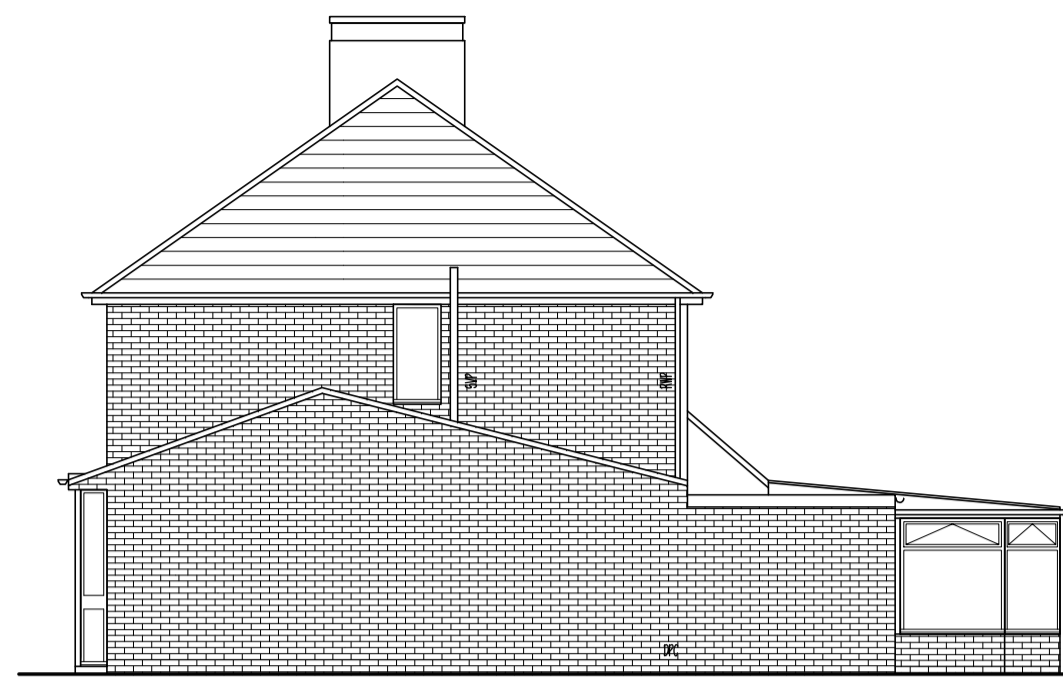


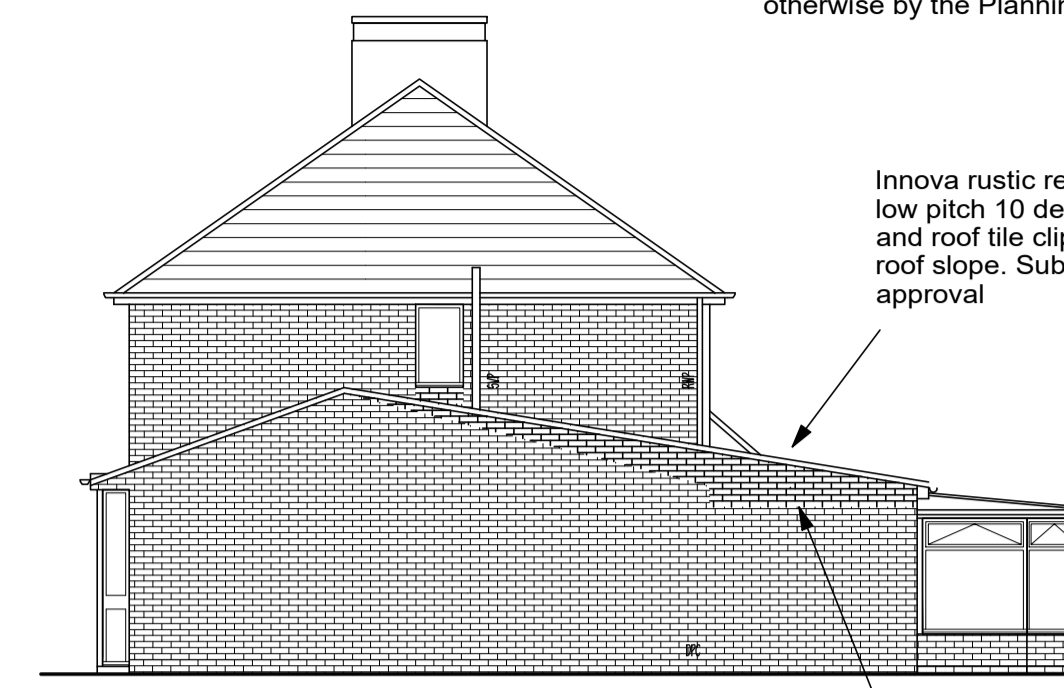
Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

