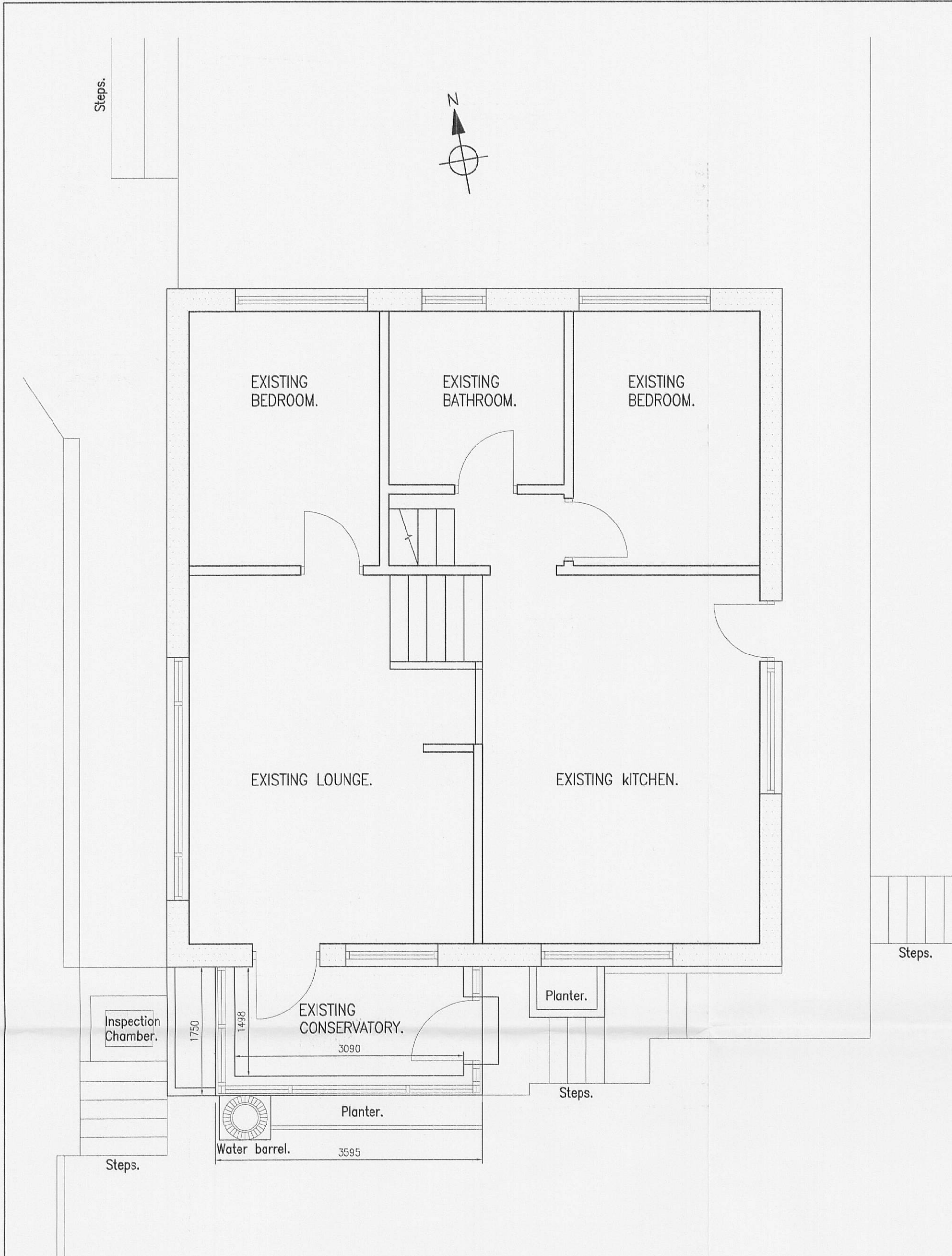
