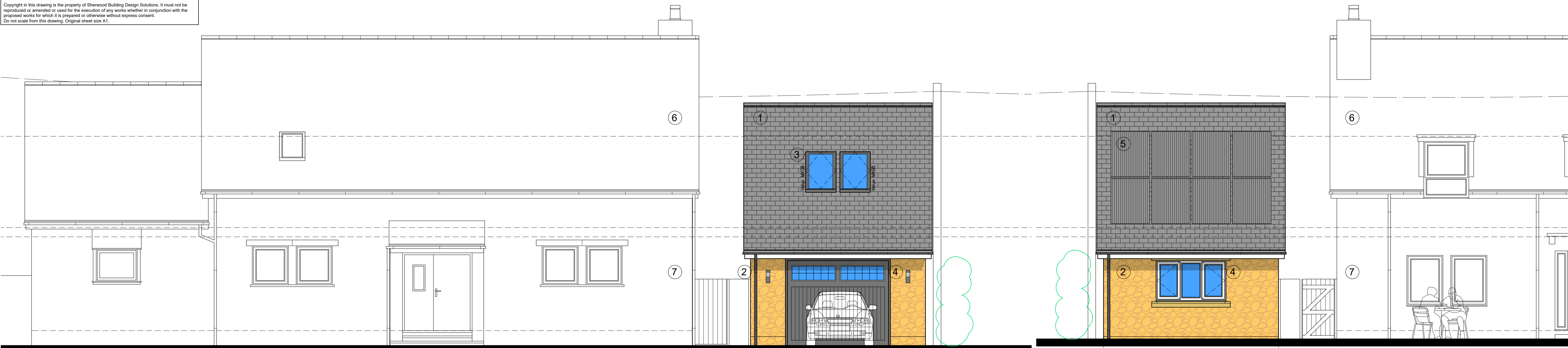
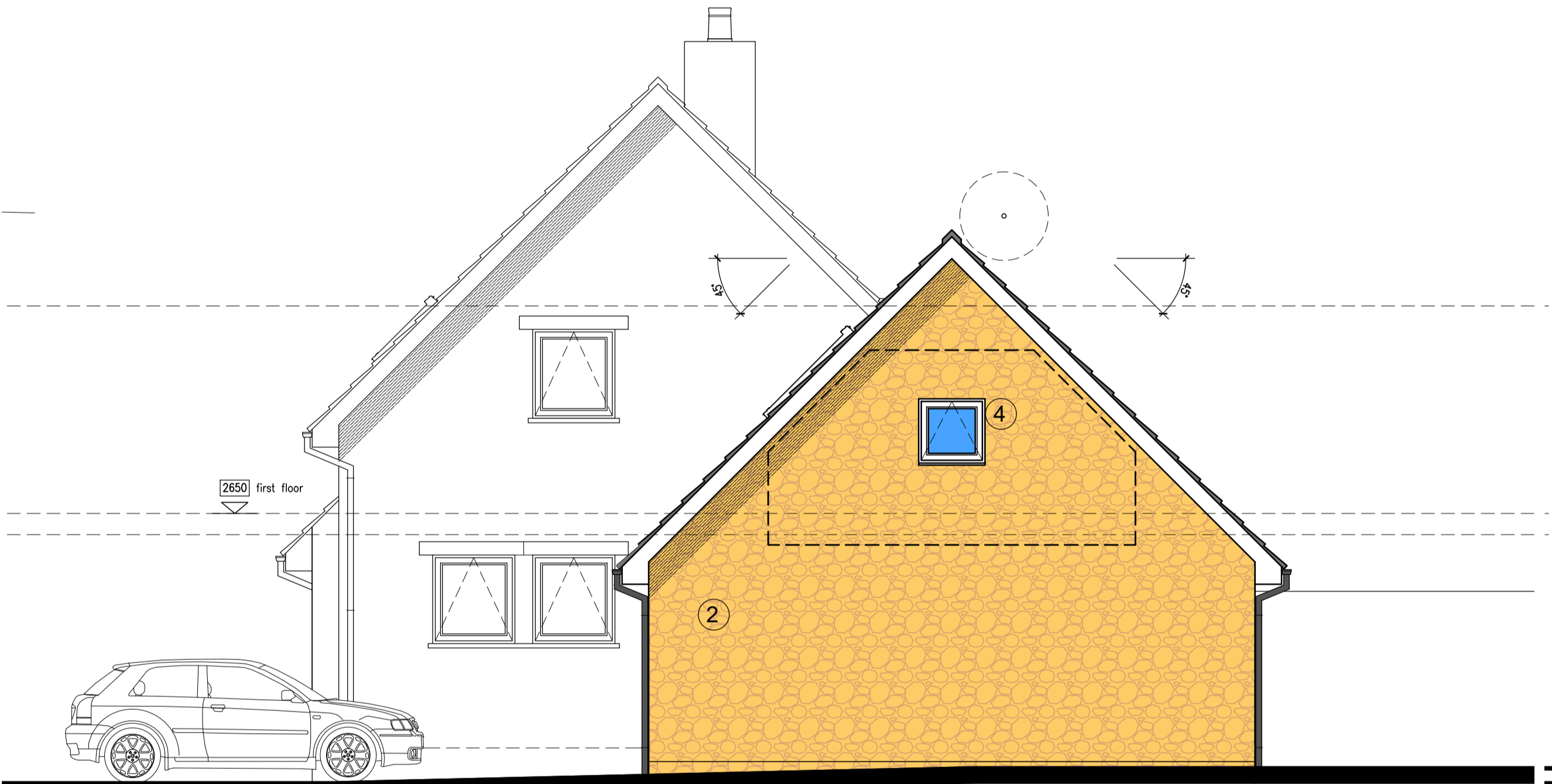


