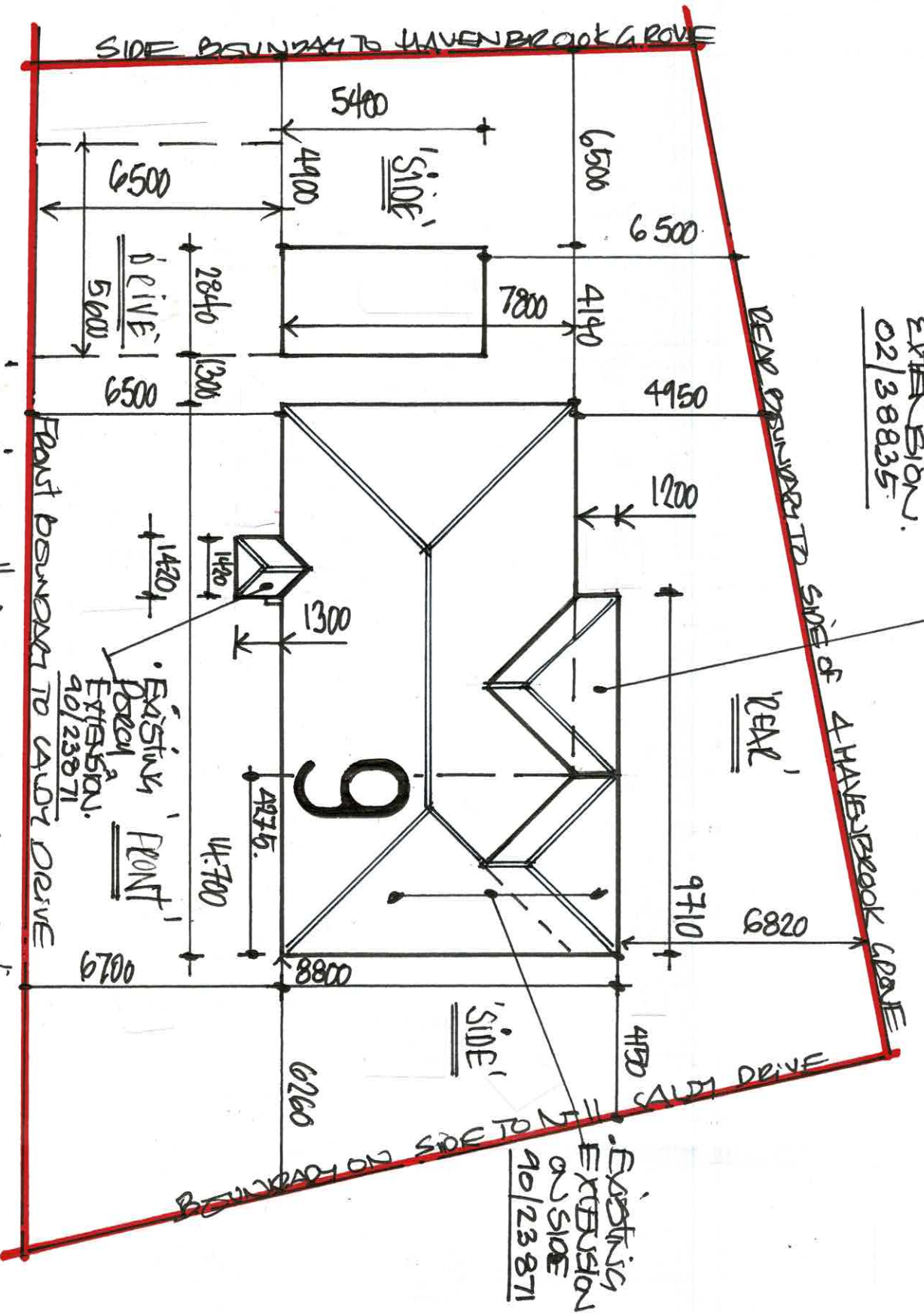
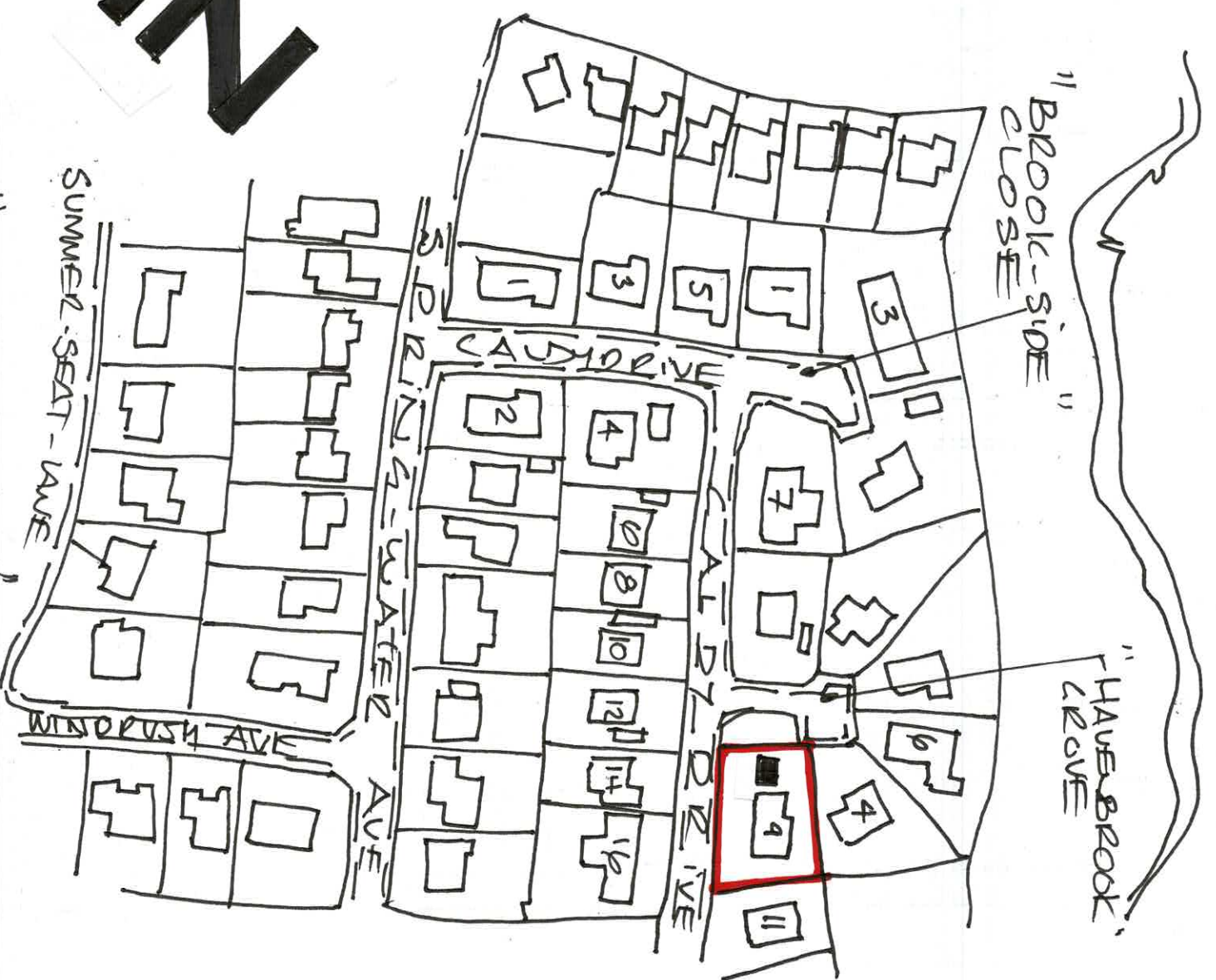


