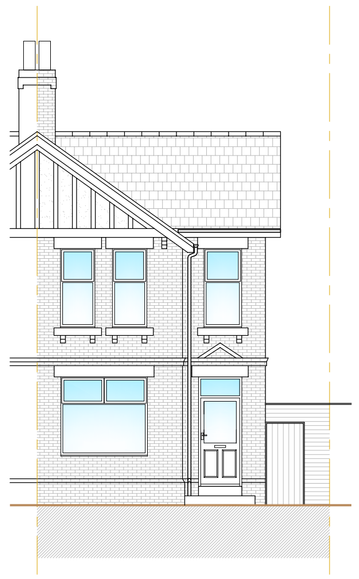
Please consider the environment
before printing this drawing



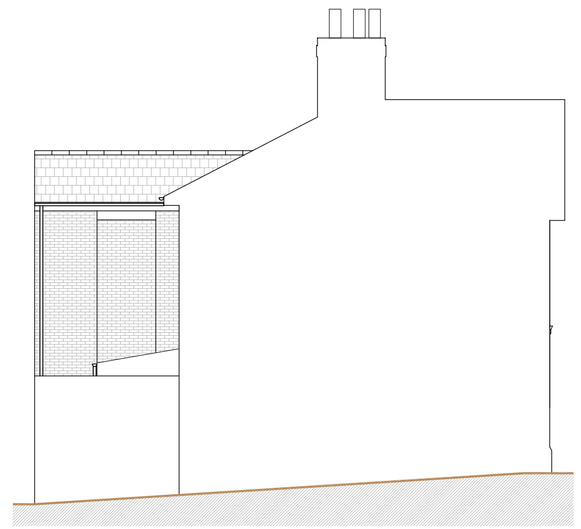
Existing Front Elevation
(Scale 1:100)



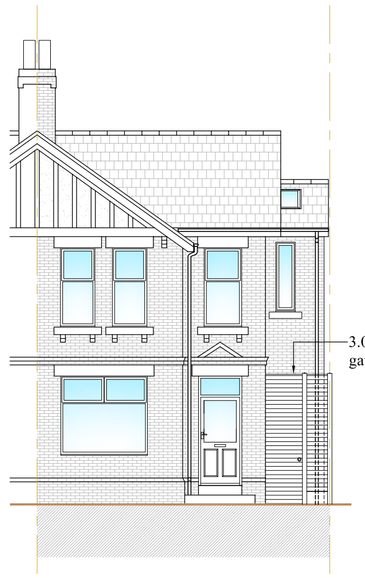
Existing Right-Hand Side Elevation
(Scale 1:100)



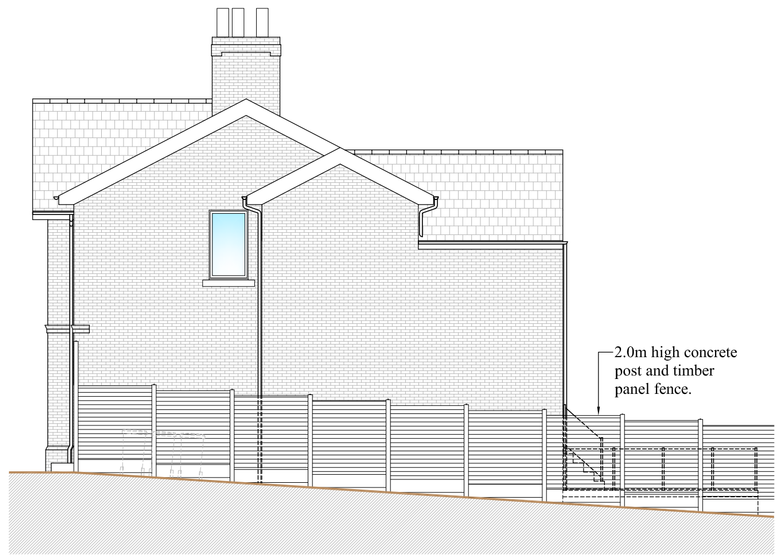
Existing Rear Elevation
(Scale 1:100)



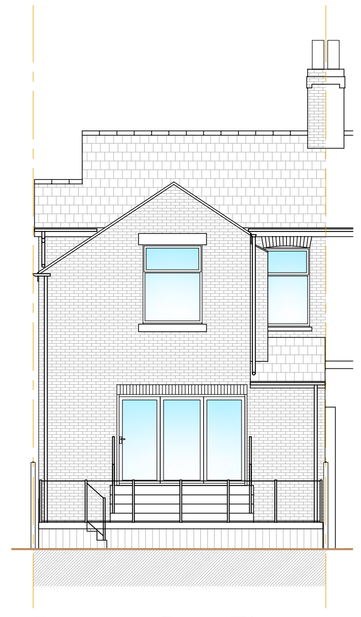
Existing Left-Hand Side Elevation
(Scale 1:100)