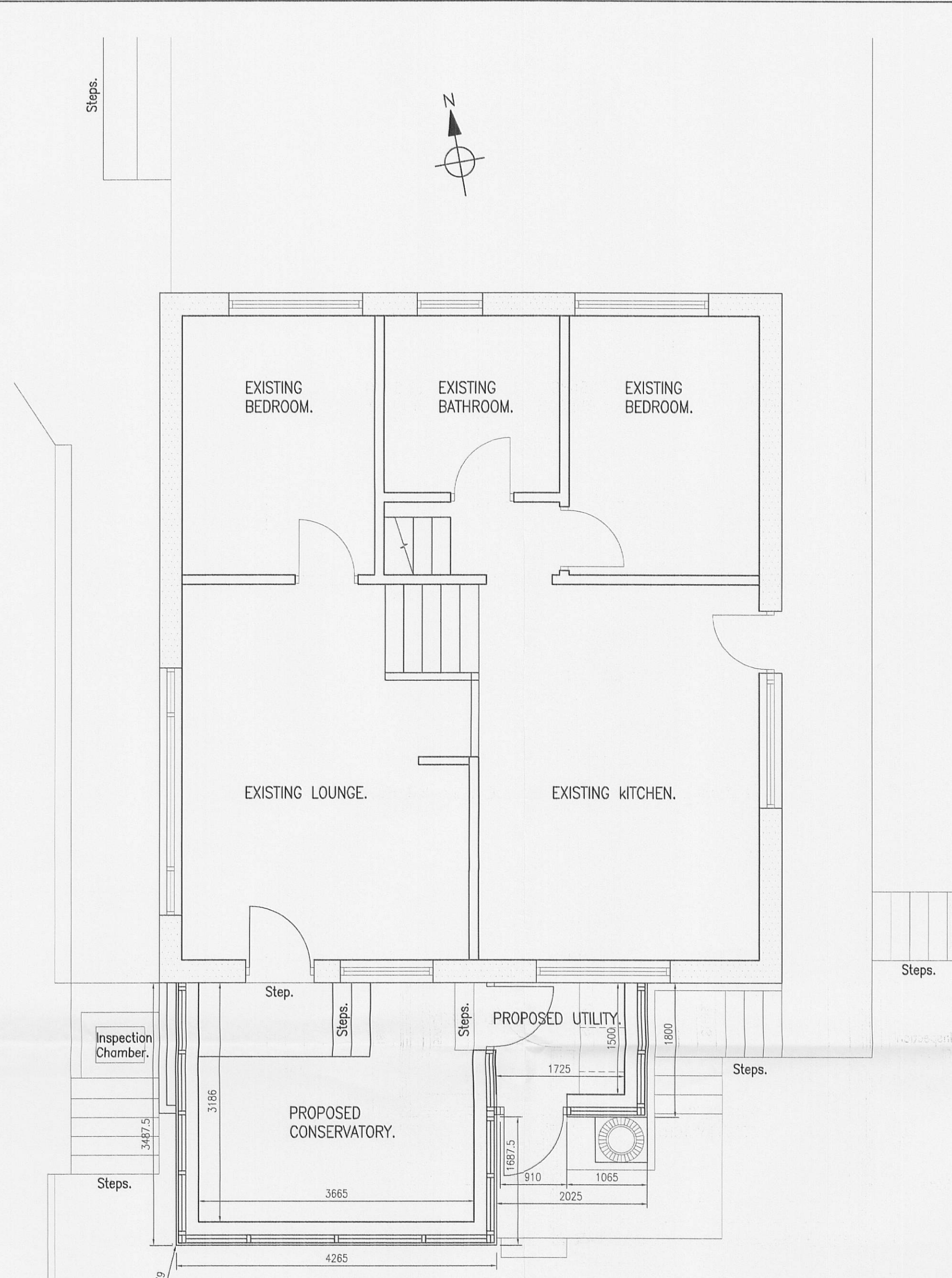
