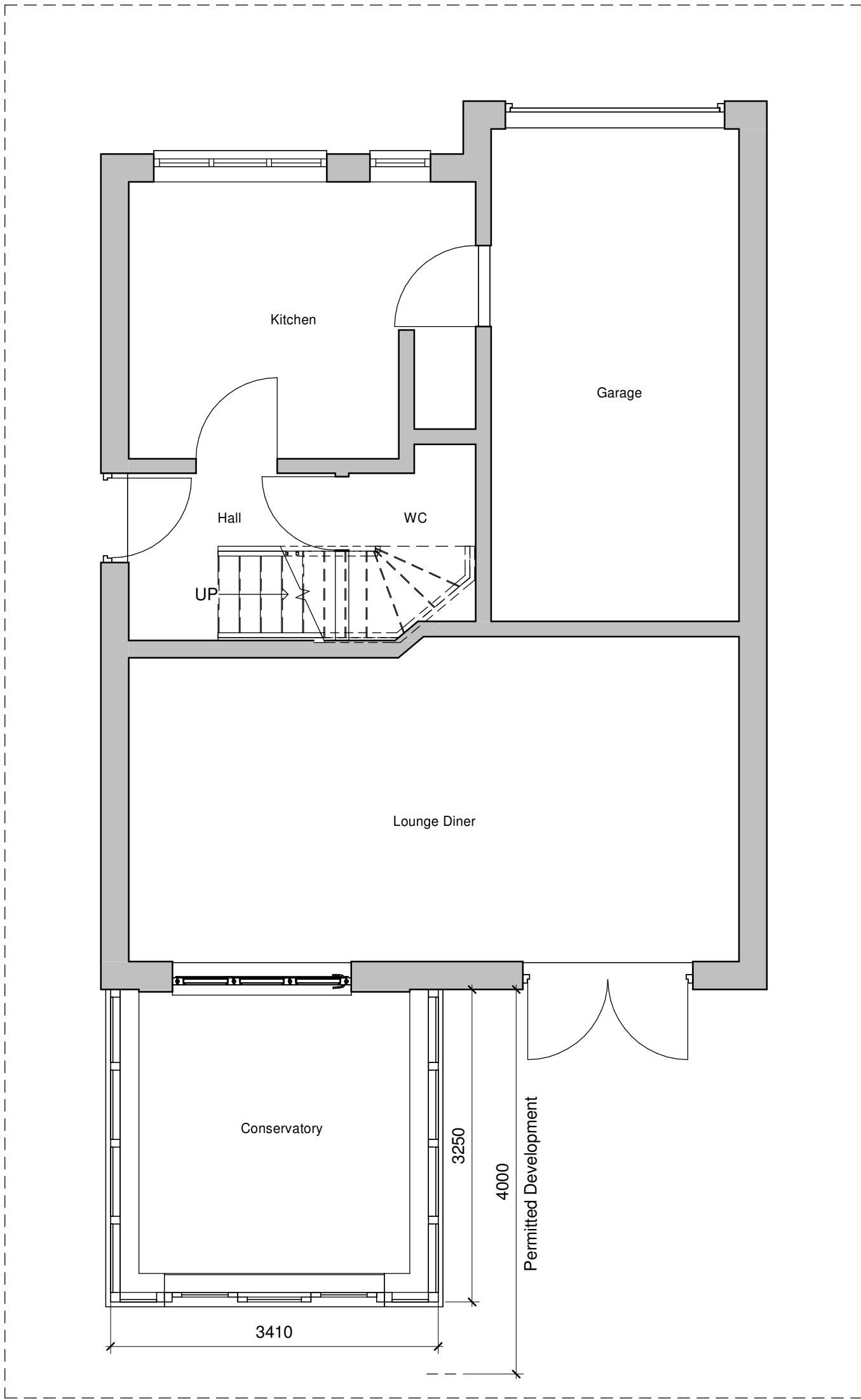