• EXISTING BEAK
EXTENSION.
02/38835



1:150 EXISTING "BLOCK PLAN"



1:1250 SITE - LOCATION PLAN

• Address: —

No 9 'Caddy Drive'

Holcombe Brook,

Rushbottom,

Bury, Lancs, BL097Y.

MARCH 2024.

• Planning History: —

• APP NO 90/23871 - SINGLE STOREY EXTENSION TO SIDE AND REAR PORCH

• APP NO 02/38835 - SINGLE STOREY REAR EXTENSION

DRAWN:

1

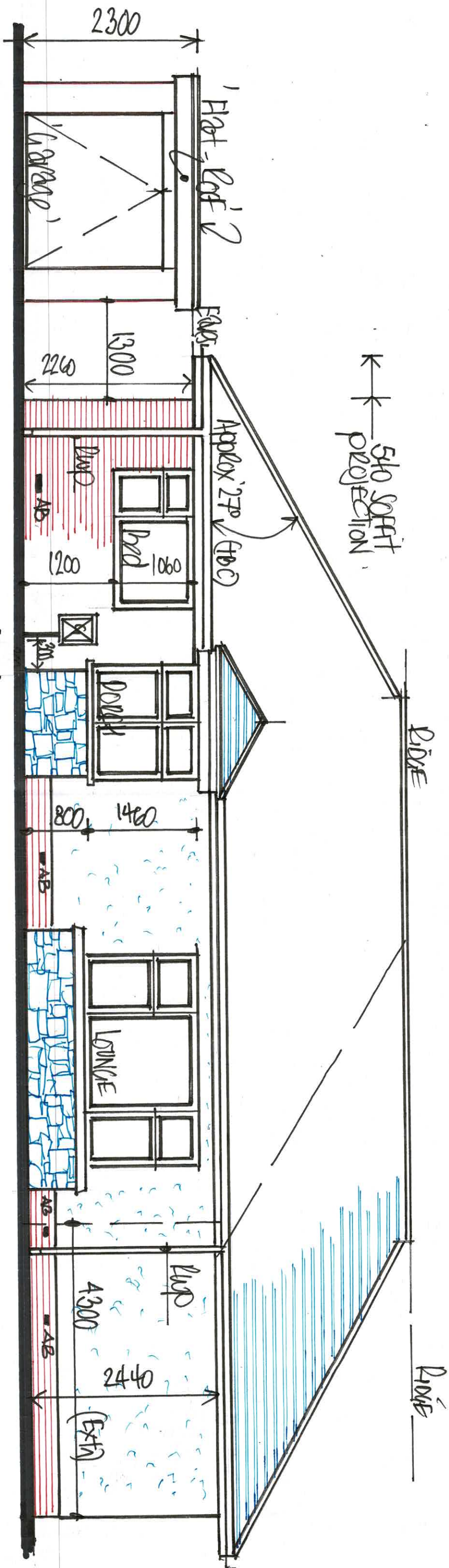
EXISTING MATERIALS

- DESIGNED INTERLOCKING CONCRETE ROOF TILES TO APPROX' 27°-30° DUAL-HIPPER TYPED ROOF SLOPE TO DETACHED BUILDINGS AND A FETTERED RAFT-ROOFED DETACHED GARAGE
- PLASTIC CURTAIN BED OUTER LEAF FACE BEHIND IN STRETCHER BOARD, 1:3 CIS NATURAL METAL WITH STONE PAPER STRIP ON INSIDE AND PERFECTIVE BAY FRAME BETWEEN WINDOWS, WITH WHITE BONDED ARGENTS RAFT/STOE & BASE OF ELEVATION'S
- APPROXIMATE 4mm 2000 COLOUR LEAFED, DOUBLE GLAZED DOOR/WINDOW FRAMES, DISCREETLY DOOR/WINDOWS
- GREEN UPON DASHIA/SOFT BOARD TO A 54cm SOFT PROJECTION OFFERS AND UPON WELLS BOX 2 24mm WELLS DOWNSPOUTS
- SEVERAL 22x150 TELECOMIA BED/CAT AIR BRIDGES AT G. FLOOR, WEBS TO CROSS WEBS TO SUB-FLOOR AREAS BETWEEN 500 TOWER & FLOOR VENTS etc

