance with title, prior to commencement of work.

This drawing is for statutory approvals only.

Total Proposed floor AREA = 89.21m²

PHOTO SHOWING REAR ELEVATION & OUTRIGGER AND 'MASSING' OF EXISTING BLOCK

Electrical layout and positions to be confirmed by client prior to installation.

All heating, electrical, sanitaryware, tiling (wall and floor finishes) internal/ external decoration; door types; ironmongery, and external works, to the clients own specification and direction. Contractor to allow provisional sums as required. All dimensions to be checked on site.
All dimensions are unfinished sizes.

Contractors quotation price include for all work explicit and implicit as necessary for the satisfactory completion of the works.

Total proposed ~~floor~~ overall area = 102.29m²

Roof trusses to specialist truss manufacturers design.
Roof trusses to proposed extension to be designed, fixed and braced to B.S. 5268 by specialist an submitted to the local authority for approval subject to the building inspector's requirements.
Installation to be strictly in accordance with manufacturers recommendations.
Contractor to confirm all setting out dimensions prior to commencement of work.

~~The contract tender is to be negotiated by the client and administered on site to the client's direction and instruction.~~

Lead flashings to have min 75mm upstands. Cavity trays to discharge onto flashings.

All work to be carried out to the satisfaction of the local authority building control officer.

All structural elements (walls, lintels foundations etc) affected by new work to be exposed by the contractor and checked on site by the local authority and structural engineer prior to start to confirm ability to sustain new loadings.

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All dimensions are in millimetres unless stated otherwise.

RECEIVED
23 APR 2008
PLANNING

NOTES

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PARKER ASSOCIATES

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DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
WILMSLOW ROAD (nominee)1 LTD.

PROJECT
PROPOSED CONSULTATION BLOCK/Alterations

ADDRESS
363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE	DATE	JOB No.
1:100	APRIL '08	181:08:08

RIBA Chartered Architect
Parker Associates