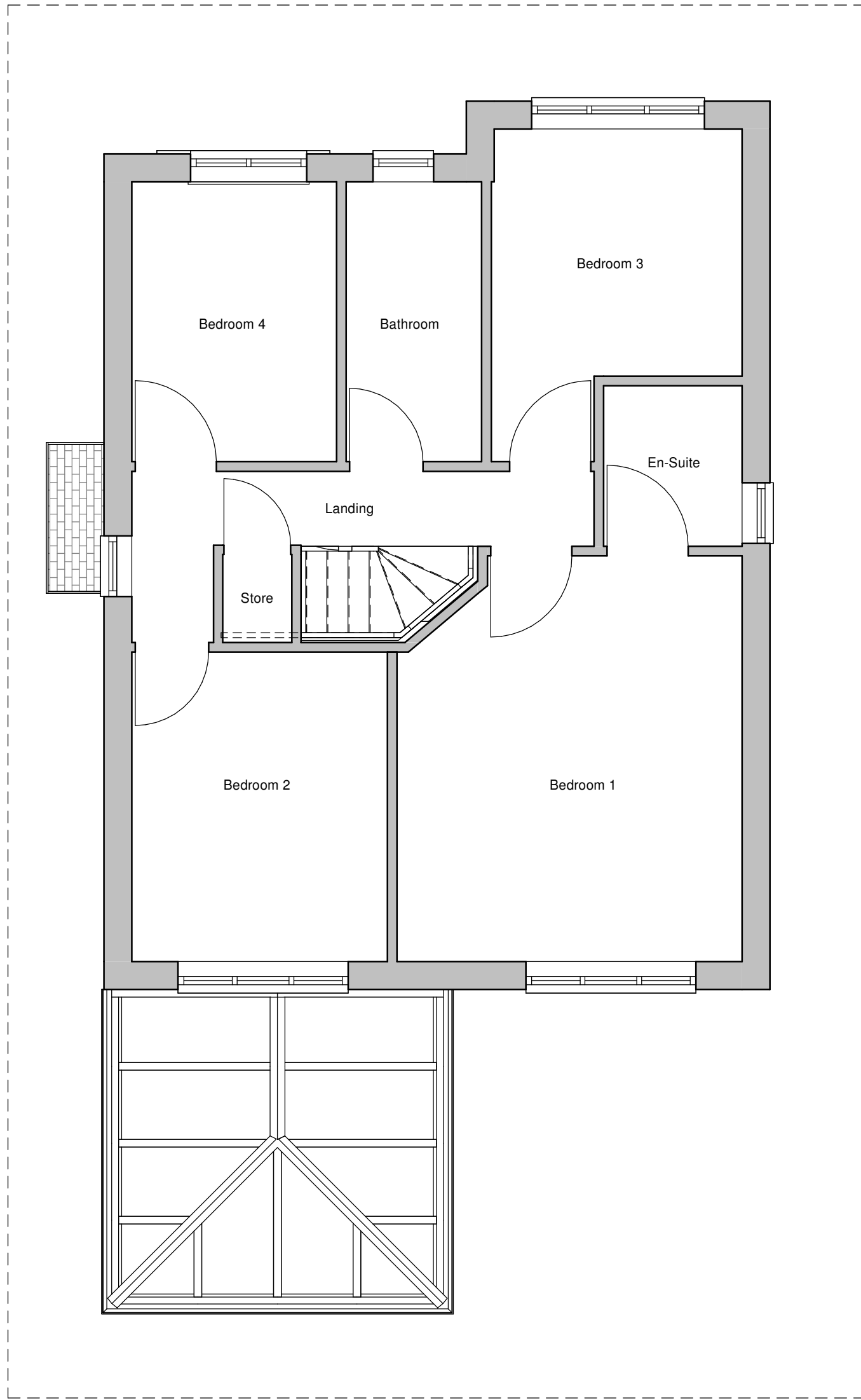