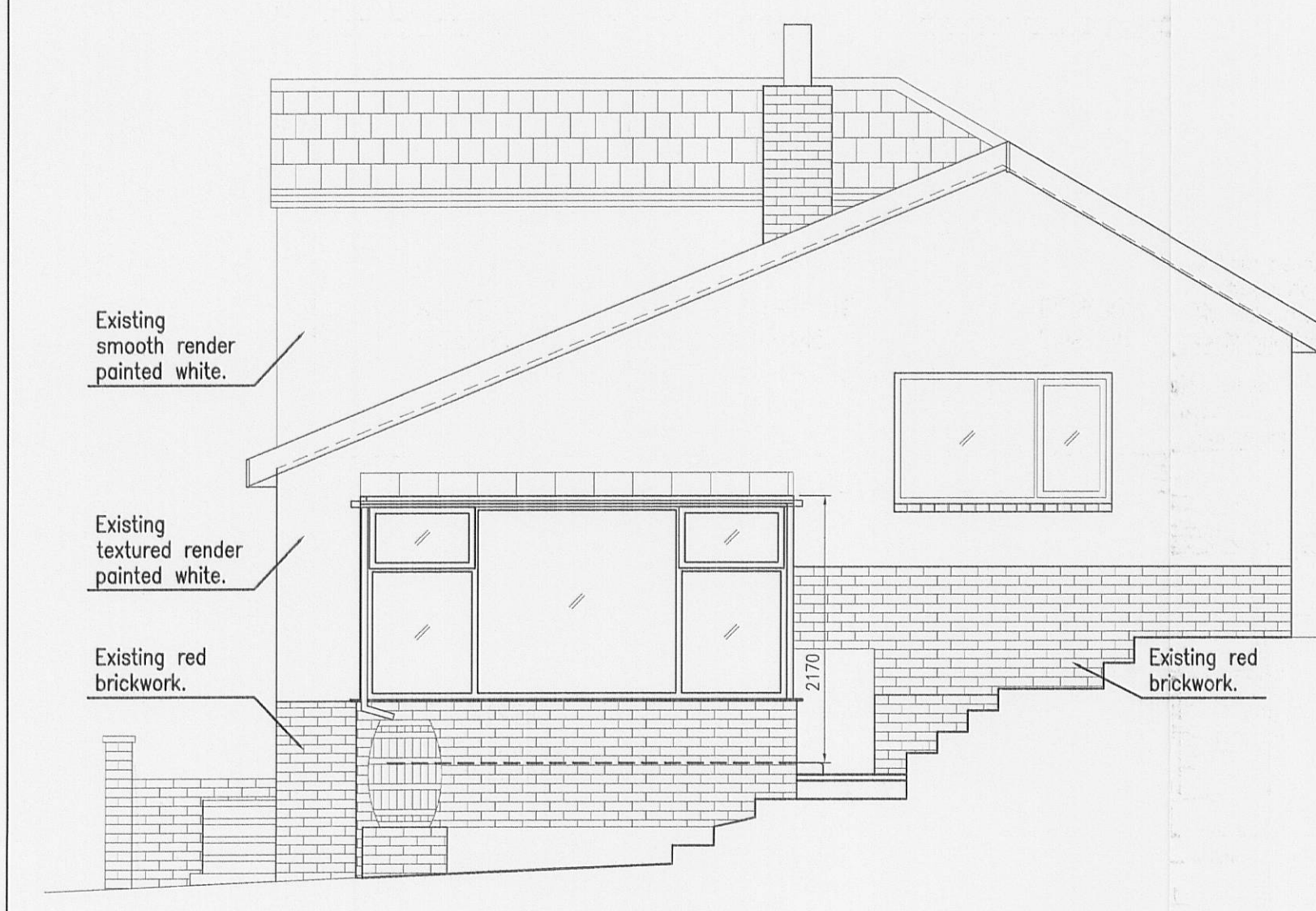