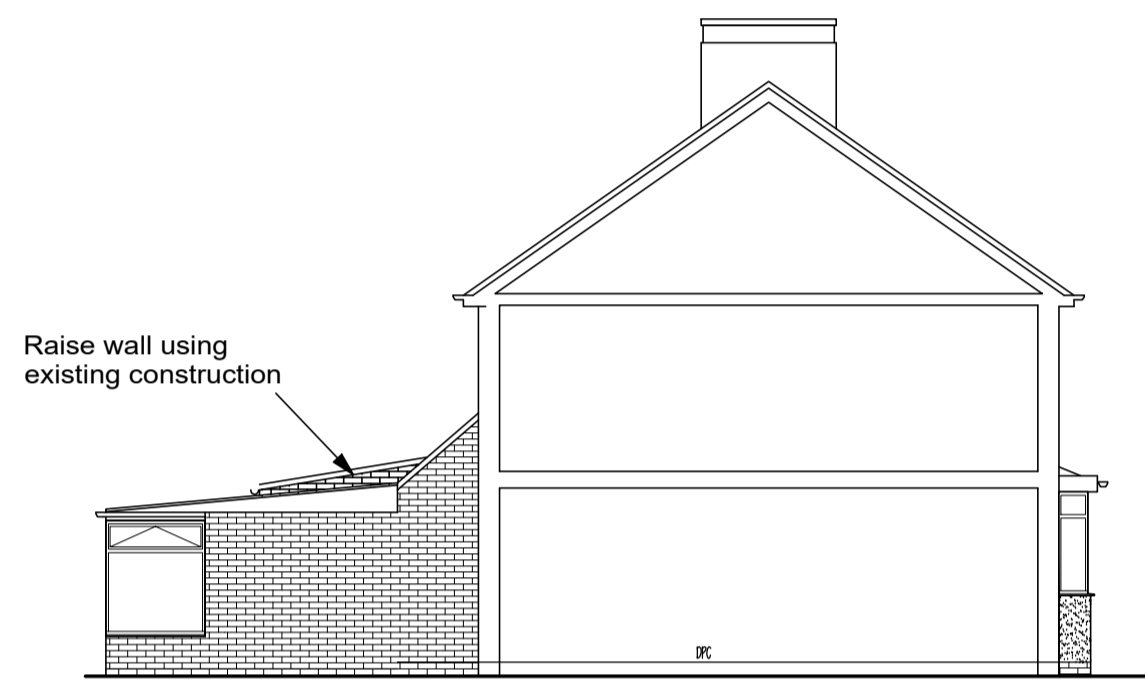


Proposed Side Elevation

New brickwork and roof tiles to match existing in terms of colour, size and texture unless approved otherwise by the Planning Officer

Innova rustic red or similar low pitch 10 deg roof tiles and roof tile clips to new roof slope. Subject to BCO approval

