



Existing Side Elevation
Scale 1/100



Existing Rear Elevation



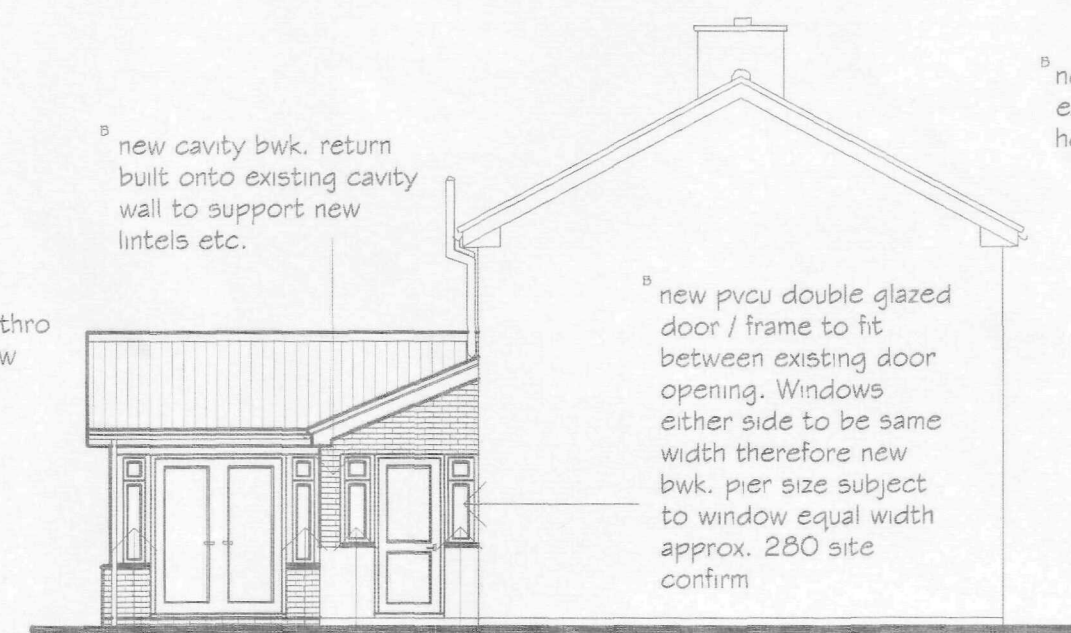
Existing Side Elevation



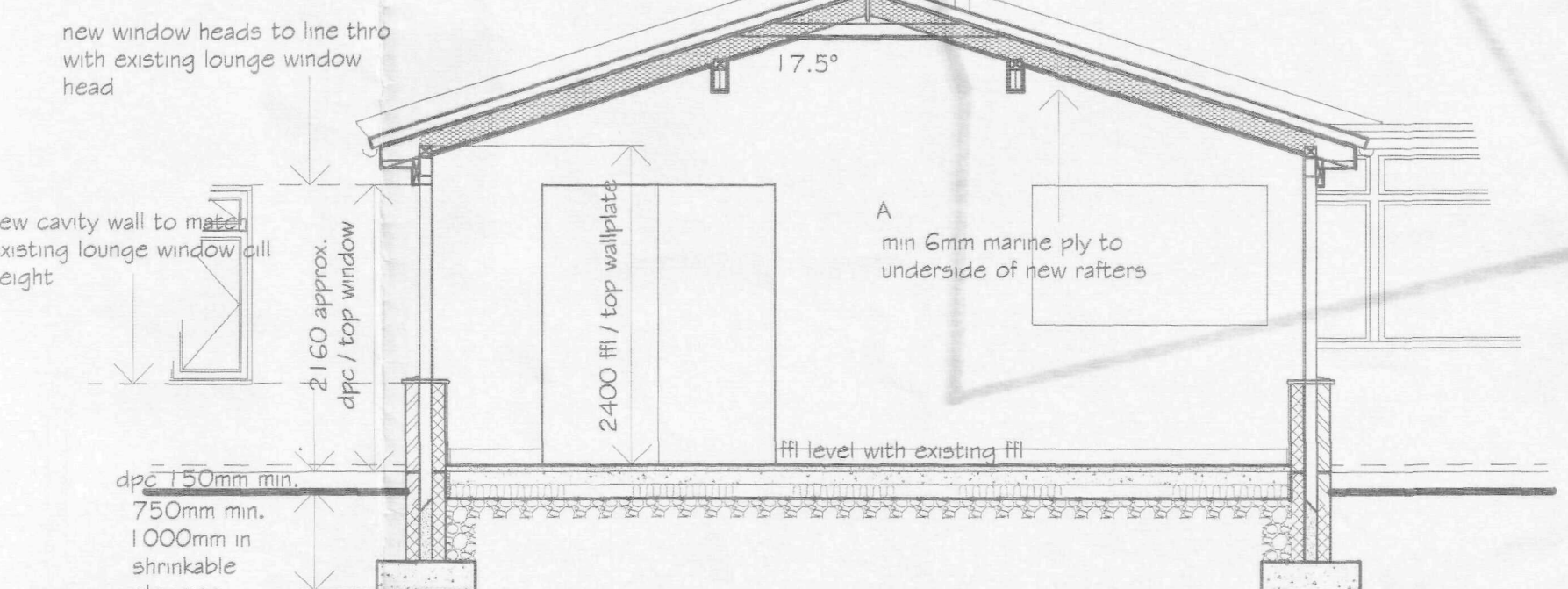