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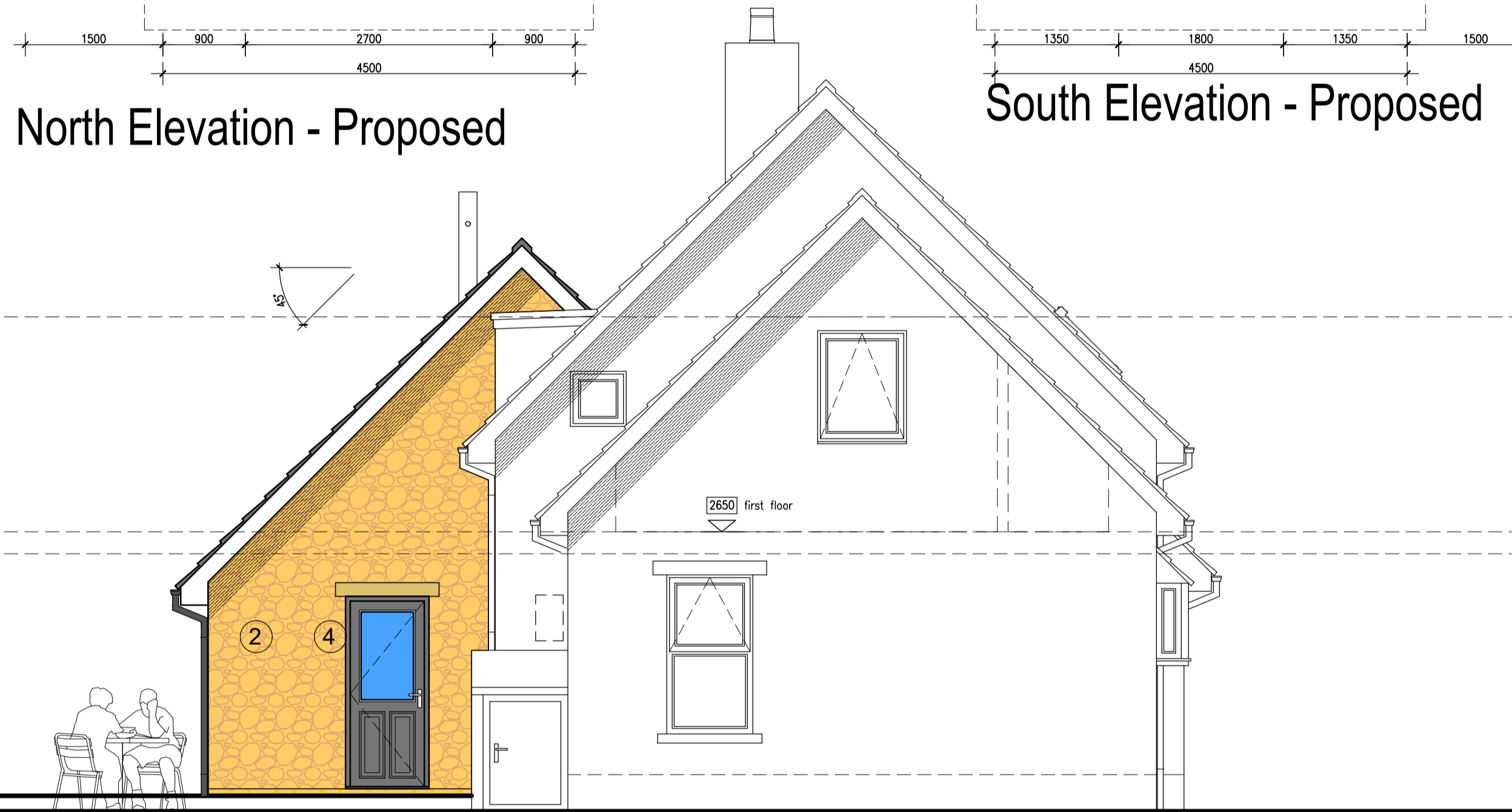