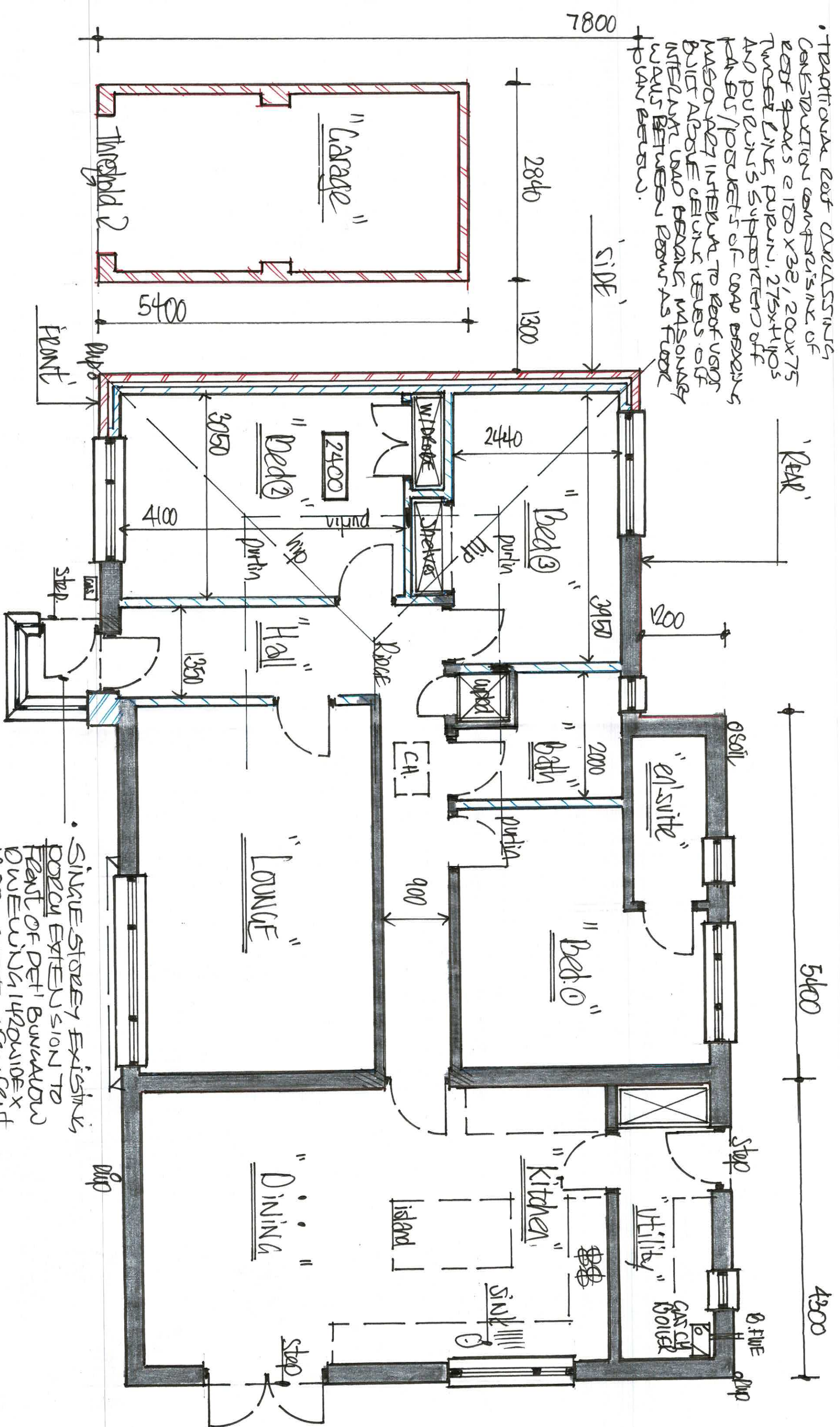
GENERAL NOTES

- THESE PLANS DETAILS AND DETAILS HAVE BEEN PROVIDED, DELETED AND DRAFTED FOR THE SOLE PURPOSES OF APPLICANTS TO BURY COUNCILS PLANNING AND BUILDING CONTROL DEPTS IN ORDER TO OBTAIN THE RELEVANT AND NECESSARY HOUSEHOLD PLANNING PERMISSION AND BUILDING REGULATIONS FULL PLANS/PLAN CIRCULARS CONSENTS AND APPROVALS ... ONLY!
- SHOULD THE DRAFTING BE DONE ON A "USE-IT-OR-LOSE-IT" BASIS (IN USE OF A FREEHOLD ONE) THEN APPLICANTS MAY NEED TO OBTAIN THE CONSENT OF THE LANDLORD OVER AND ABOVE THE CONSENTS FROM BURY COUNCIL AS HIGHLIGHTED IN ABOVE PARAGRAPH AND IN ADDITION etc.

1:50 EXISTING FRONT ELEVATION OFF 'CALDY-DRIVE'



- Traditional roof construction comprising of roof spars @ 180 x 38, 200 x 75 timber lining, purlin, 275 x 410s and purlins supported off pambus/posts & of concrete masonry interlaid to roof u/g built above ceiling level of interlaid u/g boards, masonry walls between rows as floor plan shown.



1:50 EXISTING - "GROUND FLOOR" - PLAN.

- SINCE STOREY EXISTING PORCH EXTENSION TO FRONT OF DET' BUNGALOW DUE WIND 1420 WIND X 1300 PRESTON FORM FRONT EXTENSION.