Proposed Side Elevation
Scale 1/100



Proposed Rear Elevation

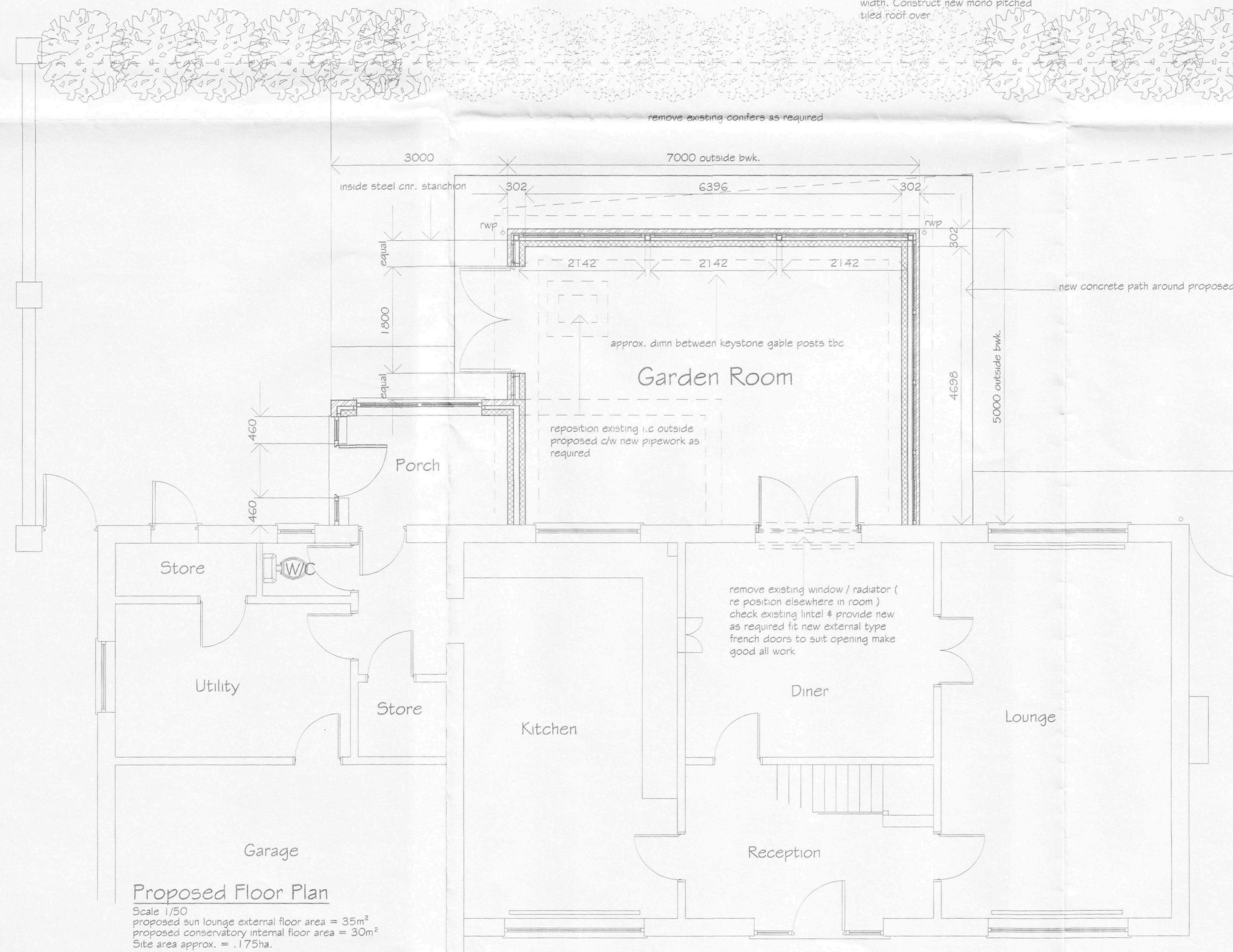


Proposed Side Elevation



Section Thro.