North Elevation - Proposed

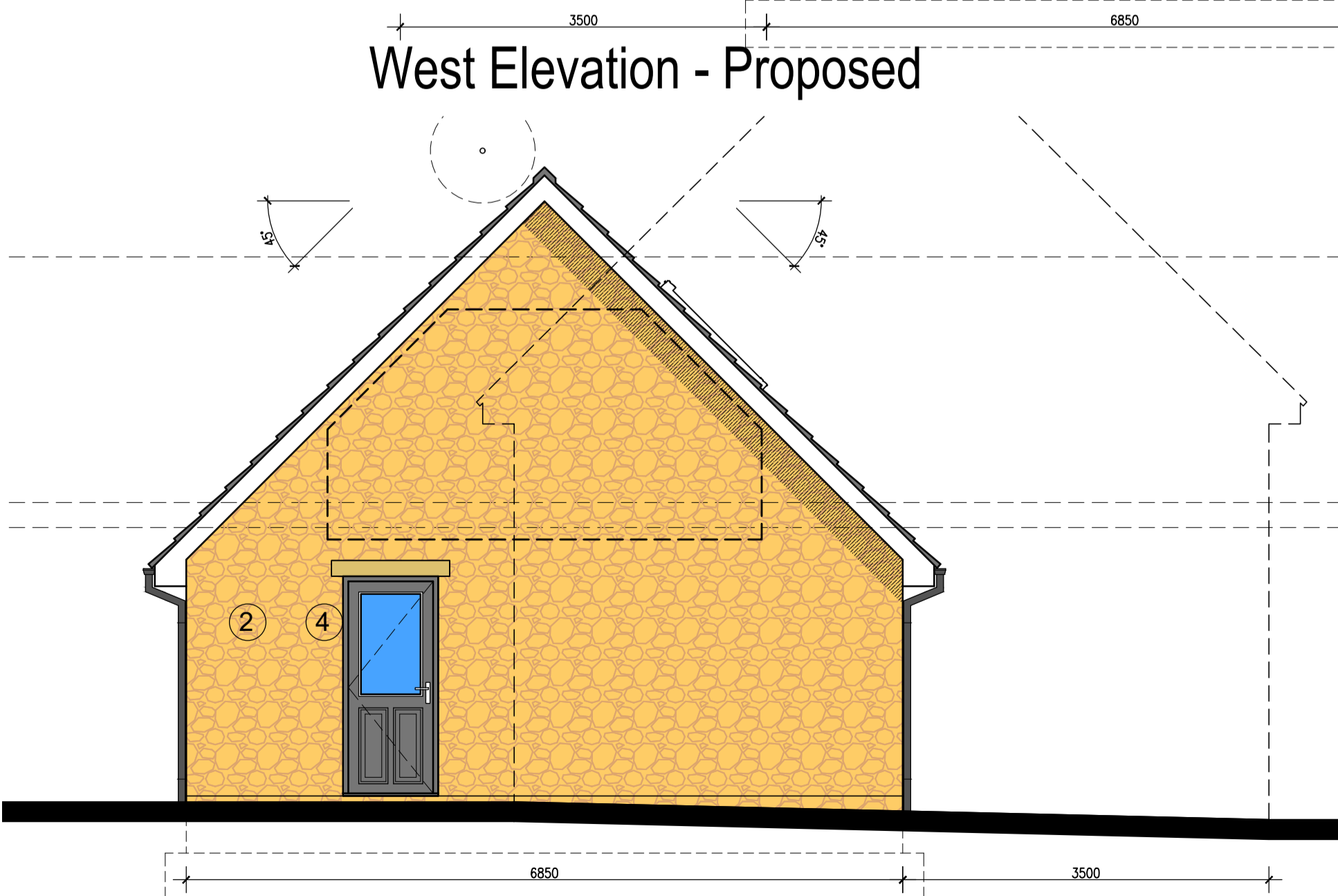
South Elevation - Proposed



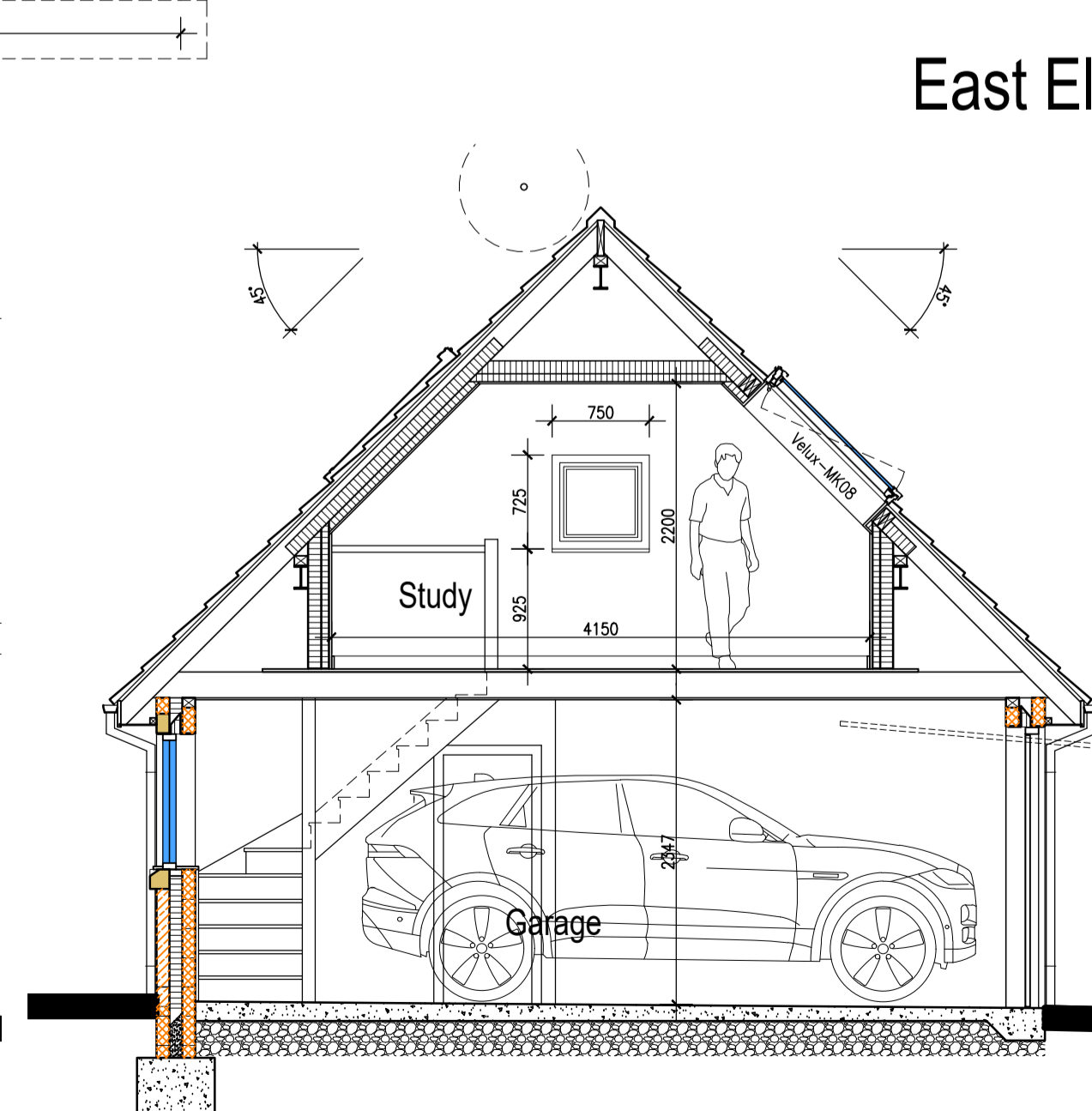
West Elevation - Proposed



East Elevation - Proposed



East Elevation - Proposed



Section A-A

General:
The contractor will be responsible for checking the accuracy of all dimensions given on the drawings and for the correct setting out of the works on site.
All materials to be fit for their purpose and fixed in accordance with the manufacturer's printed instructions, local authority requirements, British Standards, Codes of Practice, Health & Safety Law and good building practices.
All colours of specified materials to have the full approval of the enforcing planning authority prior to placing any orders of materials.

