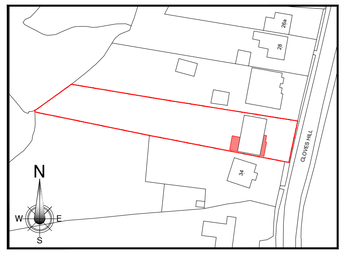
Block & Location Plans

Scale = 1:500/1250/2500







Images





DRAWING KEY / NOTES

Glazing / Window Configuration

MW Means Of Escape Window - No less than 0.33m^2, (450mm x 750mm min. opening width and height). The bottom of the opening is to be positioned not more 1100mm above finished floor level

* Obscured Glazing- To a level of at least level 3 on the pilkington glass scale.

Layout notes

1. Please note! Flue must discharge:
   - At least 1000mm above the top of the opening of the adjacent rooflights.

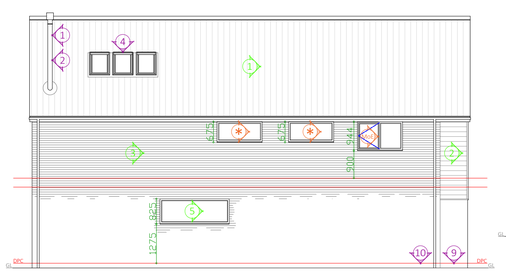
   and
   - At least 2300mm horizontally from the nearest point on the weather surface and:
     a) at least 1000mm above the highest point of intersection of the chimney and the weather surface; or
     b) at least as high as the ridge
2. Flue must be matt black in colour in order to comply with Condition 4 of planning approval AVA/2022/0186
3. Utilise existing S&VP
4. Rafters to be doubled up either side of velux rooflights
5. Code 4 lead flashing chased and pegged in to masonry at roof-wall abutments.
6. Glass balustrade to be designed and installed to specialist manufacturer's specification. All fixings to be in accordance with manufacturer's instructions.
   Please note! Balustrade must finish 1100mm above internal finished floor level. This is to ensure that the requirements of Part K are met whilst maintaining an adequate means of escape. Guarding to balcony to be able to withstand a horizontal force of 0.74kn / linear meter applied at handrail level.
7. Ensure a minimum of 150mm is maintained between DPC and external ground level
8. Please note glazing must be toughened due to reduced cill height and fixed shut at first floor level.
9. Please note! Ensure that existing ground floor ventilation is maintained following development.
10. Please note! Existing ground floor / foundation arrangement to be checked on site.
    Further advice to be sought from structural engineer prior to commencement of work on site. Structural engineer's foundation / floor design to take precedence over Green 2k Design.

Materials

1. Roof tile to approved sample
2. Cladding to approved sample
3. Brickwork to approved sample
4. Through coloured render to approved sample
5. UPVC / Aluminum windows & doors coloured to clients specification

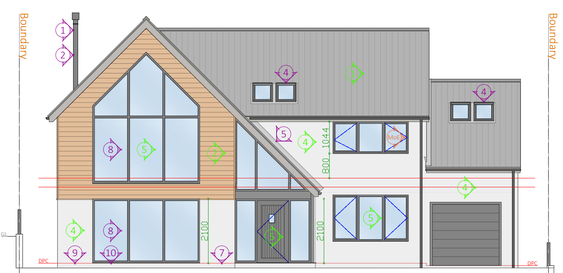
Drawing Notes

1. Drawings are to be read in conjunction with project specification (ref 1751_200) & the Pre-construction health and safety design risk register.
2. Please note! Condition 3 of planning approval AVA/2022/0186 which states:
   "No development shall take place to the elevation of the hereby approved development until there has been submitted to and approved in writing by the Local Planning Authority details and/or samples of the materials and finishes to be used for the external elevations and roof of the proposal, and development shall be carried out with those materials".
3. Please note! Condition 4 of planning approval AVA/2022/0186 which states:
   "The hereby approved flue shall be matt black".
4. Please Note!
   Structural engineer to visit site prior to commencement of work to assess existing structure. Exact methodology to be confirmed following site visit.
5. Please Note!
   All existing foundations offering support to be checked on site by a suitably qualified structural engineer for adequacy to accommodate increased loads prior to commencement of work.
6. Please note! Check whether all walls are load bearing / non-load bearing prior to commencement of work.
7. Structural supports - All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer. All steels to be concealed within floor / ceiling void where possible. Pre-stressed concrete / steel lintels above openings to loadbearing walls.



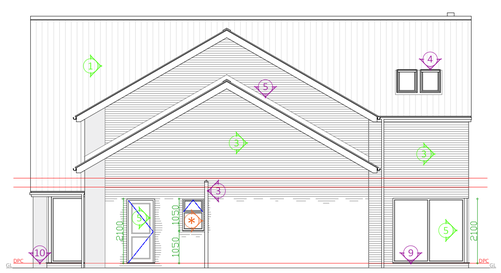
Side Elevation

Scale = 1:100



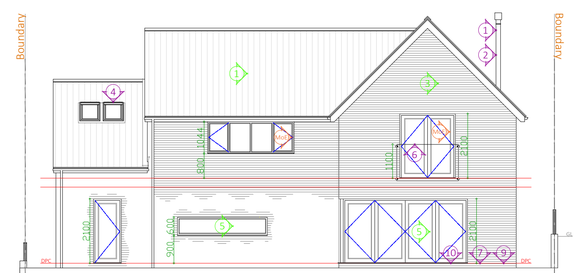
Front Elevation

Scale = 1:100



Side Elevation

Scale = 1:100



Rear Elevation

Scale = 1:100

0 5

Scale: - 1:50 Metres

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DRAWING NOTES

1. DRAWING IS PROVISIONAL- Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of approved drawings.
2. DO NOT SCALE - All dimensions to be verified on site.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS- This drawing is to be read in conjunction with all other relevant project drawings, documents and details.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES - The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicant land ownership.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
11. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
12. MEASURMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise.
13. PARTY WALL ACT. - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
14. CDM REGULATIONS 2015 - Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.

Rev	Date	Int	Details

green2k design
Architectural Designers & Chartered Surveyors

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e info@green2kdesign.com

Client Details

Mr Bryce Ashmore

Site Address

32 Cloves Hill
Morley
Derbyshire
DE7 6DH

Proposed Work

Front and rear single storey extensions along with loft conversion and all associated alterations

Drawing Title

Proposed elevations, site & location plans and images

Drawn: - KMF / TRW | Date: - July 2022

Job Status: - 'BUILDING REGULATION ISSUE - AWAITING APPROVAL'

Job No: - 1751

Sheet No: - 204 | Rev . ''

Scale: - 1:100, 1:500, 1:1250, 1:2500 @ A1