DETERMINED
PLAN



Proposed Floor Plan

Scale 1/50
proposed sun lounge external floor area = 35m²
proposed conservatory internal floor area = 30m²
Site area approx. = .175ha.

GENERAL NOTES
Copies of drawing 262/1/2009 must not be taken, traced or altered for any purpose other than that for which it is issued without written permission of MW Architectural - Detailing Services. The drawing is produced only for the purpose of obtaining Planning Permission & does not contain a full specification for the proposed works & must not be used as a contract document alone. The proposed work will not be supervised or inspected on site by MW Architectural - Detailing Services & it therefore the client or their appointed Builder / Contractor responsibility to control workmanship / materials / specification & any variations to the contract (variations may include amended drawings / new application having to be submitted to S.H.D.C. Planning Dept. for approval, Builder / Contractor to confirm prior to any variations with S.H.D.C. Planning Dept.). All measurements on this drawing are not to be scaled for construction / ordering purposes, dimensions & set out of the works as shown on the drawing to be checked by the Builder / Contractor prior to the commencement of work & any discrepancies report immediately. Actual position of existing gas / electric underground service pipes / cables, surface water pipes / soakaways are not known / shown the positions of all these apparatus must be established by the Builder / Contractor prior to commencement of or during any work.

HEALTH & SAFETY
The appointed contractor is to be familiar with & comply with Health & Safety for Building Sites & Work Places.

SUN LOUNGE:
Internal steel construction with external UPVC infill windows / doors colour: white with double glazed sealed units ('K' glass) All full ht. glazed doors & windows in critical areas i.e. below 1500mm above floor in doors / side panels & below 800mm above floor in windows to be glazed with toughened glass to BS 6206:1991 Std. & as Section N1 of the Building Regulations. Roof to be concrete interlocking roof tiles to match existing dwelling as near as possible.

CAVITY BRICKWORK:
302mm cavity brick x 600mm high off dpc. Wall comprising: 102 external facing brick to match existing dwelling as near as possible, 100 cavity with 100 Dntherm or similar approved cavity fill insulation, 100 internal insulation blockwork & skim all to clients choice c/w softwood skirting board etc. All built off conc. foundations taken down to suitable load bearing substrata.

SUN LOUNGE FLOOR:
Floor to be level with existing dwelling floor

R.W.P.S. / GUTTERS:
PVCu r.w.p.s. / gutters colour to match existing dwelling: grey to existing system / new soakaway min. 5 m from buildings

ELECTRICS:
All electrical work is required to meet the requirements of Part P of the Building Regulations (Electrical Safety) & must be designed, installed, inspected & tested by a person competent to do so. Prior to completion of the works the Council Building Control must be satisfied that either:
1) An electrical installation certificate issued under a competent persons scheme has been issued or
2) An appropriate electrical installation certificate has been issued for the work, & that it has been signed by a person competent to do so

Qty's & positions of sockets / outlets / lighting points / switches / tv sockets / telephone jack points etc. required within the proposed conservatory to be confirmed with client prior to commencement of work to conform with I.E.E. regulations & N.H.B.C. standards.

HEATING:
Provide own separate heating system to proposed

FIXED INTERNAL LIGHTING:
Qty's & positions of fixed lighting & fans within the conservatory to be confirmed with client prior to commencement of work

Planning
09 MAR 2009
Ref: 0176109

B Revised to suit Clients comments mjw 5/3/09
A Revised to suit Keystone requirements mjw 17/2/09

REVISIONS		BY	DATE
DRAWN	MJW	DATE	1/2/09
SCALE	1/50 1/100	CHECKED	
CLIENT	Mr. & Mrs. R. C. Laming Snowdrop Farm Holbeach St. Johns Spalding Lincs PE12 8SG		
PROJECT	Proposed single storey garden room to rear of existing dwelling & replace existing porch flat roof with mono		
DETAILS	Proposed / Existing Elevations & Floor Plans		

MW **Malcolm Watson**
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Planning & Building Regulations Submissions

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DRWG No. 262/1/2009^B