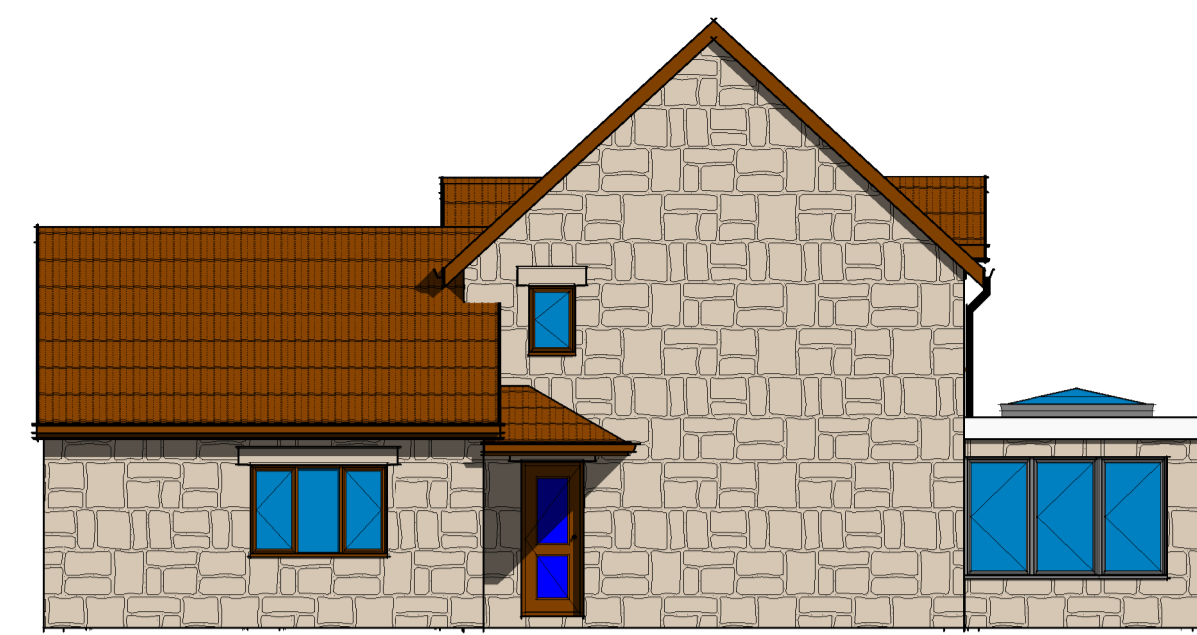
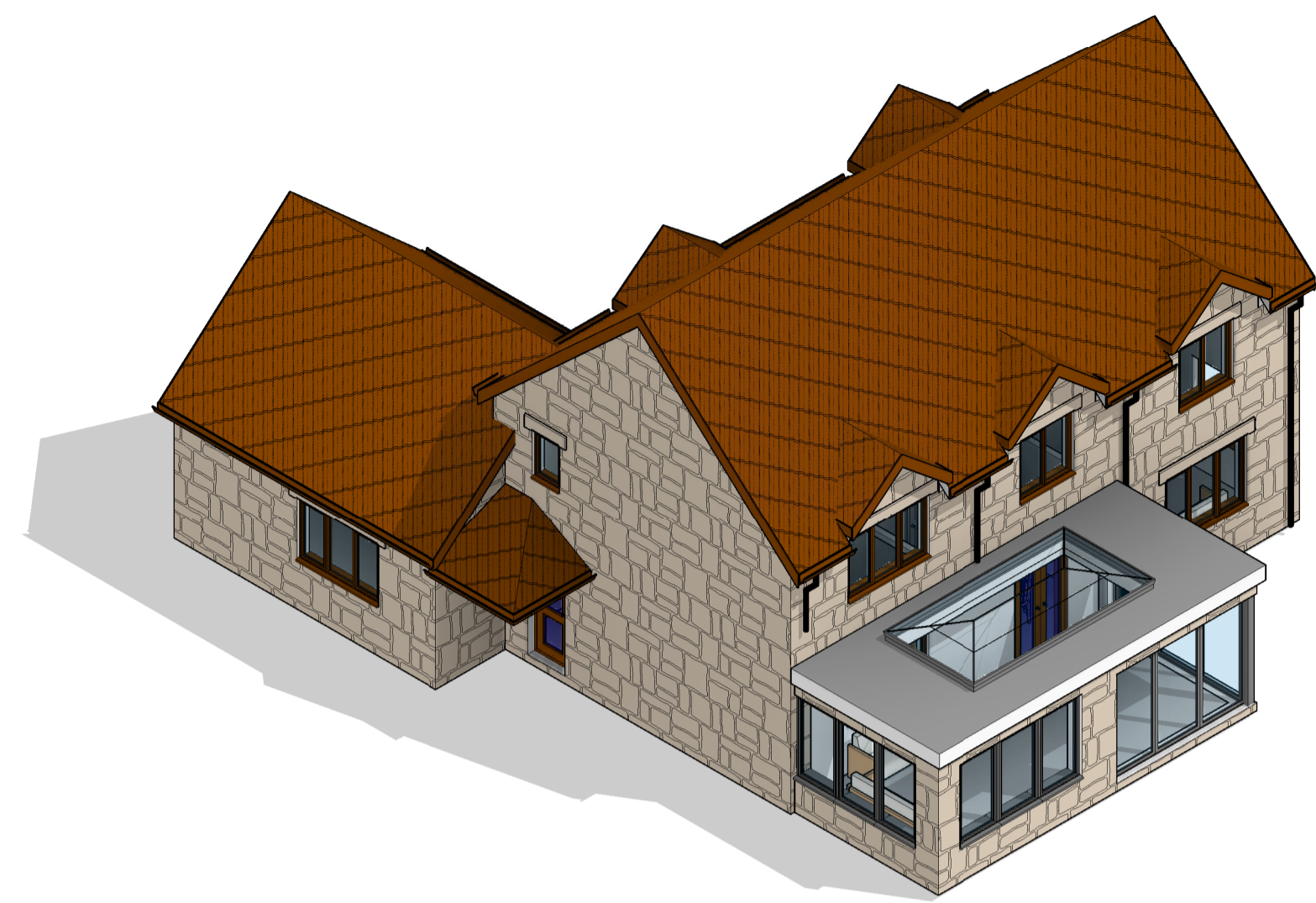
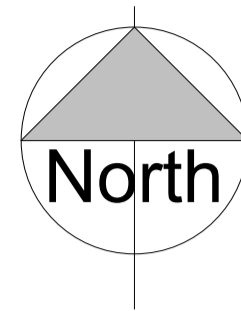
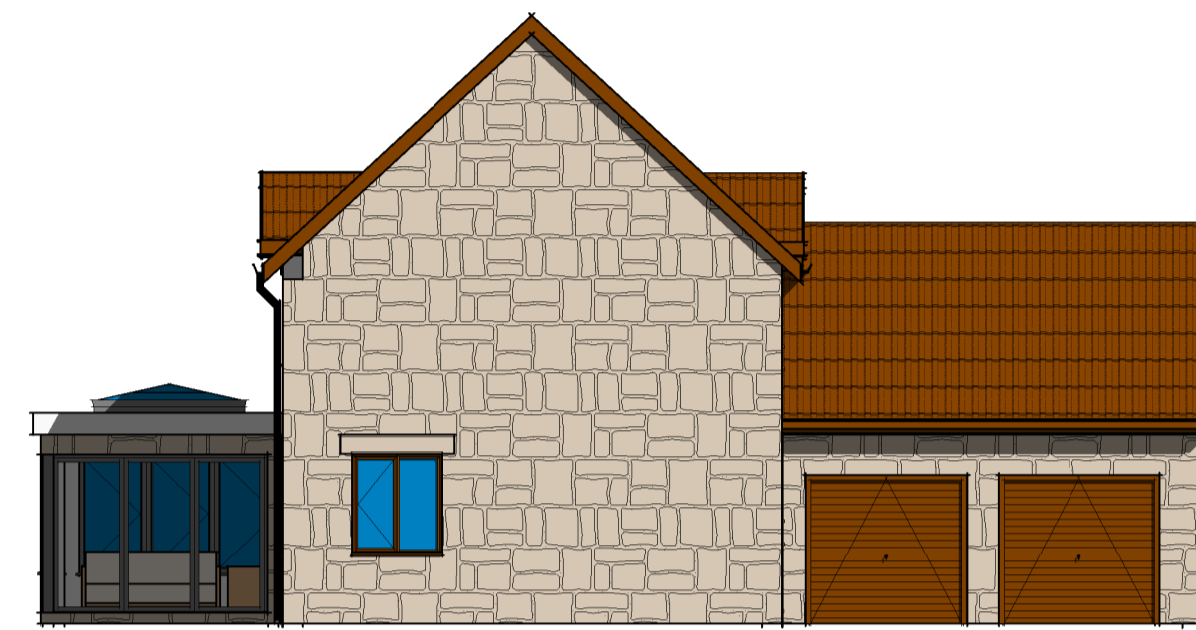


