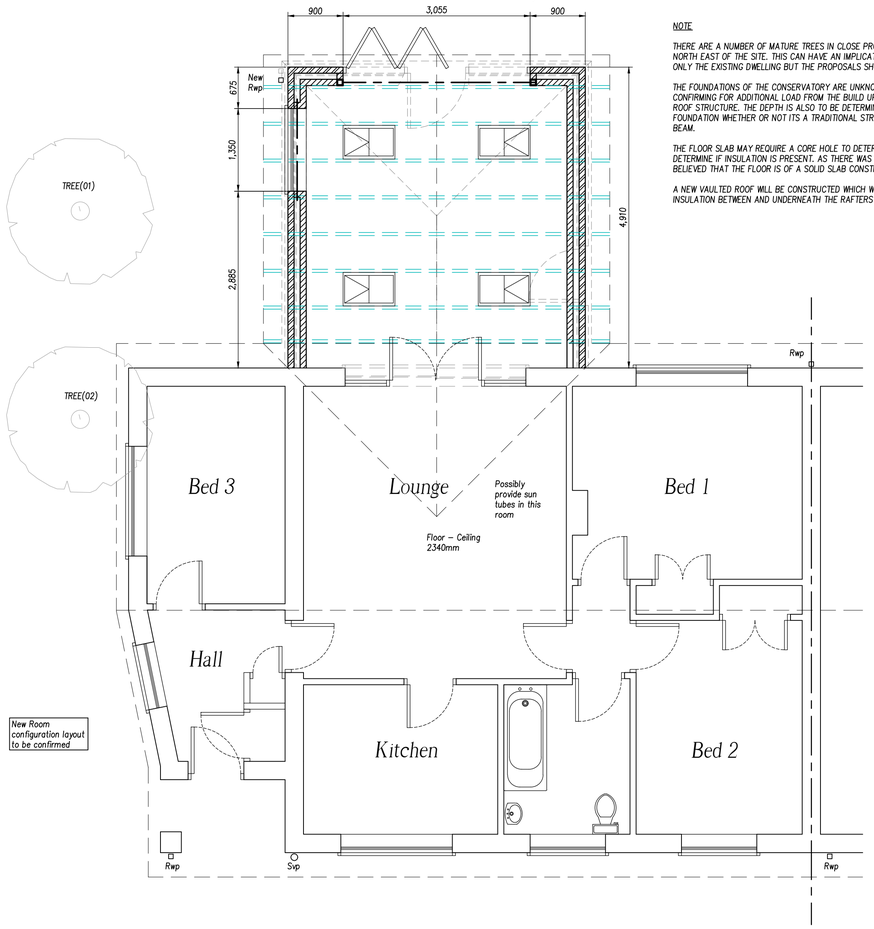
STEEL FRAME TO BE FORMED AROUND BIFOLD DOORS AND GLAZED PANELS ALONG WITH RAKING RAFTERS ALL TO SPECIALISTS STRUCTURAL ENGINEERS DESIGN

NOTE ANY COLUMNS WILL REQUIRE TO DOWN ONTO THE FOUNDATION (TO BE INSPECTED FOR SUITABILITY)



Proposed Ground Floor Layout
Scale 1:50

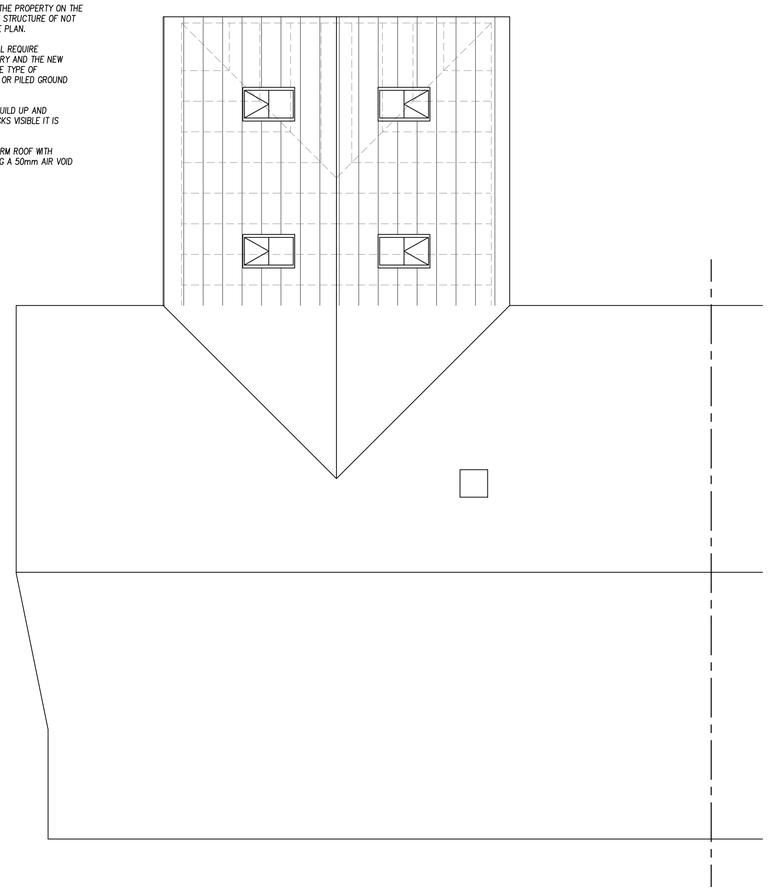
NOTE

THERE ARE A NUMBER OF MATURE TREES IN CLOSE PROXIMITY OF THE PROPERTY ON THE NORTH EAST OF THE SITE. THIS CAN HAVE AN IMPLICATION ON THE STRUCTURE OF NOT ONLY THE EXISTING DWELLING BUT THE PROPOSALS SHOWN ON THE PLAN.