$$\text{O}::\text{N} \rightarrow \text{S} \rightarrow \text{R} \rightarrow \text{D}$$

$$\begin{matrix} 2 \\ 1 \end{matrix}$$

10.20
21.17

$$\underline{\underline{31.37 \text{ m}^2}}$$

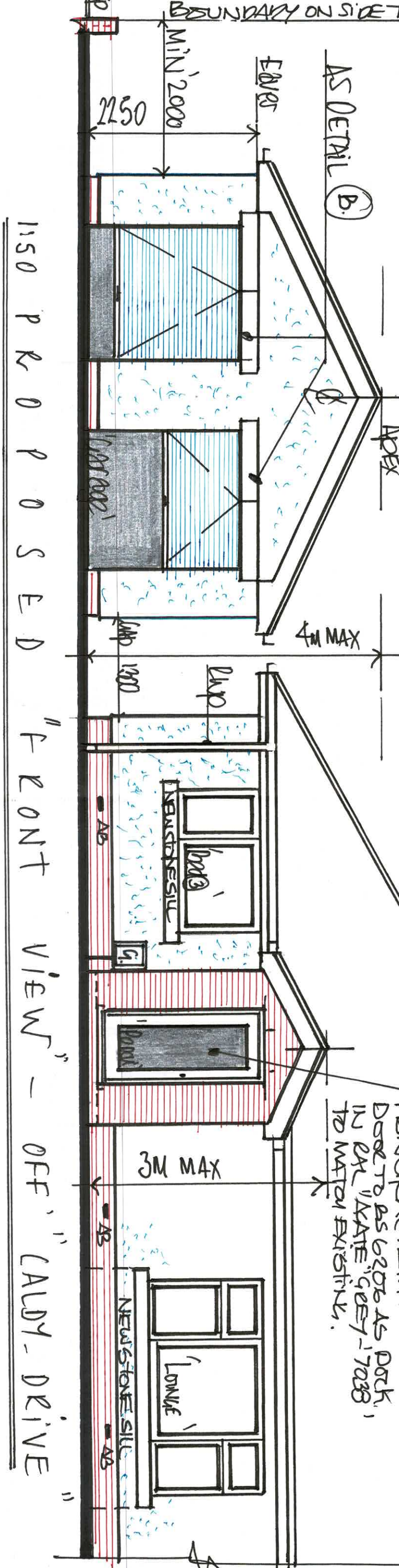
WIRE/STEE support
QWE 61-FOUNDOR25
AS DETAIL (C)



EXTERNAL WALL CONSTRUCTION

ENTER A 100mm FN DENSE CONC' BLOCKWORK OUTER SKIN FOR SMOOTH RENDER APPLICATION, PAINTED OR SELF COLOURED WHITE TO MATCH EXISTING AND/OR 100mm MATCHING OUTER WAF INSULC (LAY FACE BRICK. SECRETED TO MATCH EXISTING IN 1/3 CONC' NATURAL MORTAR AND STRENGTH BOND W/ 4 100mm APARTED/VERTICAL CONC' BLOCK INNER SKIN AND A 100mm DENSITY BETWEEN INNER/OUTER SKIN AND STAINLESS STEEL CAVITY WALL TIES @ 750% H/2, 450% VERTICAL BOND TO EACH WAF TO GIVE STRUCTURES, EXTRACTED TO ONE BEVELS @ 225% OF USE THERMABATE/CAVITY TYPE OR SA INSULATED DPC - CAVITY WALLS TO CLOSE DEVEALS TO DOOR/WINDOW OPENINGS TO UNIT/PREVENT AIR AND WEAT LOSS, AS DESIRED INSULATE CAVITIES USING CROWN DENSITY OR SA FILL CAVITY CAVITY WALL INSULATION FROM DPC TO EAVES/ROOFES AND ALSO BE BOUND INSULATED OR 1/3 CONC' NATURAL MORTAR FOR DPC-DAE ADHESIVE PASTER BOND TO THE WALL FACE OF CONC' BLOCK INNER SKIN TO SUMMER BEAM/UPPER BRICK BAR INTERIOR WALL BETWEEN "BEDROOM" AND "LANDING ROOM".

BUILT IN 100mm FN DENSE CONC' BLOCKWORK AS A 'LOAD BEARING' WALL TO SUPPORT ROOF BEAM (B1) (AS DETAIL (A) & (E) - AT AGE GATE CONCRETE FOUNDATION 450x150 TALK IN BETWEEN BOTH SIDE WALLS AND TIED TO INNER SKIN OF EXTERIOR CAVITY WALL 450% V.T. WITH A 440x100 BUTTERSCOTCH MIDSPAN, ON GARAGE SIDE, BUILT UP OF CONC' UP TO PASTON WALL BEAM (B1).