- 1 - Natural reclaimed or new slate or Redland Cambrian slate colour 31 Slate Grey smooth finish, or approved similar grey slate effect concrete tiles, together with slate grey angular ridge tiles fixed using either coloured mortar or continuous ventilating mechanical dry fix system. Use either black end ridge tile or end cap to apex.
- Fascia, soffits and barge boards to match existing to be 200mm square edged upvc Kestral K16 fascias colour lbc fixed to ends of rafters and laddering to gables complete with pvc soffit boards, all to match existing. Redland or approved similar Ambi-Dry Verge system or Kober u/l-line continuous dry verge T strip or approved similar - colour grey. If natural slate, use fibrous undercloak with neat sand cement fillet.
- Gutters to be round section colour black pvcu with downpipes, complete with all matching fixings and accessories
- 2 - natural random stonework laid in lime cement mortar, complete with natural stone quoins and reconstituted stone cills and heads colour 'Bull' all to match existing
- 3 - Velux Integra Centre-Pivot roof lights complete in grey external finish, white polyurethane internal finish, 66 Pane Glazing option
- 4 - Windows and doors to be pvcu/powder coated aluminium casement frames and doors, colour lbc, fitted with double glazed units complete with stub cills. Provide and install matching reconstituted stone cills to match existing profiles
- Garage door to be Hendersons or approved similar powder coated aluminium either sectional or up and over type door - exact dimensions and fixings vary depending on manufacturer and type
- 5 - Vitanton Clearline Fusion or similar integral solar panels
- 6 - Natural slate
- 7 - Natural random stonework

Green Belt Volume Assessment:	
existing house volume	= 707.25m ³
50% of existing volume (policy guidance)	= 353.6m ³
Allowable total volume	= 353.6m ³
• proposed detached garage volume	= 136.5m ³
Proposed extensions approximately 19.3% volume increase	

Health and Safety Advisory Information (CDM 2015 Regulations) and Building Regulations (as amended) 2022:
The purposes and principles of both the CDM 2015 regulations and Building Regulations 2023 have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.
By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' and/or 'Principal Designer' under both the CDM 2015 Regulations and Building Regulations 2023, subject to written appointment and depending on particulars. These roles will be superseded by the appointment of Principle Contractor (Builder) on commencement and appointment thereof, as part of the construction phase.
For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the 'pre-construction phase' of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority, it can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.
In preparing this drawing the following factors have been taken into consideration:-
• All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records
• The property has had previous extensions, and rear conservatories, together with garage conversion and other major alterations
• No existing Health and Safety File information available
This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre-construction information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.
No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor:-
• Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design if deemed necessary by either the contractor, principal contractor or building control officer.
• All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work.
• No hazardous materials have been identified and/or made aware of by the client
• General building work to be undertaken within an occupied property
• Fall drainage with an invert level of approximately 750mm
• Installation of large steelwork sections associated with structural alterations, therefore adequate consideration will need to be taken regarding manual handling and temporary works
It is the clients responsibility to take adequate measures to assess the competency of other duty holders, including designers and contractor(s) or principal contractor prior to their appointment.
It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to adopt and complete the CDM 2015 Wizard - this can be downloaded from the CITB website <http://www.citb.co.uk>.
During the construction phase and following thereafter, the client is to be issued with all relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on-going maintenance and the buildings use (Health and Safety File).
More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CITB website <http://www.citb.co.uk>.

Sherwood
Building Design Solutions

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Status: **Planning Application**

Client: **Mr & Mrs J Wilson**

Project: **Latham House, Church Lane, Charnock Richard, PR7 5NA**

Title: **Proposed Detached Garage - Proposed Elevations and Section**

Scale: 1/50 @ A1 | Date: March 2024 | Drawn: Rob Sherwood

Revision: **2019-21-03.2**