THE FOUNDATIONS OF THE CONSERVATORY ARE UNKNOWN AND WILL REQUIRE CONFIRMING FOR ADDITIONAL LOAD FROM THE BUILD UP OF MASONRY AND THE NEW ROOF STRUCTURE. THE DEPTH IS ALSO TO BE DETERMINED AND THE TYPE OF FOUNDATION WHETHER OR NOT ITS A TRADITIONAL STRIP FOOTING, OR PILED GROUND BEAM.

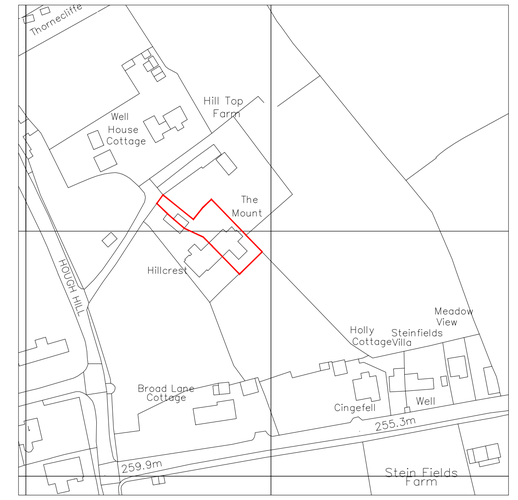
THE FLOOR SLAB MAY REQUIRE A CORE HOLE TO DETERMINE THE BUILD UP AND DETERMINE IF INSULATION IS PRESENT. AS THERE WAS NO AIR BRICKS VISIBLE IT IS BELIEVED THAT THE FLOOR IS OF A SOLID SLAB CONSTRUCTION

A NEW VAULTED ROOF WILL BE CONSTRUCTED WHICH WILL BE A WARM ROOF WITH INSULATION BETWEEN AND UNDERNEATH THE RAFTERS MAINTAINING A 50mm AIR VOID



Proposed Roof Layout
Scale 1:50

SITE AREA 277SQM

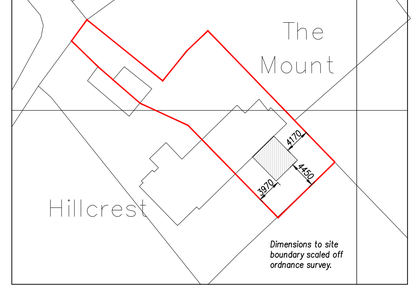


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0 20 40 60 80

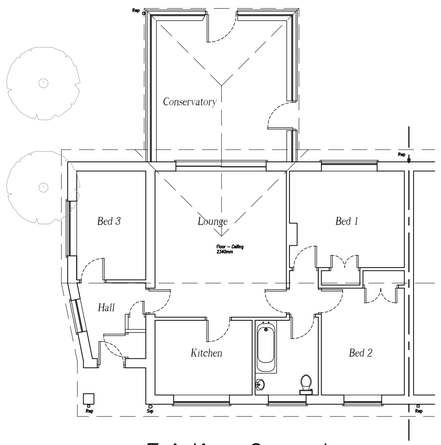
Ordnance Survey®
OS Sitemap®

Site Plan 1:1250

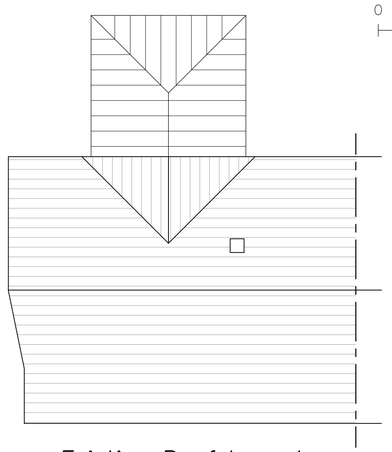


0 10 20
Scale Bar Metres 1:500

Block Plan 1:500



Existing Ground Floor Layout
Scale 1:100



Existing Roof Layout
Scale 1:100

0 2 4 6 8 10
Scale Bar Metres 1:100

THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING PLANNING APPROVAL ONLY

UPON REMOVAL OF THE CONSERVATORY FRAME, BUILD UP EXISTING MASONRY IN A BRICKWORK TO MATCH EXISTING, BLOCKWORK OFF EXISTING WALL, MAINTAINING THE CAVITY WIDTH AS EXISTING

CAVITY WIDTH TO BE DETERMINED TO CONFIRM IF AN INSULATED PLASTERBOARD IS REQUIRED.

NEW OPEN TRUSSED FRAMES WITH HORIZONTAL TIES AS REQUIRED TO ELIMINATE ROOF SPREAD. ROOF TILES TO MATCH EXISTING. PREFAB ROOF TRUSS DESIGN BY OTHERS

WHITE UPVC WINDOW AND NEW BIFOLD DOORS TO REAR ELEVATION

FASCIAS / VERGES WHITE UPVC TO MATCH EXISTING

RWP AND GUTTERING WHITE PLASTIC

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SERVICE LOCATIONS INCLUDING SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.

MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH CURRENT BRITISH STANDARDS, BRITISH STANDARDS CODE OF PRACTICE, BUILDING REGULATIONS AND BUILDING STANDARDS.

Revision	Details of Amendments

Proposed Development

Proposed part Demolition of existing conservatory to make way for new extension to
The Mount, Hill Top, Brown Edge
Stoke-on-Trent,
Staffordshire, ST6 8TX

Drawing Title

Existing and Proposed Floor Plans, Block and Site Plan

Date	Scale @ A1	Sheet
08.04.23	1:50,1:100,1:500,1:1250	1 of 3

Applicants Name & Address

Mr David Mountford
The Mount, Hill Top, Brown Edge
Stoke-on-Trent,
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