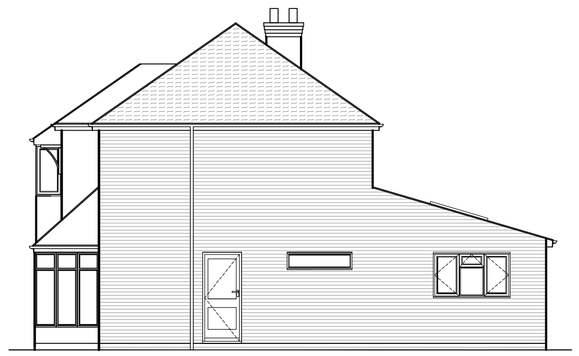
A1



PROPOSED SIDE ELEVATION
scale 1:100



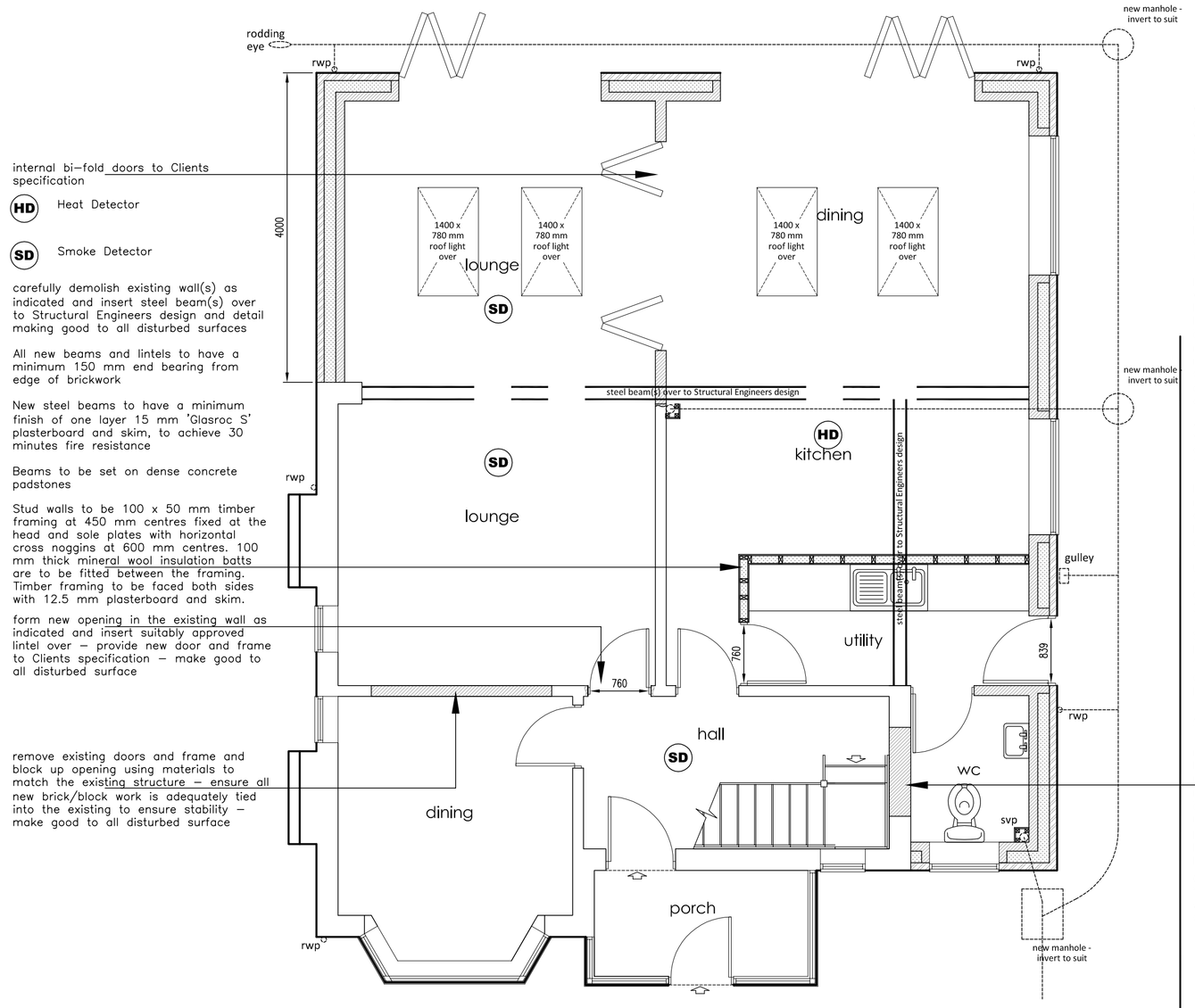
PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED GROUND FLOOR PLAN
scale 1:50

Windows should be uPVC and contain a double glazed unit with a U value of 1.4 W/m2k. External glazed doors are to be double glazed units and should achieve a 'U' value 1.4 W/m2k – Window and door manufacturer to provide details to Local Authority if necessary. Full draught proofing/seals are to be provided to all units. All glazing in critical locations to be to BS 6206. Windows are to be to the clients choice and the satisfaction of the Local Planning Authority.