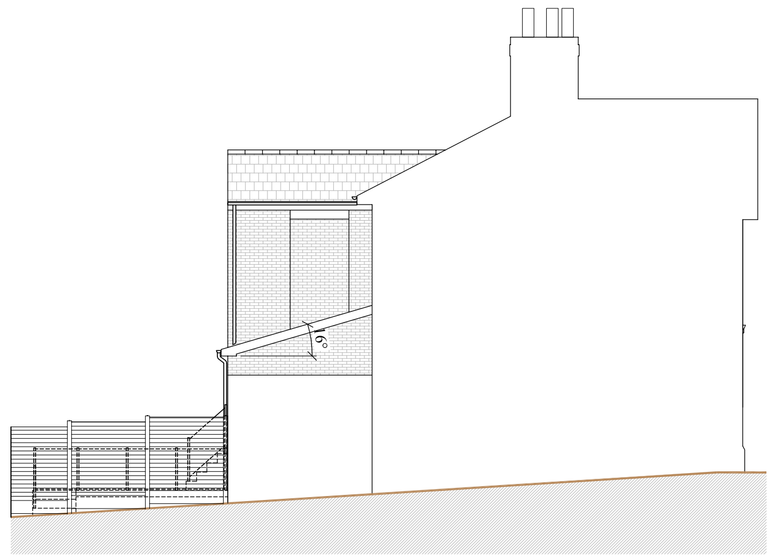
Proposed Front Elevation
(Scale 1:100)



Proposed Right-Hand Side Elevation
(Scale 1:100)



Proposed Rear Elevation
(Scale 1:100)



Proposed Left-Hand Side Elevation
(Scale 1:100)

General Notes.

1. These plans are the copyright of Steve Hunt Partnership and should not be copied in part or whole without specific written permission of the organisation.
2. This drawing is to be read in conjunction with all other relevant drawings, specifications and calculations.
3. These plans have been prepared for the purpose of obtaining planning permission and/or Building Control approval. All dimensions critical for compliance are to be checked on site by the contractor at the earliest possible stage. Survey dimensions have been recorded for the purpose of preparing these plans without any structure being exposed and therfore the accuracy cannot be guarunteed.
4. Whilst every effort has been made to ensure the accuracy of this drawing it should not be scaled for the purposes of ordering materials were accuracy is important e.g. lengths of steel. All details are to be checked by the contractor/ fabricator prior to commencement of construction / fabrication.
5. All dimensions are in millimeters unless noted otherwise.
6. All works to be carried out in strict accordance with the Building Regulations Approved Documents, specifications, relevant British Standards and where applicable local authorities requirements.
7. All specifications and designs are to be checked and approved by the Local Authority Planning and Building Control departments PRIOR to commencement of works. It is the contractor/applicants responsibility for the rectification of any works deemed to be inappropriate by the relevant Local Authority departments if the works were carried out prior to approvals being granted.
8. Any proposed changes or deviations from this drawing required by the applicant or contractor should be checked with and sanctioned by all relevant Local Authority departments PRIOR to carrying out the changes.
9. The contractor is responsible for the overall stability of the structure from the commencement of the works including the design and provision of all necessary temporary works.
10. The contractor is responsible for the location of all underground services that may exist and to divert them if necessary prior to the commencement of the works.
11. It is the responsibility of the applicant to notify the adjoining property owners of their intention to build on, or within 3 metres of the boundary line under the Boundary Wall Act 1996 legislation. This should take the form of a written notice, details of which can be found at the ODPM website or from the Local Authority Development Control Department.

External Finishes

1. New facing brick work to match existing in style/colour. Bonding pattern, string courses etc to match existing property where applicable.
2. Existing openings on external envelope of building proposed to be closed up are to be done so with material to match opening surrounding.
3. New windows and doors to match existing property in material and colour.
4. New bi-fold doors (min 1.8W/m²k Uvalue)
5. External (visible) drainage to match existing in profile & colour.
6. Note: Roof structure shown is indicative only and based on visual inspection only to determine approximate pitches and levels.
7. New pitched roof to be clay tiles (matching colour, profile & size) or natural slate to match existing. Tile installation in accordance with new requirements of BS5534:2014.
8. Fascias, soffits etc to match existing in colour. Either 25mm softwood painted to match existing, OR, PVC-u matching existing in colour (client confirmation required).
9. 150mm Code 4 lead flashing to all roof/wall abutments.

PRELIMINARY

THIS DRAWING IS A PRELIMINARY MODEL AND SUBJECT TO CHANGE

NOT FOR CONSTRUCTION

REV	DATE	REVISION DETAILS	DRAWN	CHKD
F	24.12.25	Planning Amendments	RJH	GSH
E	22.12.25	Planning Amendments	RJH	GSH

CLIENT:
Ms S. Aggarwal

DRAWING STATUS:
For Planning Approval

PROJECT:
11 Nicolas Road
Chorlton, Manchester, M21 9LG

DRAWING TITLE:
Existing & Proposed Elevations

Steve Hunt Partnership
Design Consultants
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SCALE
1:100
1.0m 2.0m 3.0m

DOCUMENT NUMBER	PAGE SIZE	REV
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