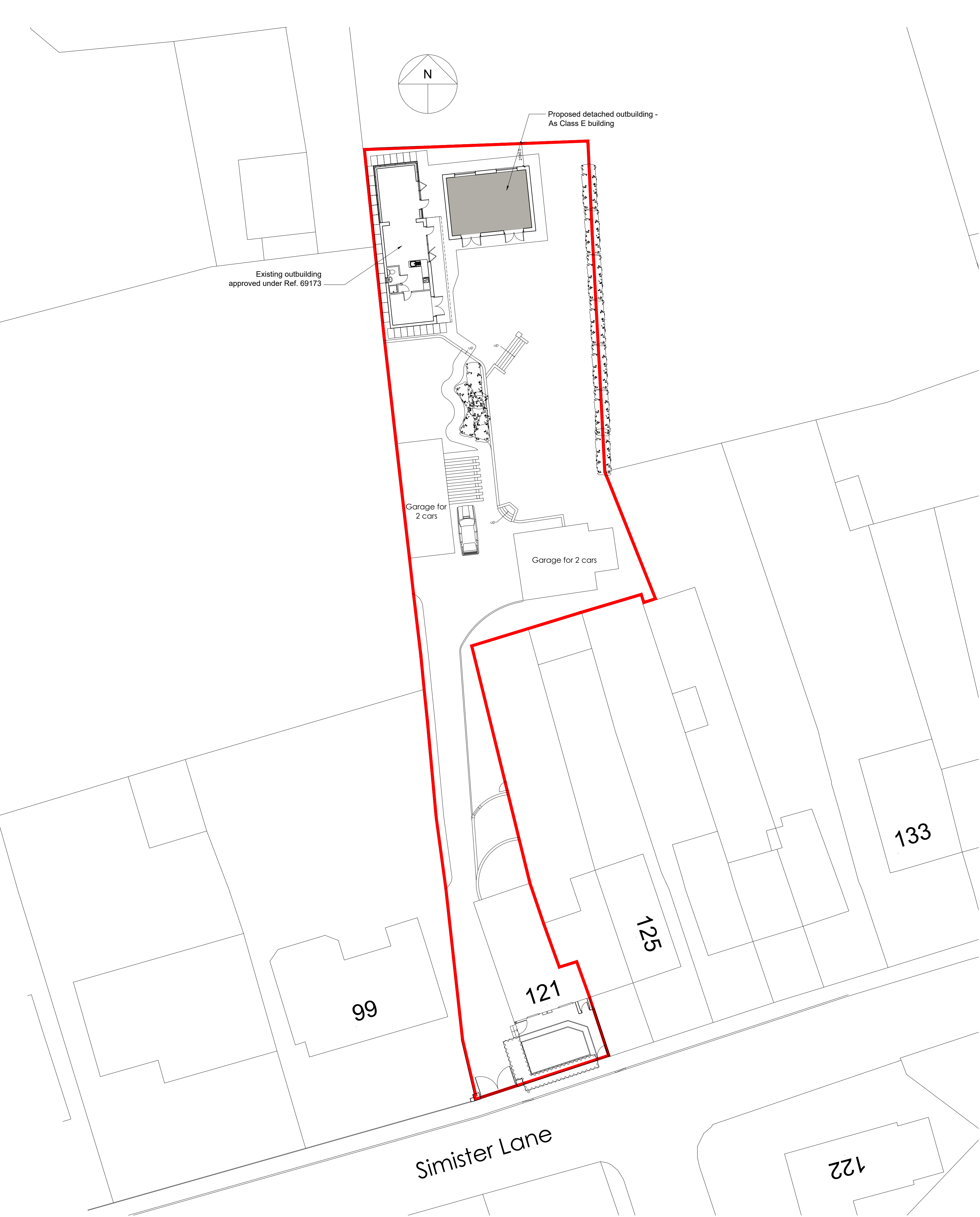
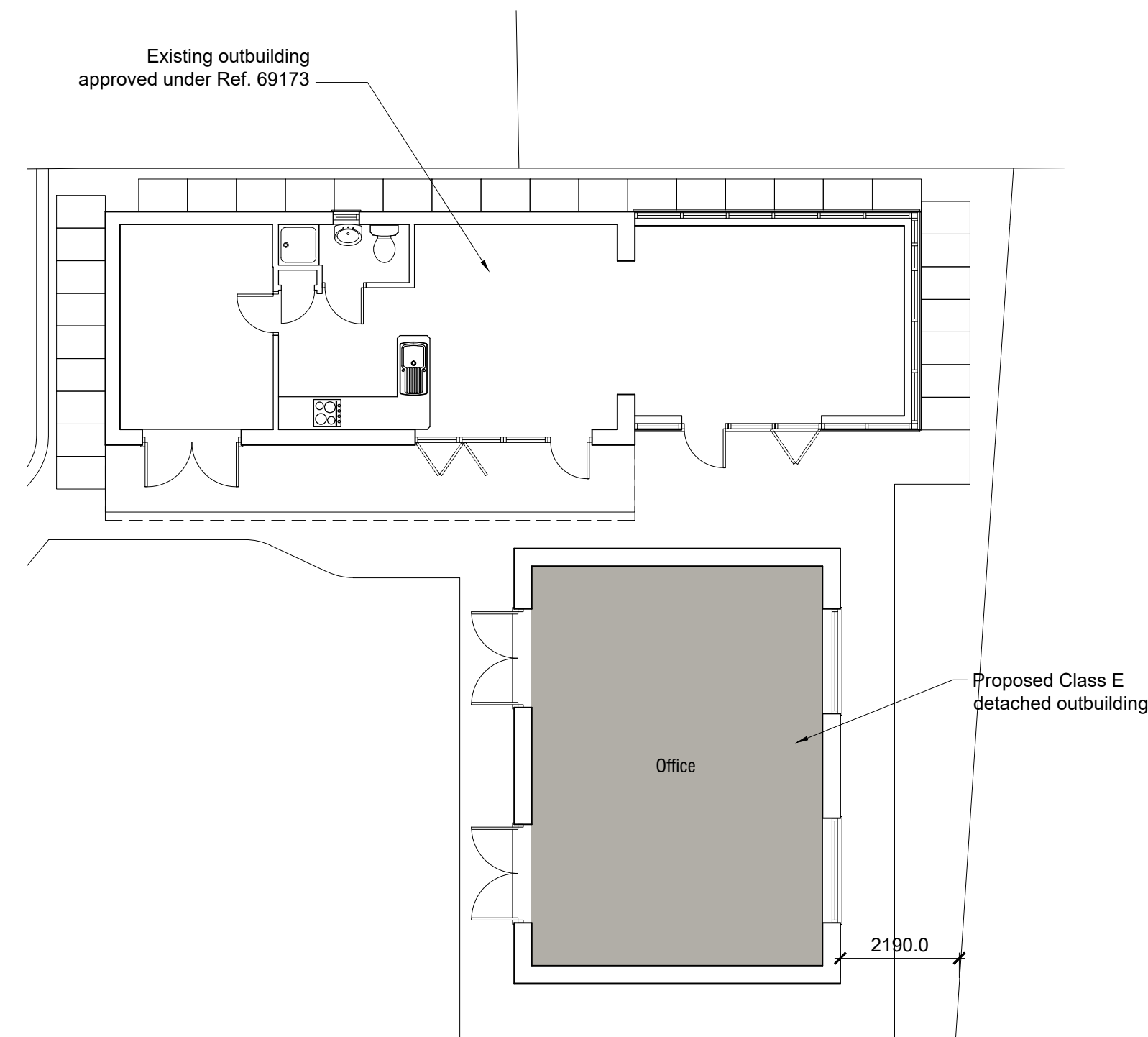