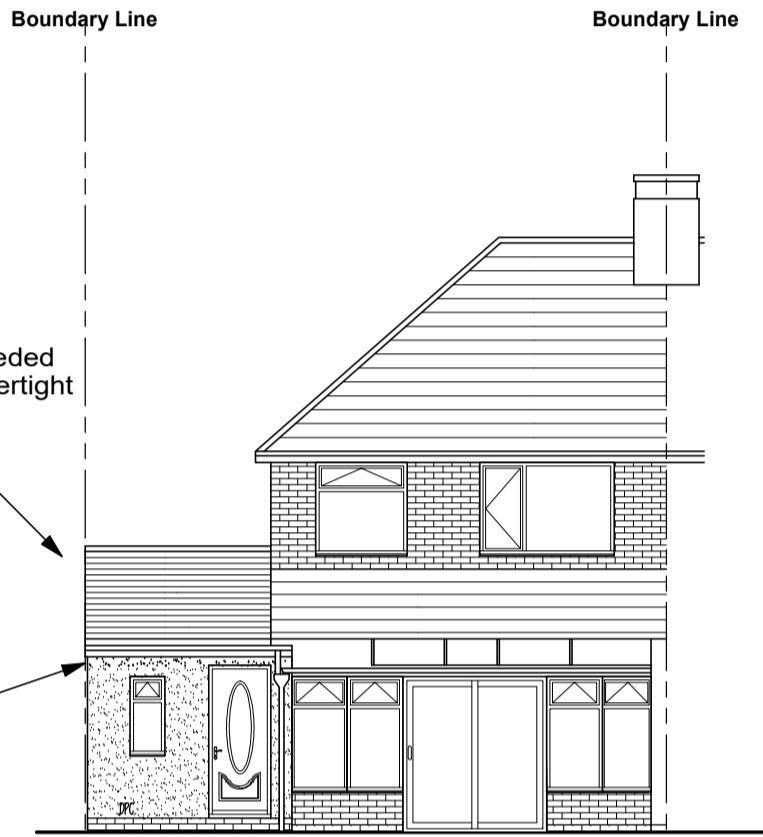
Raise wall using existing construction



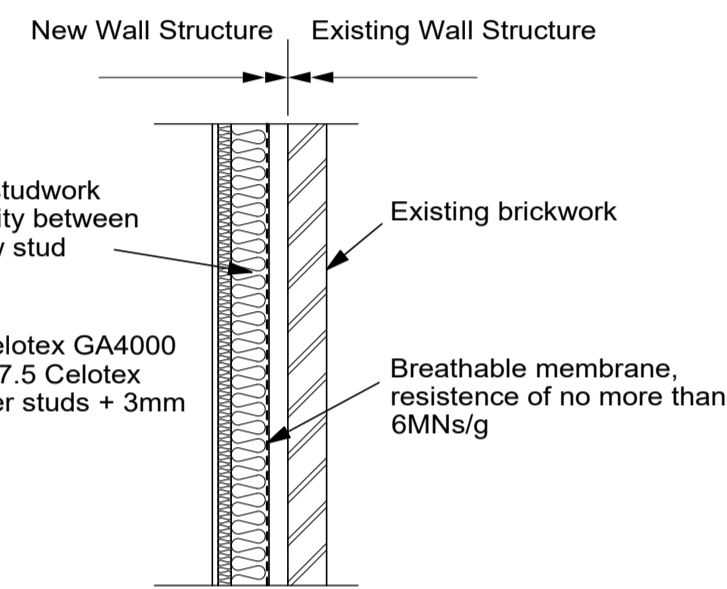
Proposed Side Elevation

Roof connected to No 91 Party wall agreement needed Junction to be made watertight