ESCAPE WINDOWS – An emergency window should be provided to each bedroom at first floor level and should have an unobstructed openable area that is at least 0.33 m2 and at least 450 mm wide(the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100 mm above floor level.

All habitable room to have back ground ventilation equal to 8000 mm2 in addition to an opening light equal to 1/20th the floor area

Kitchen to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 60 litres/second or 30 litres/second using a cooker hood.

Utility room to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 30 litres/second

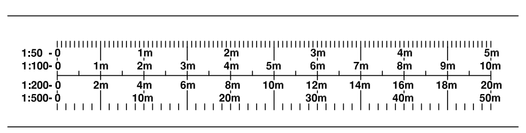
Sanitary accommodation (separate from bathroom) to have an opening light 1/20th the floor area or a mechanical extract fan capable of extracting 6 litres/second

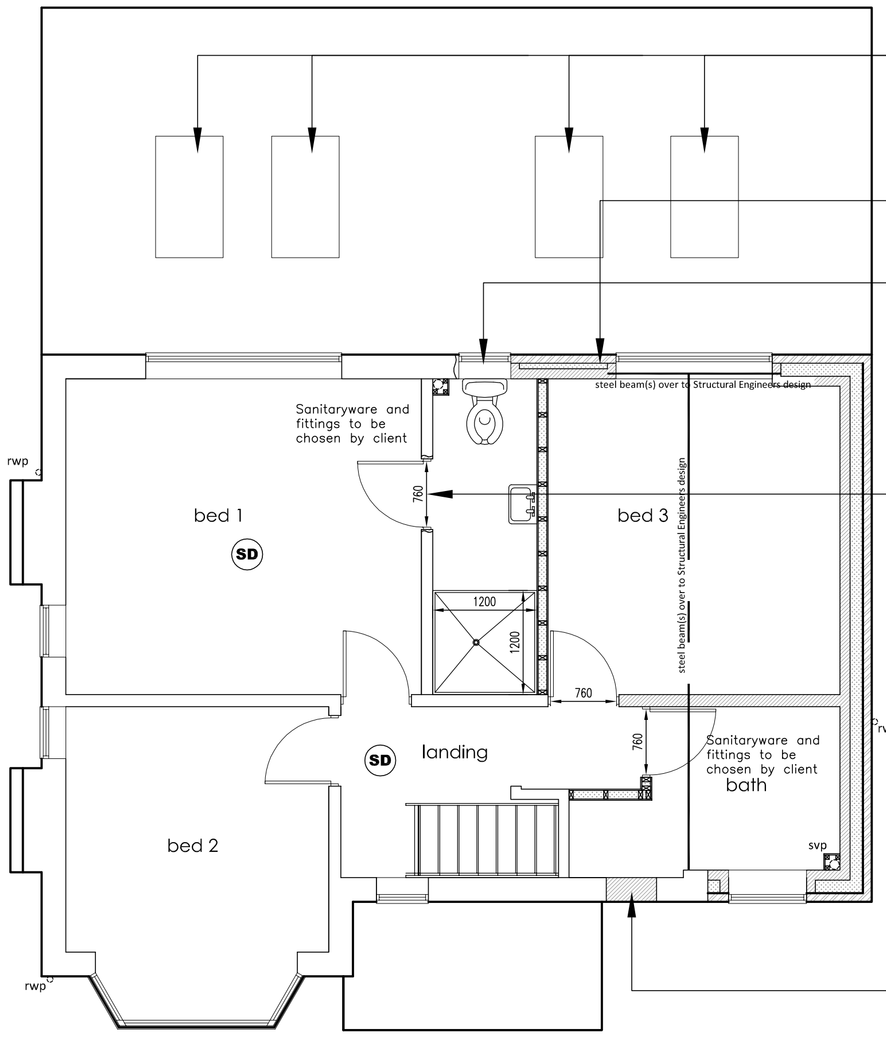
ALL EXTRACT FANS TO BE DUCTED TO THE OUTSIDE AIR.

remove existing window and frame and block up opening using materials to match the existing structure – ensure all new brick/block work is adequately tied into the existing to ensure stability – make good to all disturbed surface

Movement joints in brickwork and blockwork to be as recommended by the brick and block manufacturers.

Cavities are to be closed using 'Thermabate cavity closers' built in as work proceeds, in strict accordance with the manufacturers instructions.





PROPOSED FIRST FLOOR PLAN
scale 1:50

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THE PARTY WALL ACT 1996 - The Client's attention is drawn to the Party Wall Act 1996 which requires notification and agreement to be made with adjoining owners, where the building owner undertakes any building works on, adjacent to or near to the party wall line between the properties, the Client shall ensure that all legal obligations in this regard are complied with.

REVISIONS & PUBLICATION DATES

Planning & Building Regulation Purposes Only

PROJECT NUMBER / DRAWING NUMBER

2700/22/03

CLIENT

Mr & Mrs J Daniels
435 Cheadle Road
Cheddleton
ST13 7BH

DRAWING TITLE

Proposed Details 1

FIRST PUBLICATION DATE

November 2022 Jon Bennett

SCALE :-

1:50; 1:100 **printed @ A2**

PROJECT

Proposed Building Works at
435 Cheadle Road
Cheddleton
ST13 7BH