VISUAL SCALE 1:50 @ A1



3 Right Side Elevation
1 : 100



2 Left Side Elevation
1 : 100



1 Single Power Socket	FIRE Fire Alarm Panel	Distribution Board
2 Double Power Socket	SS Shower Socket	SD Smoke Detector
C Cooker Point	SP Speaker Point	H Heat Detector
Unswitched Fused Spur	TV TV Aerial Point	C Carbon Monoxide Detector
External Power Socket	FB Floor Box	⊗ Extract fan
Telephone Point	FS-2 Floor Socket	⊙ Underfloor heating control
D Cat 6 Data Point	⊙ Passive Extract	
⊗ Extract Vent	⊙ Mechanical Extract	

Wall Structure Key:

	Cavity Wall: Render
	Cavity Wall: Face Brick
	Block Work: 100mm
	Studwork Wall: 75mm
	Metal Frame: 70mm
	Solid Brick Wall: 215mm
	Solid Block Wall: 215mm
	Structural Opening
	Walls Removed

Drainage Key

S	Storm Drainage
MH	Manhole
FD	Foul Drainage
SVP	Soil Vent Pipe
GP	Gully Pot
RWP	Rainwater Pipe
AD	ACO Drain

Ducting Colour & Use

Red	Electric cable
Yellow	Gas Pipe
Blue	Water pipes
Green	Data/Comms
Grey	BT
Purple	Security - Cameras
Orange	Garden Lighting non Security



1 Rear Elevation
1 : 50

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house.
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

A notification of a proposed larger Home Extension
Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.
Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house; or more than 6 metres for any other house
Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.
This is done by completing and submitting the 'Notification of a proposed larger Home' application form.

Please note:
All drawings are for the purposes of planning only unless marked for construction.
All builders to site measure to confirm measurements.
Report all discrepancies to the person named below, do not proceed without instruction.
BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.
All drawings remain the property of BRO Architecture

PROJECT Proposed Rear Extension
TITLE The Hollies Tameside Drive GL7 6BJ

CLIENT Jeremy Smith
DRAWN BY SH
CHECKED BY Client
DATE 2nd Nov 21
SCALE (@ A1) As indicated
PROJECT NUMBER SH/BRO
DRAWING NUMBER Proposed Elevation Plans
REV Client