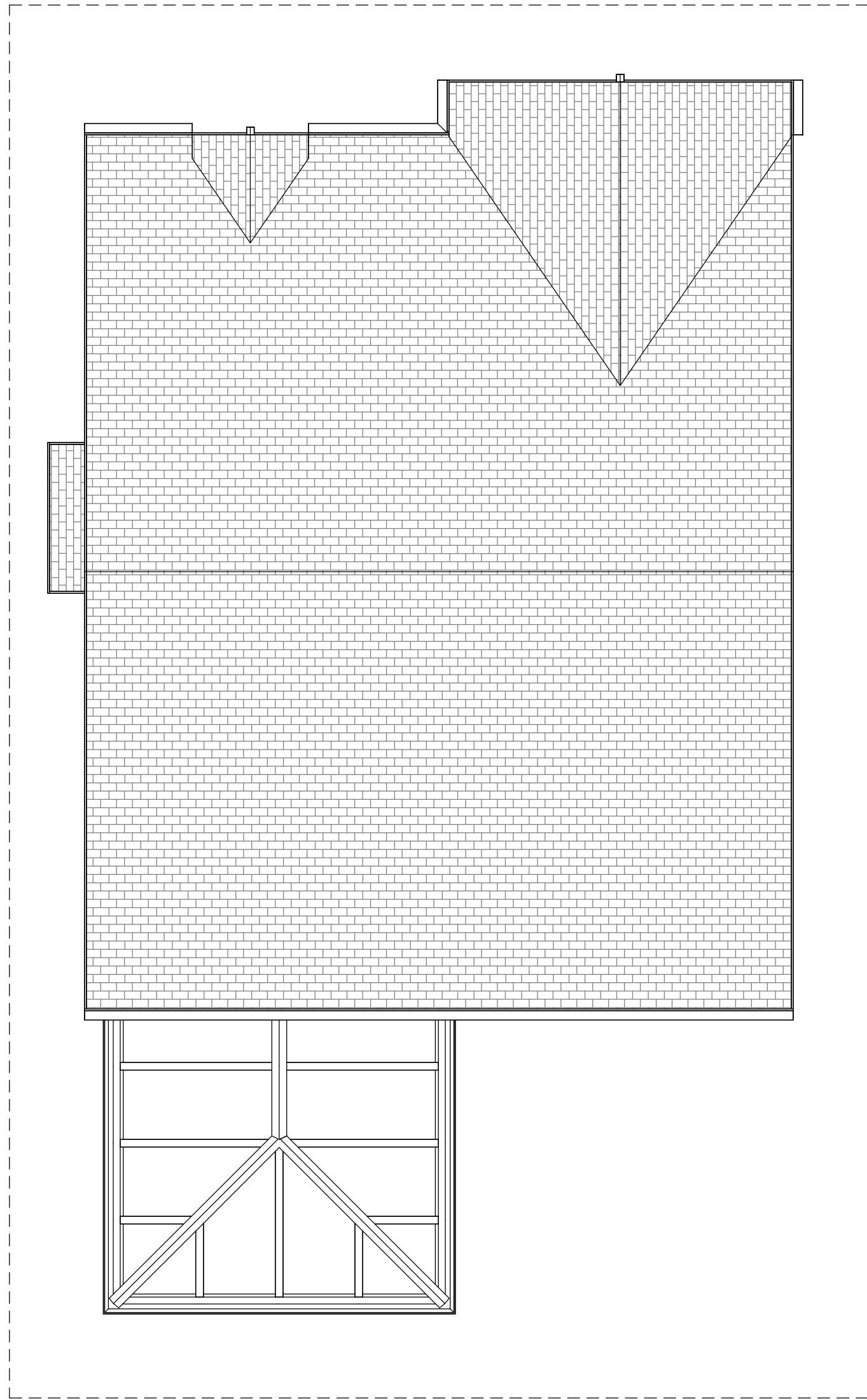




