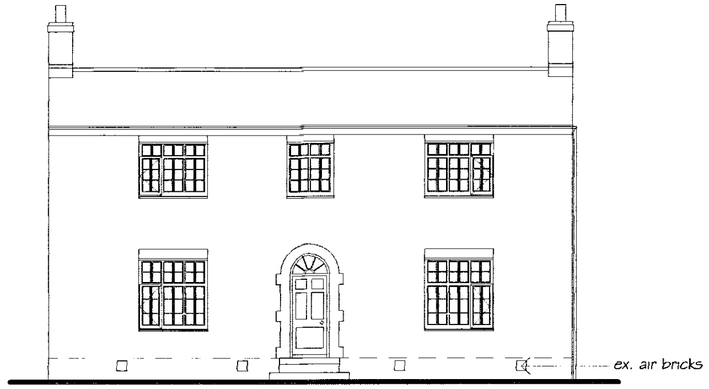
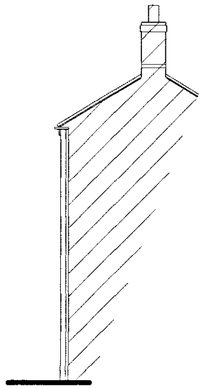


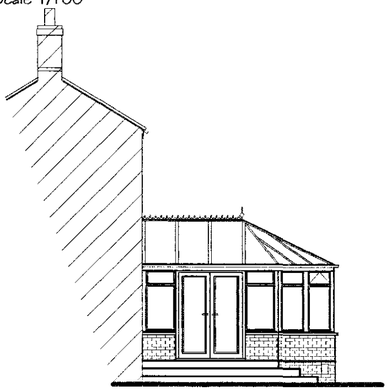
Existing West Elevation
Scale 1/100



Existing South Elevation



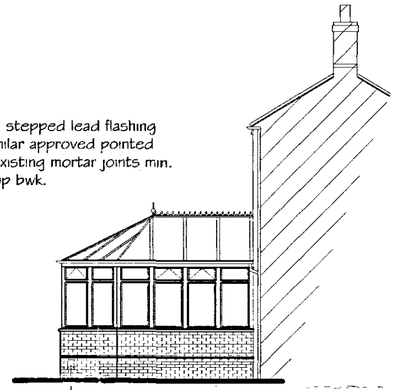
Existing East Elevation



Proposed West Elevation
Scale 1/100



Proposed South Elevation



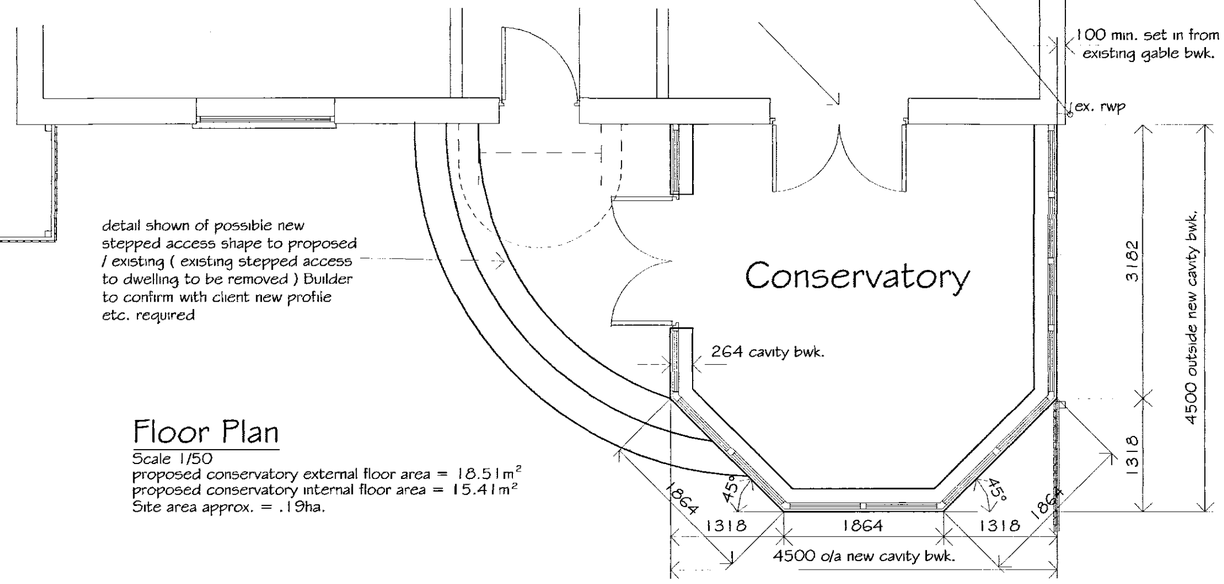
Proposed East Elevation





existing window to be removed & bwk. below, existing lintel to be checked & if inadequate /none provide new to suit bwk. thickness min. 150 end bearing (visible cracking in bwk. above window may indicate no / inadequate lintel) provide new external type pvcu french doors / frame to suit new opening & make good all work

connect new conservatory gutter to existing surface water rwp if possible



Floor Plan
Scale 1/50
proposed conservatory external floor area = 18.51m²
proposed conservatory internal floor area = 15.41m²
Site area approx. = .19ha.

GENERAL NOTES
Copies of drawing 242/1/2008 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 / 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 require 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, dimn's & 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 & complies with Health & Safety for Building Sites & Work Places.

CONSERVATORY :
Upvc framed colour : white with double glazed sealed units ('K' glass not required) c/w bronze / opel polycarbonate roof & gutters . All full ht.glazed doors & windows in critical areas i.e. below 1500mm above ffl in doors / side panels & below 800mm above ffl in windows to be glazed with toughened glass to B.S.6206 1981 std. & as Section N1 of the Building Regulations. At junction with existing dwelling bwk. provide No. 4 stepped lead flashing or similar approved pointed into mortar joints

CAVITY BRICKWORK :
264mm cavity bwk. x 600mm high above existing ffl / dpc (Note. existing ffl / dpc level approx. 600mm above existing ground level). Wall comprising : 102 external facing bwk. to match existing dwelling type & bond as near as possible, 60 cavity with 60 Dntherm or similar approved cavity fill insulation, 102 internal facing bwk. to clients choice c/w softwood skirting board etc. as required by client. All built off conc. foundations taken down to suitable load bearing substrata.

CONSERVATORY FLOOR :
Floor to be level with existing dwelling floor

R.W.P'S / GUTTERS :
PVCu rwp's / gutters colour : white to existing system / new soakaway

EXISTING EXPOSED HOUSE BRICKWORK :
Client to confirm if to be left as is or if any finish required

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

ELECTRICS :
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.

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

HEATING :
Confirm with client prior to commencement of work any heating requirements within the proposed conservatory

REVISIONS		BY	DATE
DRAWN	MJW	DATE	18/4/08
SCALE	1/50 1/100	CHECKED	

CLIENT
Mr. & Mrs A. Dring
Westfield Farm
Beck Bank
West Pinchbeck
Spalding
Lincs
PE11 3QN

SHDC
Planning & Development
28 APR 2008
Ref: 0523/08

PROJECT
Proposed Conservatory to existing residential dwelling to be used in conjunction with day care nursery

DETERMINED PLAN

DETAILS
Proposed / Existing Elevations & Floor Plan

Malcolm Watson
Architectural - Detailing Services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations submissions
13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel / Fax : 01775 767650
email : mjw.13@btinternet.com
Local Authority BUILDING CONTROL Partner

DRWG No. 241/1/2008