Notes:

The drawings are the copyright of CKA Yorkshire. The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

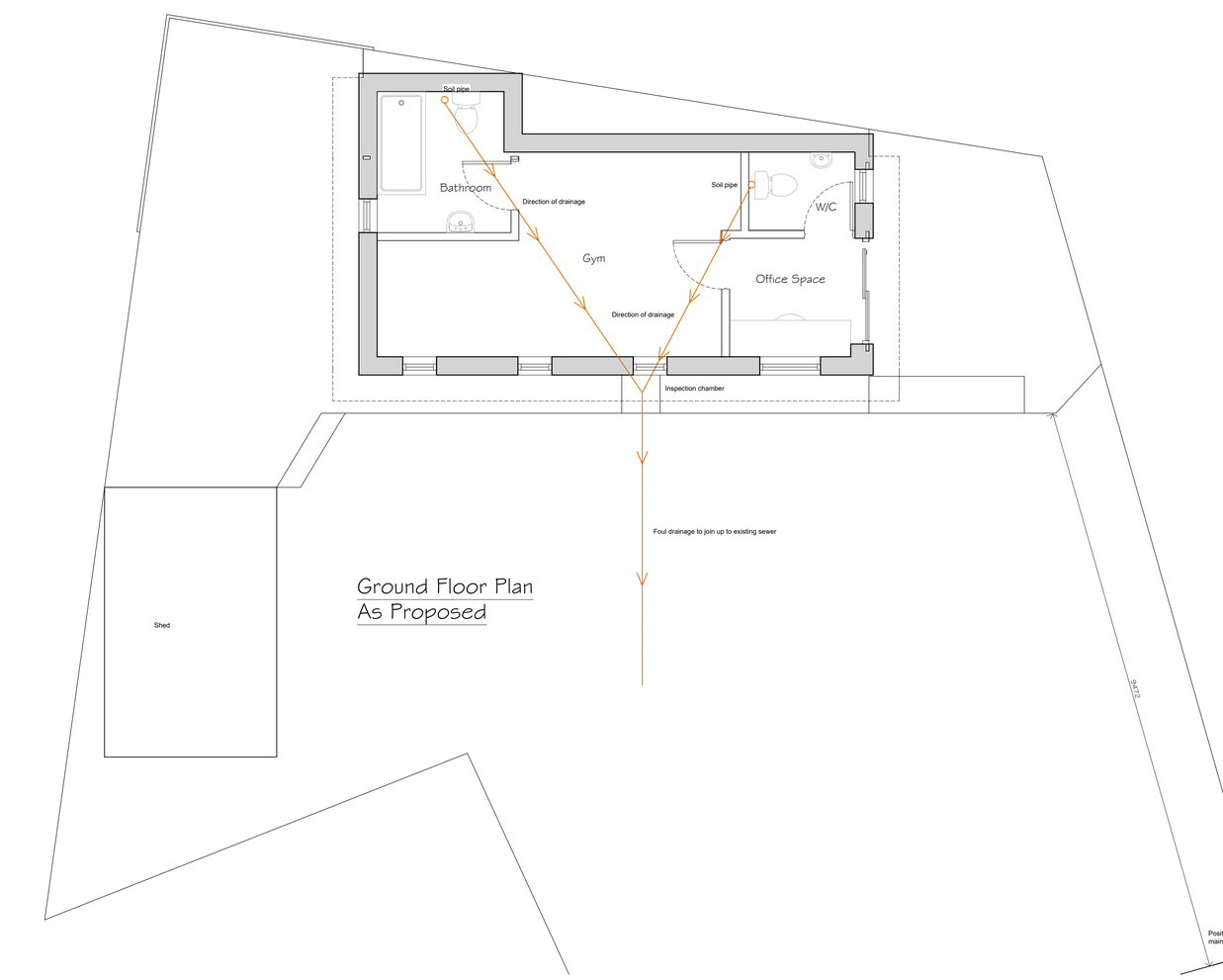
All dimensions must be checked onsite prior to works commencing, variations in squareness, depth of plaster etc, must be checked for.

Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

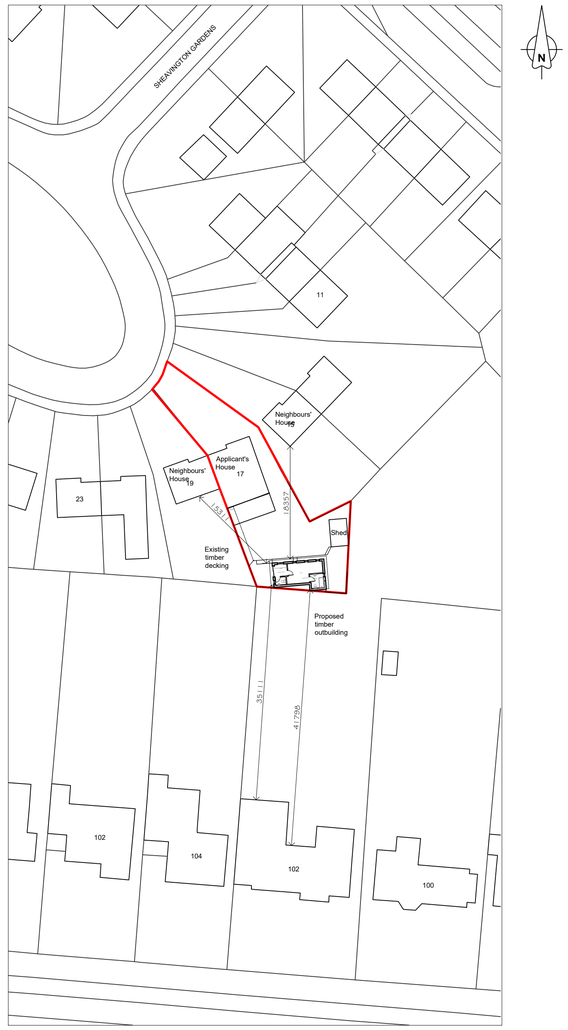
Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

Unless appointed to do so, CKA Yorkshire will not assume the role of 'Principal Designer' once work starts on site. The 'Principal Contractor' will take on the role and responibilites of 'Principal Designer'.

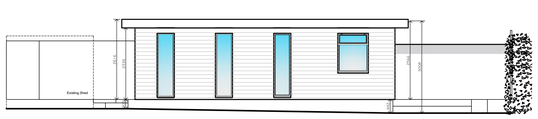


Ground Floor Plan As Proposed

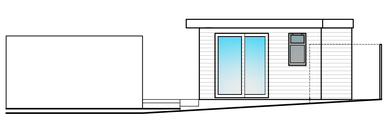


Site Plan As Proposed

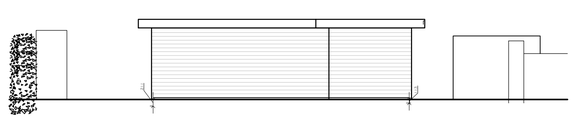
Land under client ownership



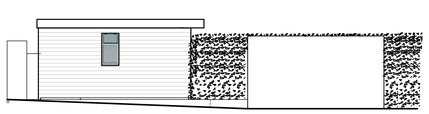
Front Elevation As Proposed



Side Elevation As Proposed



Rear Elevation As Proposed



Side Elevation As Proposed

0 0.51m 2m 5m

1:100

Proposed Materials

Proposed Walls - Horizontal Timber Cladding
Proposed Roof - GRP Flat Roof
Proposed External Windows - UPVC double glazed
Proposed External Doors - UPVC double glazed
Proposed Rainwater Goods - Dark Grey Plastic
Proposed Fascias - Dark Grey Plastic

SYMBOLS, HATCH & LINETYPE KEY

- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
- ACTION (DO)
- AVOID OR REFRAIN FROM [DON'T]
- ON-SITE MEASUREMENTS REQUIRED
- RELEVANT INFORMATION
- STRUCTURAL ENGINEER ITEM
- BUILDING CONTROL ITEM
- BRICK
- BLOCK
- HARDCORE
- GLAZING
- CONCRETE
- SAND
- PROPOSED
- OBSCURE GLASS
- BOUNDARY
- FOUL DRAINAGE
- SW DRAINAGE
- INSULATION
- DPM, DPC, VCL, FLASHING
- STRUCTURAL BEAMS
- DEMOLITION AREAS

DATE	NOTES	BY	REV
05/09/25	Issue for Planning Submission	LOB	A

THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.

Architectural Designed To Build

PROJECT TITLE **Proposed Garden Room**	CLIENT **Mr Rimolo Donadio** **Sheavington Gardens, Wythenshawe, Manchester**		
DRAWING STAGE **Planning**	SCALE **Various @ A1**	CHK BY **JDA**	DRAWN BY **ARO**
SHEET TITLE **Plans as Proposed**	PROJECT NUMBER **M-0433**	STAGE **PLN**	REV **A**
			SHT **003**