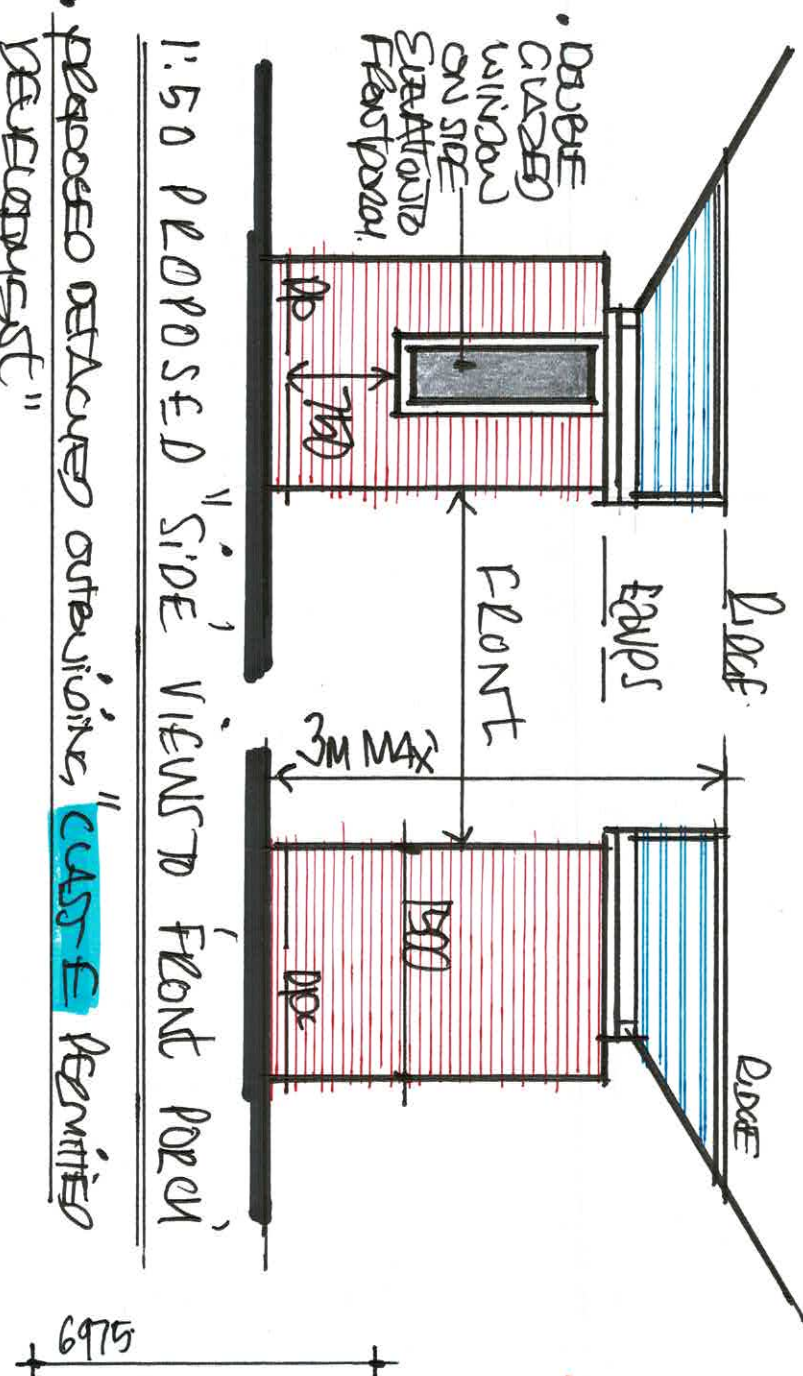
INTERIORS USE 'ARTIFICIAL' TYPE OF SA CONCRETE 400/100 OPEN BACKED, INSULATED STEEL UNIT UNITS AS DETAILS (B), (C), (E) TO SUIT SPANS, ONTO MIN 150 FILL BRICKS WITH STONE UNIT FEATURES TO FRONT AND REAR DEVEALS AND LOW DENSITY HOUSING TO OUTER SKIN @ MAX 900%, MIN 200/OPENING, AS DETAILS (B) & (C).

ROOF-LINES UPVC BOX? OR GROUND COATED PLASTIC GUTTERS / DRAINSPOTS & EAVES ONTO UPVC FASCIA BOARDS AND SOFFITS TO 4 NOMIN 200 SOFFIT PROJECTION, UPVC WALLS END CAPS, UPVC WALLS ROADS TO SUIT PEOPLE AND PATCH OF ROAST/REAR CAPED LIKE FENDS.

• GLAZED UNITS: 70mm UPVC WEA/REHAU PROFILED FRAMES, ASSEMBLY AND SECTIONS IN "ACATE-GREY" 'EAL-7038' COLOUR COATING TO MATCH EXISTING AND FITTED WITH TOUNGUE, DOUBLE GLAZED, SEALED UNITS TO BS 6206 AS GLAZING TO DOORS DESIGNED IN CERTAIN LOCATIONS AS DEFINED IN B. BEAS DOKK_2013 etc.

PROPOSED FRONT PORCH - "CLASS'D - PERMITTED DEVELOPMENT"

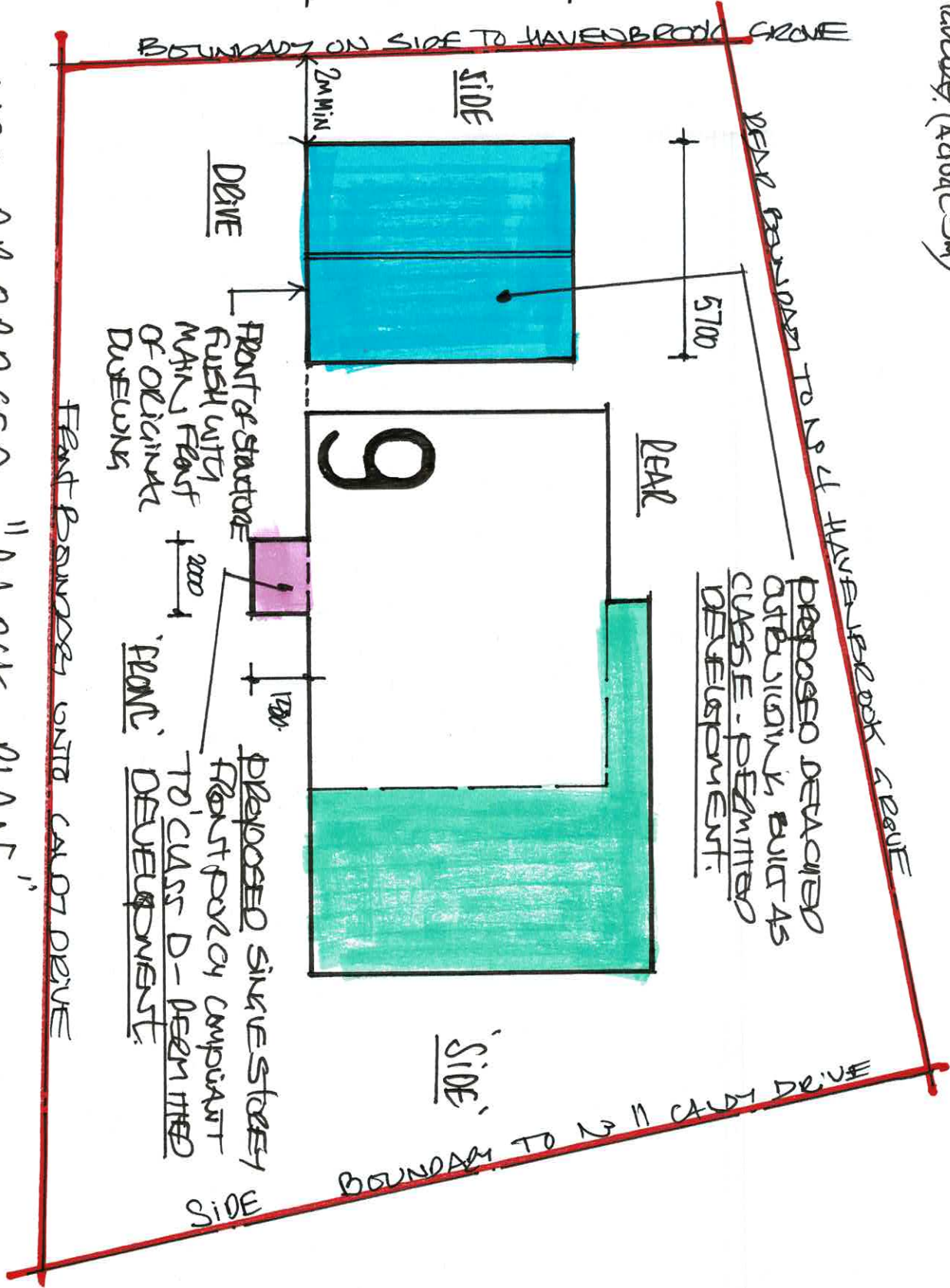
- AREA OF PORCH, MEASURED EXTERIALLY, WILL NOT EXCEED 3m² (ie 2.0 x 1.5)
- PORCH NOT TO EXCEED 3m MIN HEIGHT, ABOVE GROUND LEVELS.
- PORCH WILL NOT BE WITHIN 2m OF THE BOUNDARY OR FRONT TO HIGHWAY (Actual 5m)