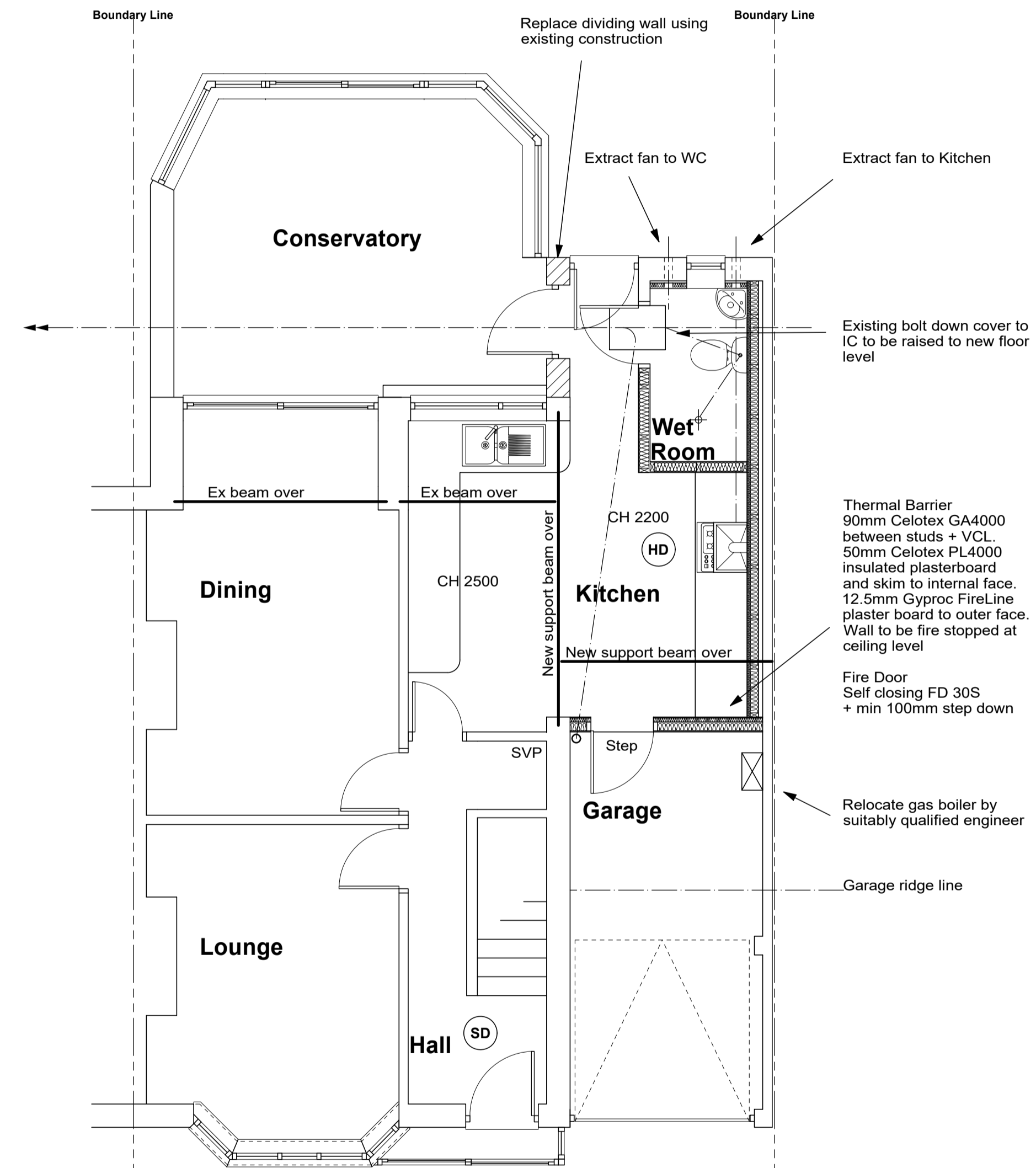
Raise wall using existing