Proposed Ground Floor
1 : 50



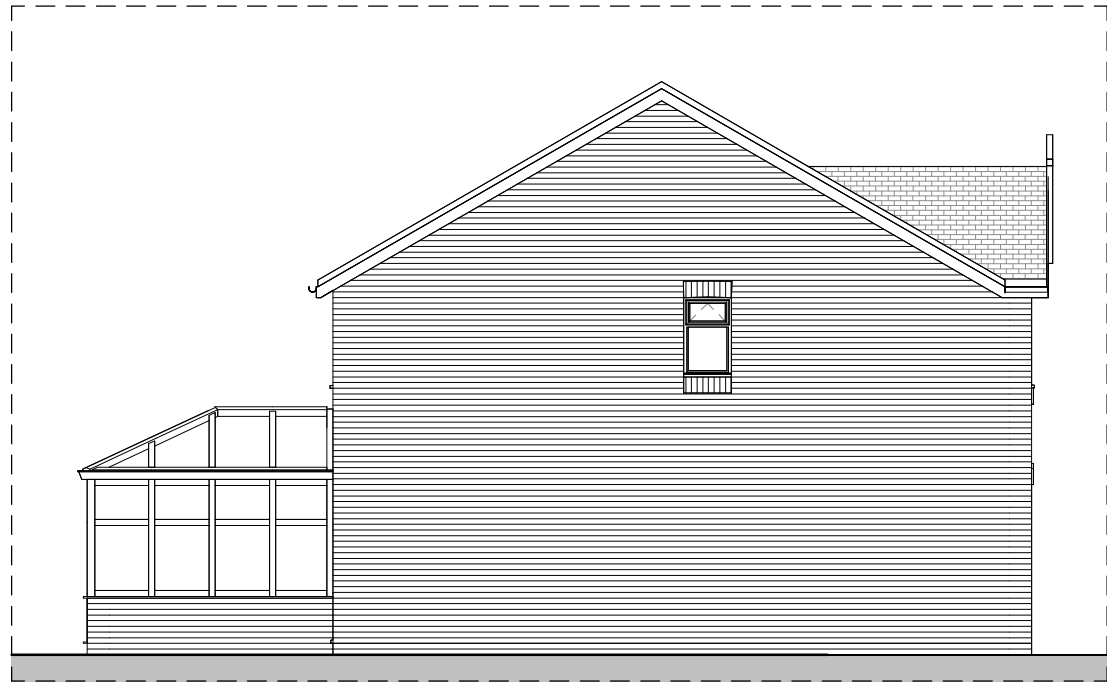
Proposed First Floor
1 : 50



Proposed Roof Plan
1 : 50



Proposed Front Elevation (NE)
1 : 100



Proposed Side Elevation (SE)
1 : 100



Proposed Rear Elevation (SW)
1 : 100



Proposed Side Elevation (NW)
1 : 100

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Prints: Please note that paper prints of this drawing may not be an accurate reproduction of the given scale. Figured dimensions only are to be taken from this drawing. A scale bar is shown for the purposes of scaling.
Purpose: This drawing is prepared for the purpose shown in the drawing status.
Approval: Where the drawing has been prepared solely for the purposes of obtaining either Planning Consent or Building Regulation Approval do not use for any other purpose.
Construction: Unless marked 'For Construction' and issued with a C status, the drawing should not be used for Construction purposes, as it may be necessary to augment/amend the drawing for this purpose. Detailed setting out drawings will need to be supplied for tender and construction purposes.
Dimensions and Levels: are to be checked on site, prior to commencement. All contractors are to be responsible for taking and checking all dimensions relative to their work. Dimensions are in millimetres unless otherwise stated.
Variations and Discrepancies: bpArchitecture are to be advised of any variation between drawings and site conditions.
CDM: Work must not start on site before a Construction Phase Health and Safety Plan is in place (if applicable). The Client is responsible for ensuring that a Principal Designer and/or Principal Contractor has been appointed and the Health and Safety executive have been notified (for projects which will involve more than 500 person days and/or will last more than 30 working days on site).
Building Safety Law: Do not make any changes to the layout or design without first agreeing this with the Architect, Structural, Civil Engineer or M&E Engineer so that changes can be verified against Design and/or Calc's. Any changes carried out by the Client or Contractor without notification will void design liability.
Co-ordination: This drawing is to be read in conjunction with all other consultant's drawings, specifications and schedules..... IF IN DOUBT ASK

Rev	Drawn	Comments	Date
1	DD	Retrospective Planning Application	Jan 2024

This application is being made retrospectively for a Conservatory constructed prior to property owner purchasing the property in 2017. The Conservatory was constructed at an unknown date between August 2011 and April 2017 from looking at property listing timelines without addressing the covenant that exists.
Note - the Conservatory complies with all Permitted Development rights and guidance

Materials

Roof:
Existing: Concrete pan tiles
Proposed: Rosewood UPVC Glazed Roof
No change to existing.

Walls:
Existing: Red Brick
Proposed: Matching Red Brick base
No change to existing.

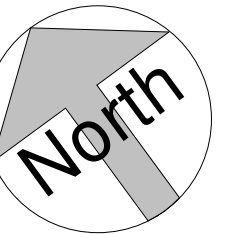
Windows:
Existing: Rosewood UPVC Doors.
Proposed: Matching Rosewood UPVC Doors.
No change to existing.

Doors:
Existing: Rosewood UPVC Doors.
Proposed: Matching Rosewood UPVC Doors.
No change to existing.

Rainwater goods:
Existing: Rosewood UPVC Gutters and Downpipes.
Proposed: Matching Black Rainwater Goods.

Hard Standing:
Existing: Tarmac at Front Paving to Side.
Proposed: No change to existing.

Boundary Treatment:
Existing: Shown on Block Plan.
Proposed: Shown on Block Plan.
No change to existing.



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Architects : Conservation : Interior Architecture : Landscape

Client
Mr Harvey

Project
Retrospective Application for a Conservatory at 10 Blackbird Way, Biddulph, ST7 7UH.

Title
Proposed Plans and Elevations

Status
RIBA Stage 3 - Planning

Date **Jan 2024** Drawn **DD**
Scale @A1 **As indicated** Checked **BSP**

Project No Originator Drawing No. Rev
24-003- BPA- A0-003 P 1