PROPOSED DETACHED OUTBUILDING, "CLASS'E PERMITTED DEVELOPMENT"

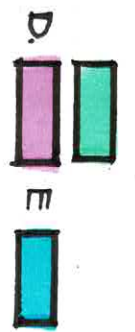
- PROPERTY IS NOT ON "DESIGNATED - LAND"
- PROPOSED OUTBUILDING IS NOT FORWARD OF THE FRONT-PRINCIPAL ELEVATION TO CAROT DRIVE AS CONFIRMED BY SURV FROM SAMUEL SUMMERS (26th March 24).
- AS CALCULATION OPPOSITE, OUTBUILDINGS / EXTENSIONS, EXISTING / PROPOSED WILL NOT EXCEED 50% OF THE TOTAL AREA OF LAND AROUND ORIGINAL HOUSE (Actual 17%)
- PROPOSED OUTBUILDING WILL NOT BE USED AS SEPARATE, SELF-CONTAINED LIVING ACCOMMODATION + NO WIDENING AVENUE...
- OUTBUILDING TO BE SINGLE STOREY WITH A MAXIMUM EAVES HEIGHT OF 2.5m AND MAXIMUM G/A HEIGHT OF 4m (pitched roof)
- OUTBUILDING NOT TO BE WITHIN 2m OF THE PROPERTY BOUNDARY TO AVOID THE BUILDING HEIGHT MAXIMUMS < 2.5m G/A ...
- NO BALCONIES, VERANDAS, BASED DECKING > 300mm AGL

* THE PROPOSED OUTBUILDING / STRUCTURE BEARING FOR AND FOR A PURPOSE + USE IN CONTRAST TO THE EXISTING ELEMENT OF THE DWELING AND ADJUNCT TO THE DETACHED DWELLING HOME AT ALL TIMES ... etc.



1:150 PROPOSED - "BLOCK - PLAN"

- SIZE OF PLOT = 29.75 x 20.79 = 618 m²
- 1- OF ORIGINAL HOUSE = 10.40 x 7.80 = 81 m²
- 50% OF NET AREA AROUND HOUSE = 268 m²
- AREA OF EXISTING EXTENSIONS = 45 m²
- AREA OF PROPOSED = 43 m²
- TOTAL = 88 m²

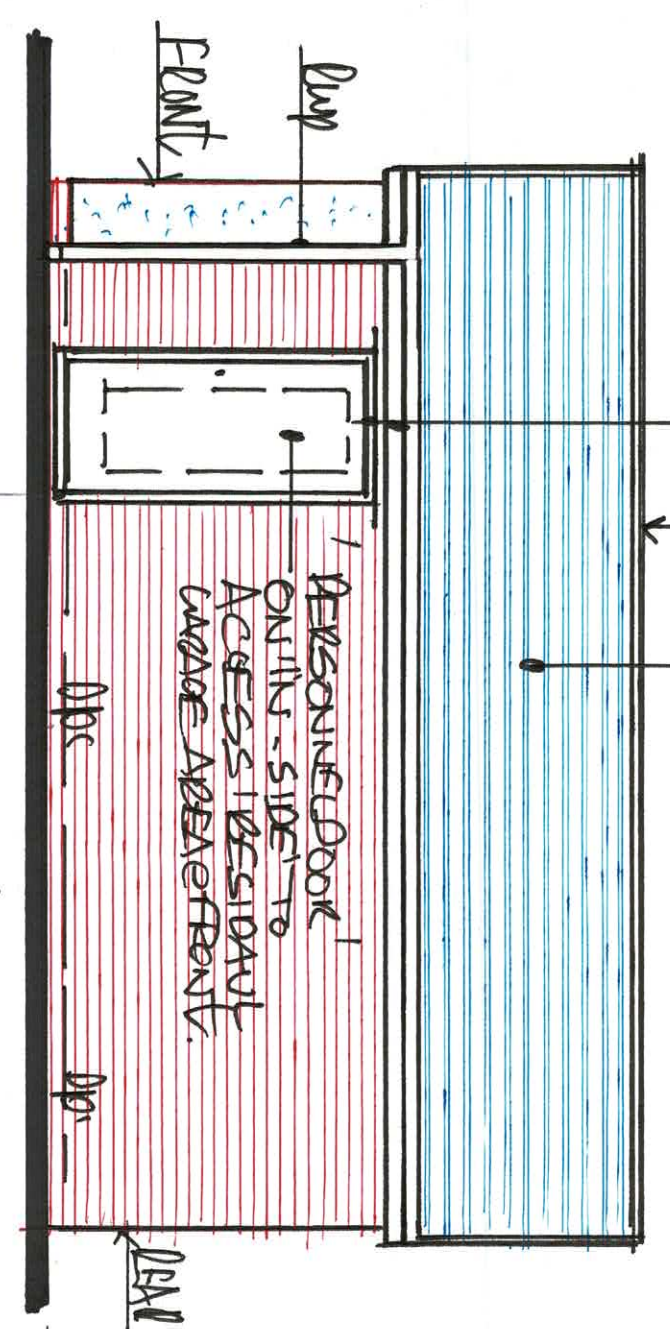


• TOTAL AREA OF EXISTING / PROPOSED EXTENSIONS WILL NOT EXCEED MORE THAN 50% OF TOTAL AREA OF LAND AROUND THE ORIGINAL HOUSE.