construction



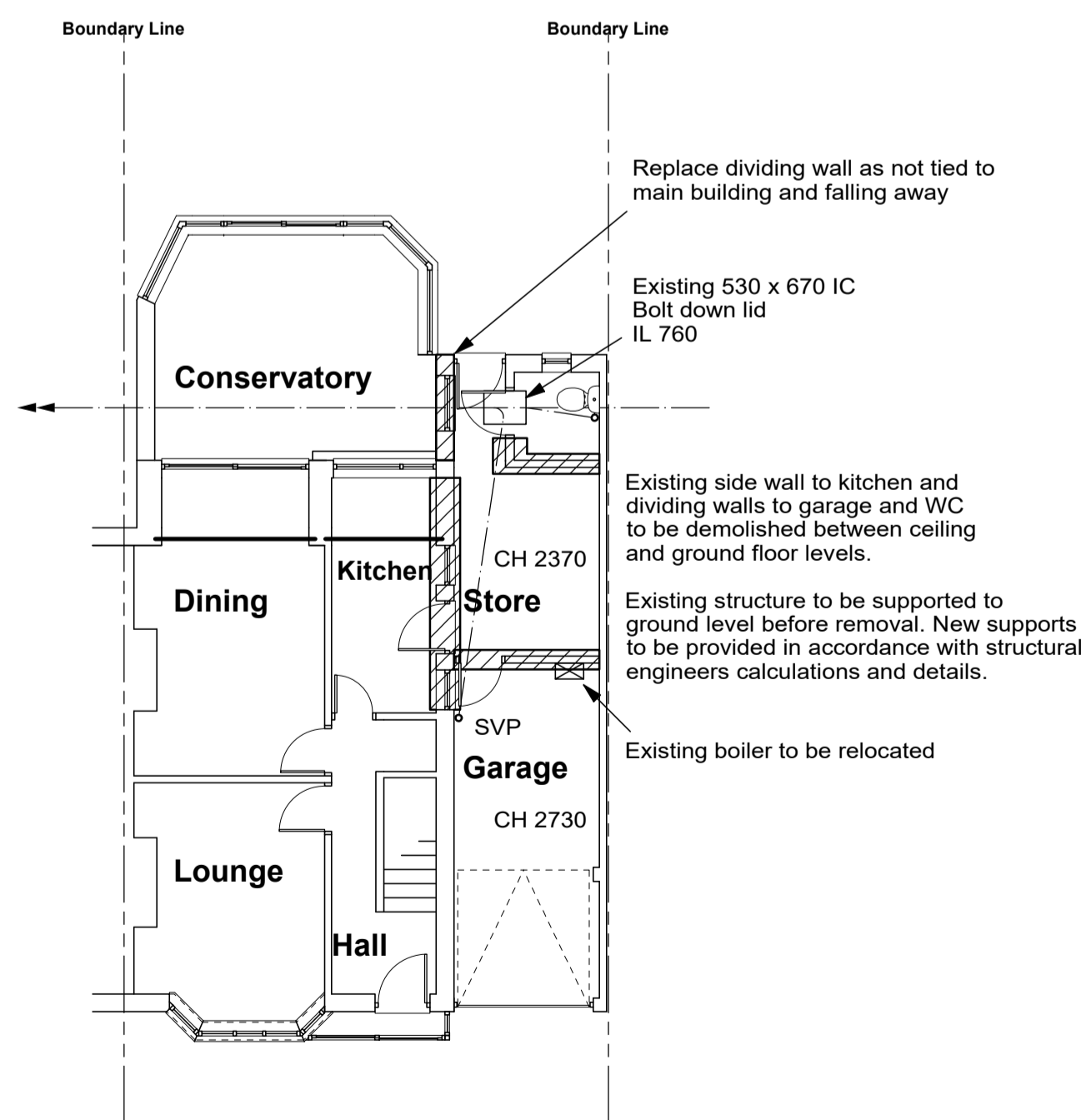
Proposed Rear Elevation