EXISTING PLAN.
Scale 1:50.



PROPOSED PLAN.
Scale 1:50.



EXISTING ELEVATION.

- All existing gutters and rain water pipes are white upvc plastic, as are those to the neighbouring property.
- All existing window frames, door frames, fascia and soffit boards are white upvc, to the main house and to the lean to extension, as are those to the neighbouring property.
- All proposed frames to new conservatory and utility are to be white upvc, to match both the main house and the neighbouring property.



PROPOSED ELEVATION.

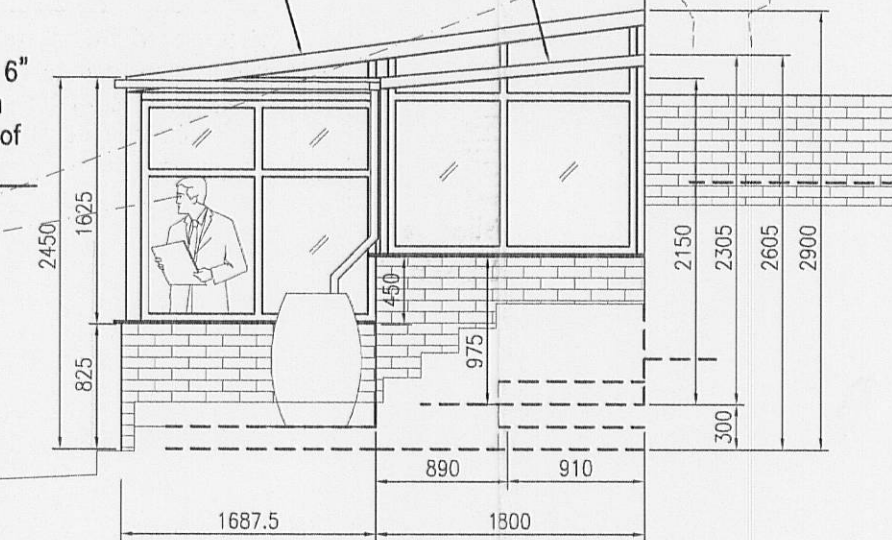
The proposed increased conservatory and utility extensions will not provide any greater risk to overlooking of the neighbouring property, than the existing kitchen window.

View from existing kitchen window. Please note that the proposed conservatory roof construction will actually restrict this existing view.

7.5 degree pitch to proposed conservatory roof.
5 degree pitch to proposed utility roof.

Existing thick hedge, approx 4ft wide x 4ft 6" high, acts as a screen preventing overlooking of neighbouring property.

The neighbouring property is set down at a much lower level.



PROPOSED ELEVATION

NOTES.

- This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
- All materials and workmanship must comply with the relevant British Standards.
- Do not scale from this drawing. All dimensions and levels to be checked on site by the Contractor prior to preparing any working drawings, fabrication, or commencing work on site. Any discrepancies to be reported to the Engineer immediately.
- The Contractor must ensure and will be considered responsible for the overall stability of the building/structure/excavations etc. at all stages of the work.
- All work carried out by the Contractor must satisfy the conditions of the Health and Safety at Work Act, and the requirements of any relevant Statutory Authorities and Regulations.
- Any items over 20kg in weight must only be lifted by suitable means in accordance with the current Health and Safety Regulations.
- Bottom of excavation to be flat, clean and dry prior to pouring of concrete.
- Francis Bradshaw Partnership are to be informed of any local soft spots, and of the progress of the works to enable inspections to be carried out as required.
- Sub base to be Maximum size 75mm approved limestone graded aggregate with 25% fines, laid in 100mm thick layers, rolled and compacted with 8 No. passes of a 10 tonne roller to the satisfaction of the supervising Engineer, and finished off with fines to ensure no projections.
- D.P.M. to be 1200 gauge Monarflex Ultra G300 with a minimum lap of 300mm. All joints to be taped.
- All concrete shown on this drawing is to be Grade C28/35 Air Entrained to BS EN 206-1 & BS 8500:
Minimum cement content = 300 kgm³
Maximum water/cement ratio = 0.6
Maximum aggregate size = 20 mm
The concrete must comply with Design Sulphate Class DS-1 and Aggressive Chemical Environment for Concrete classification AC-1. Only Ordinary Portland Cement or Sulphate resistant Portland Cement will be accepted. Blended mixes will not be permitted.
- Minimum concrete cover to all reinforcement to be 40mm.

E	Conservatory roof changed to 7.5 degree pitch.	27.02.12	JPR	
D	Conservatory roof to 5 degree mono-pitch.	24.02.12	JPR	
C	Utility door moved & steps altered.	10.02.12	JPR	
B	Proposed Scheme amended.	01.02.12	JPR	
A	Further dimensions added.	09.11.11	JPR	

REF	REVISION	DATE	INITIAL	APRVD
METRES 1:100				

Status: **PLANNING**

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Client: **Mr & Mrs Heeley.**

Job: **Proposed Extension to
6 b The Dene, Hurst Green.
Clitheroe, BB7 9QF.**

Drawing Title: **Proposed Extension.**

Year:	Job N°:	Drg N°:	Rev:
2011	B/3561	02	E
Scale:	Date:	Drawn:	CKD:
1:50	Sept. 2011	JPR	SP

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