AS DETAIL (E)

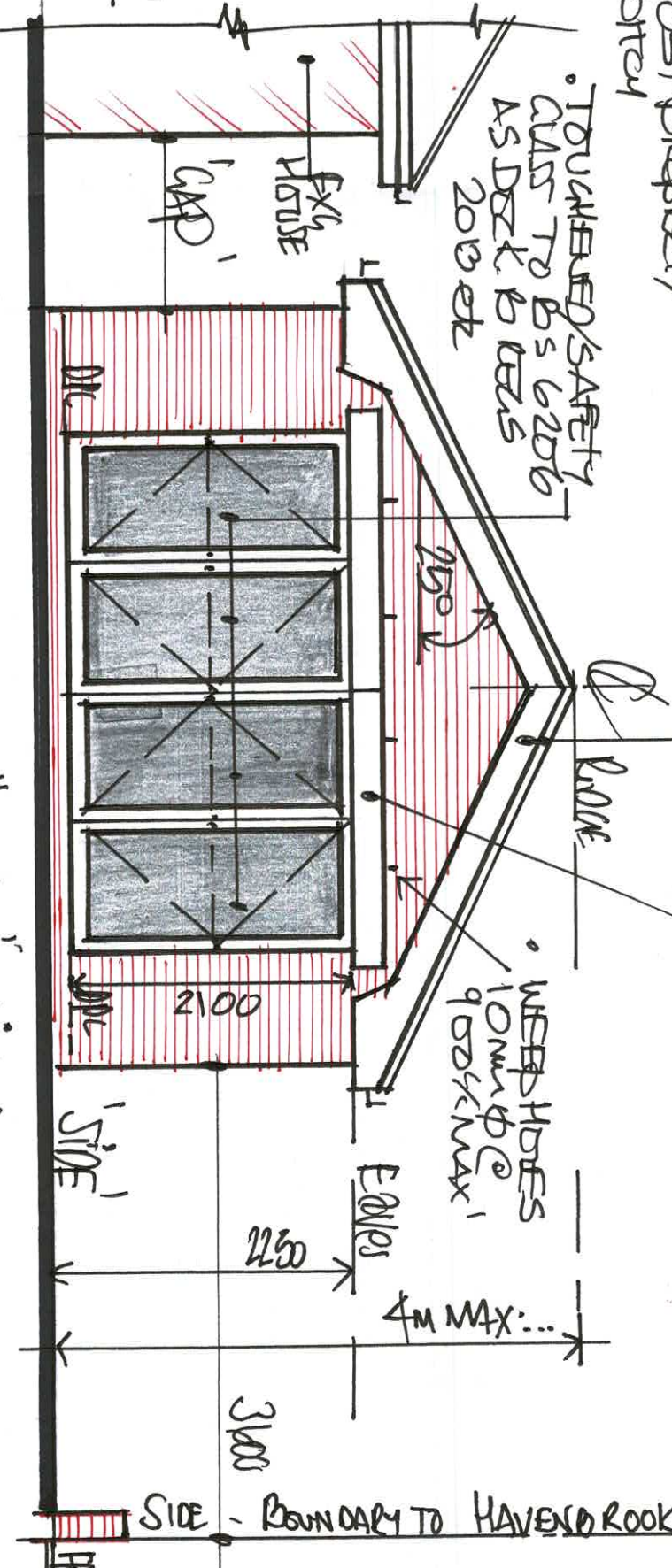
SEAMFAST DRY ROOF SYSTEM SUBMITTED TO THREE PLATE ON TOP OF ROOF BEAM (E1) / ROOF SPACES (E) APPEX