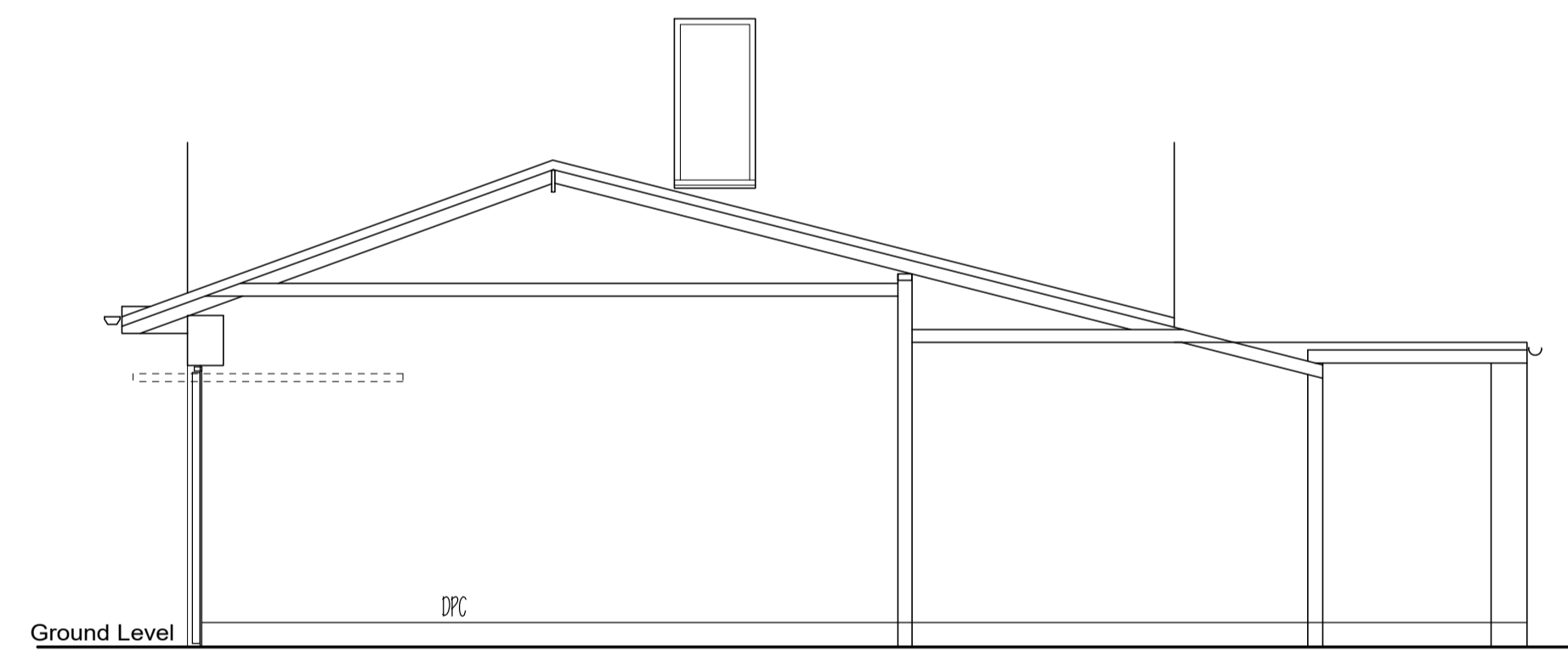
Wall Detail (1:20)