WELDED TYPE OF SA ROOF TIES TO MATCH THE SEAM OF EXISTING ROOF TIES TO A MAX. 250 DUO-ROOF PITCH



1:50 PROPOSED "INSIDE" VIEW

TOUGHENED SAFETY GLASS TO BS 6206 AS DETAIL (E) 200 et



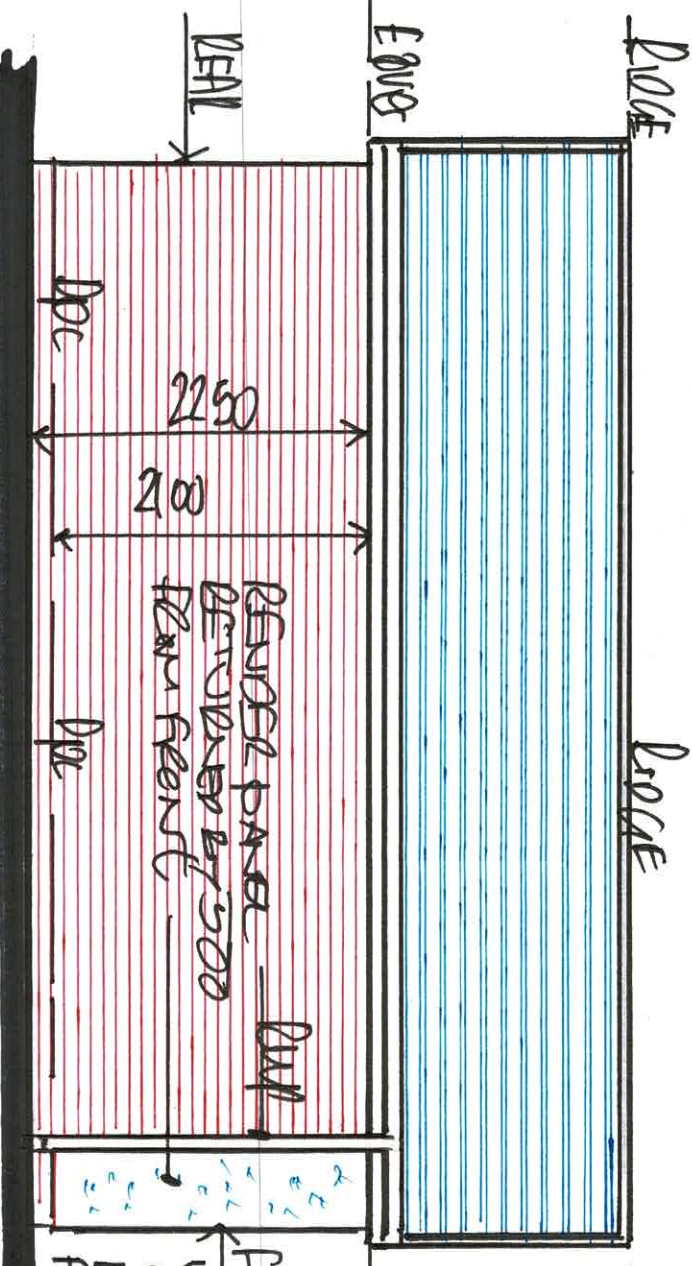
AND PROPOSED "REAR" VIEW

UPPER END OF CASE / WELDED ROOF TIES FROM / PITCH OF CASE FOR ROOF TIES OR

AS DETAIL (C)

'HORIZONTAL COURTESY' @ 400 TO CEILING AND 'A' FEMED 'SCISSOR' ROOF

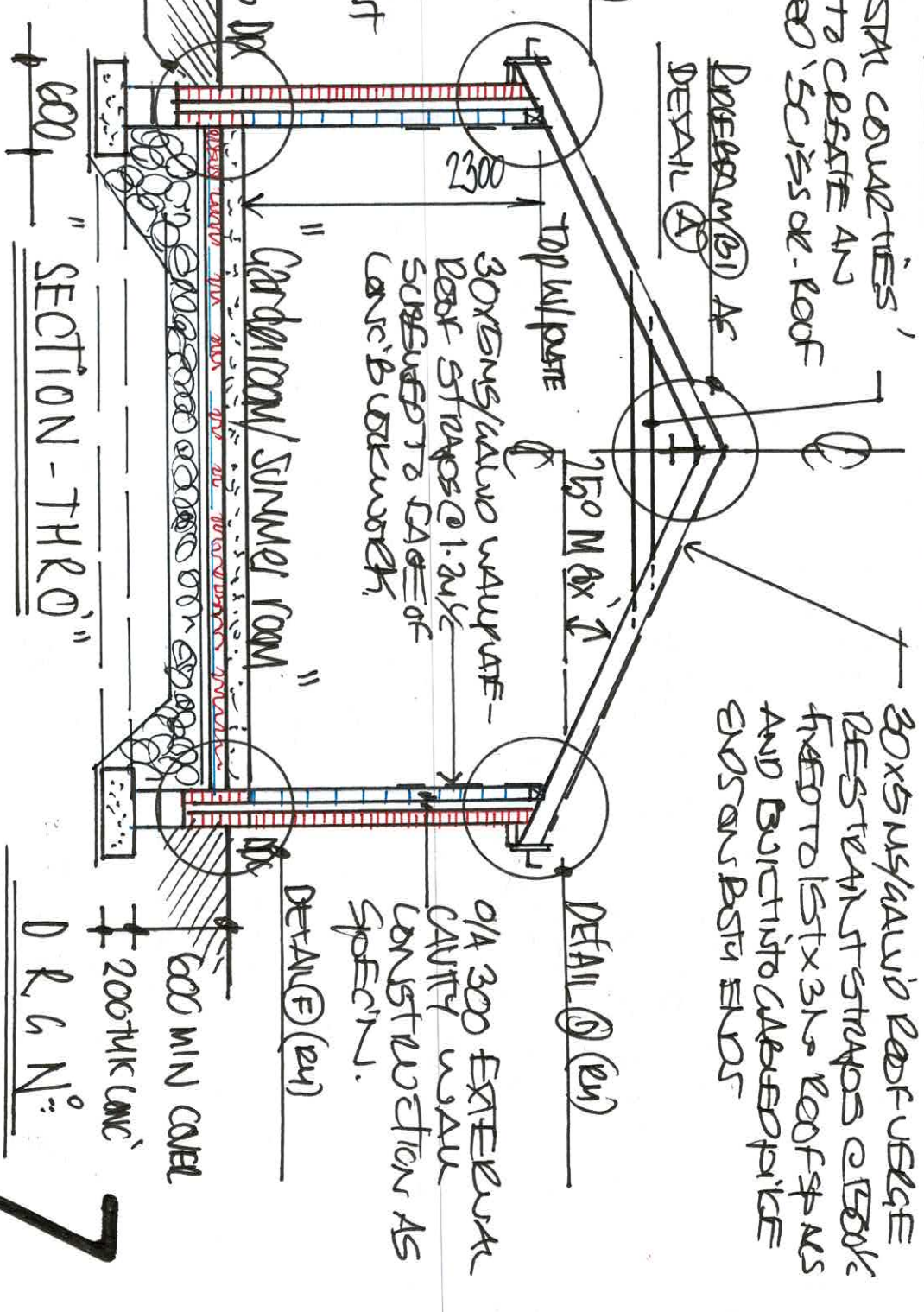
30x50x1000 ROOF USE RESTRAN STRAPS @ 1500mm TO 15x30 ROOF STRAPS AND BUILT INTO CASED OFFICE BRON BSTR ENDS



1:50 PROPOSED "SIDE VIEW FROM HAVENDROOK"

PANT TO BE IN LINE WITH REAR OF HP 9 CAUDY DEVE TO NO FURTHER FORWARD

DETAIL (E) (4H)



SECTION - THRO

DR & N