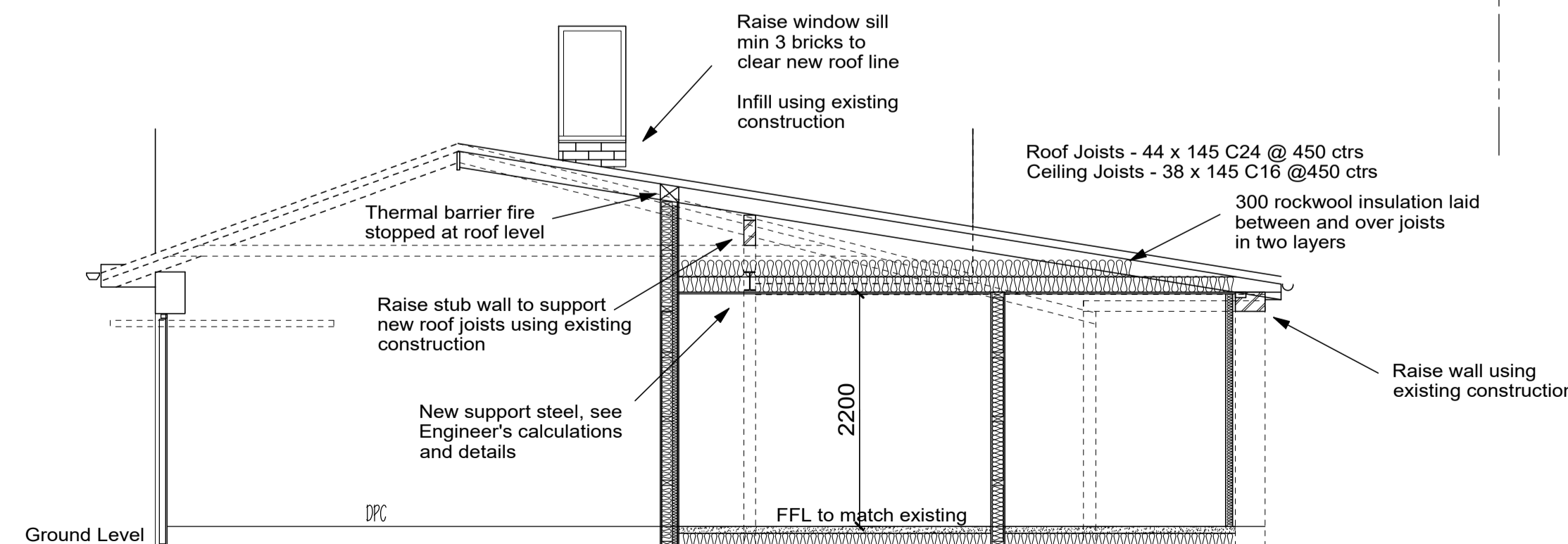
Proposed Ground Floor Plan



Existing Ground Floor Plan



Existing Cross-Section Through Garage/WC



Proposed Cross-Section Through Garage/Wet Room

General Notes:

- 1.0 Dimensions are approximate only. The Contractor is to visit site and be responsible for taking and checking dimensions relative to this work.
- 2.0 Drawing is for Local Authority approvals only.
- 3.0 This drawing to be read in conjunction with General Construction Notes 2023-009 Spec.
- 4.0 New materials to match existing in colour, size and texture wherever possible.
- 5.0 New steels in accordance with Structural Engineers calculations and details.
- 6.0 Where new or replacement steels are required, and before existing walls are removed, the structure is to be fully supported and load transferred to ground. If in doubt contact the Structural Engineer.
- 7.0 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 (BCO).
- 8.0 Boundary line location provided by client and is assumed to be correct for the purpose of this application.
- 9.0 It is the responsibility of the property owner to identify any public drains within the vicinity of the proposed extension to a limit of 3m from the extension curtilage.

Party Wall Act

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

For your local Party Wall Surveyor email - Info@pws.co.uk

PowerPlan
 2 Kayne Close
 Kingswinford
 DY6 9DR
 07900 525753
www.powerplan.design

Property Address
 89 Newbolds Road
 Wolverhampton
 WV10 0SE

Project
 Part Garage Conversion and Alterations

Drawing Title
 Elevations, Plans and Details

| | | |
|------------|-------------|----------|
| Scale | Date | Drawn By |
| 1:100 1:50 | November 23 | DJP |

| | |
|----------------|-----|
| Drawing Number | Rev |
| 2023-009-01 | |