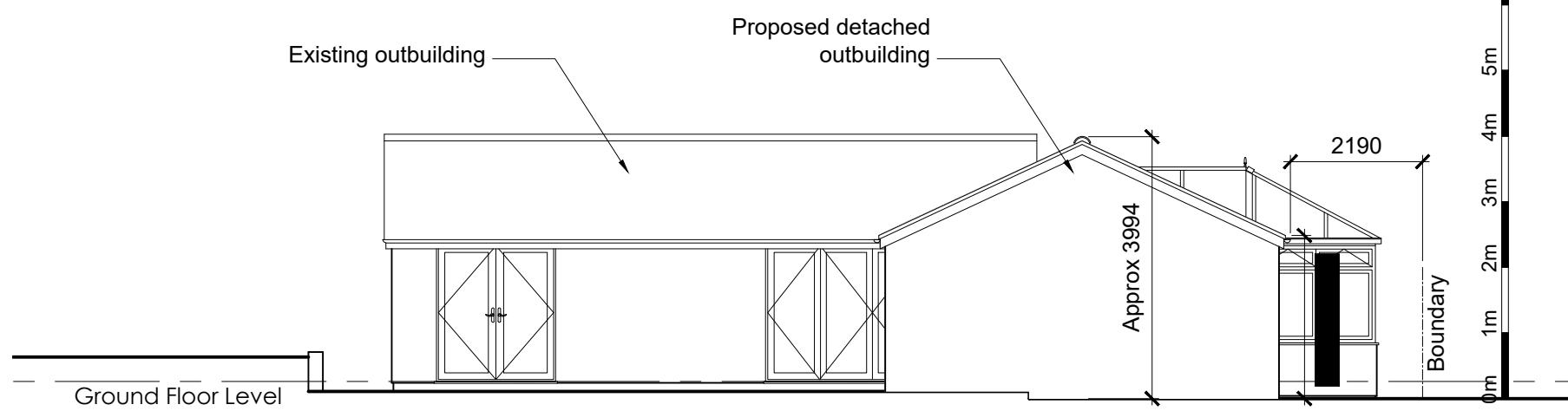


Proposed Site Plan
Scale 1:200

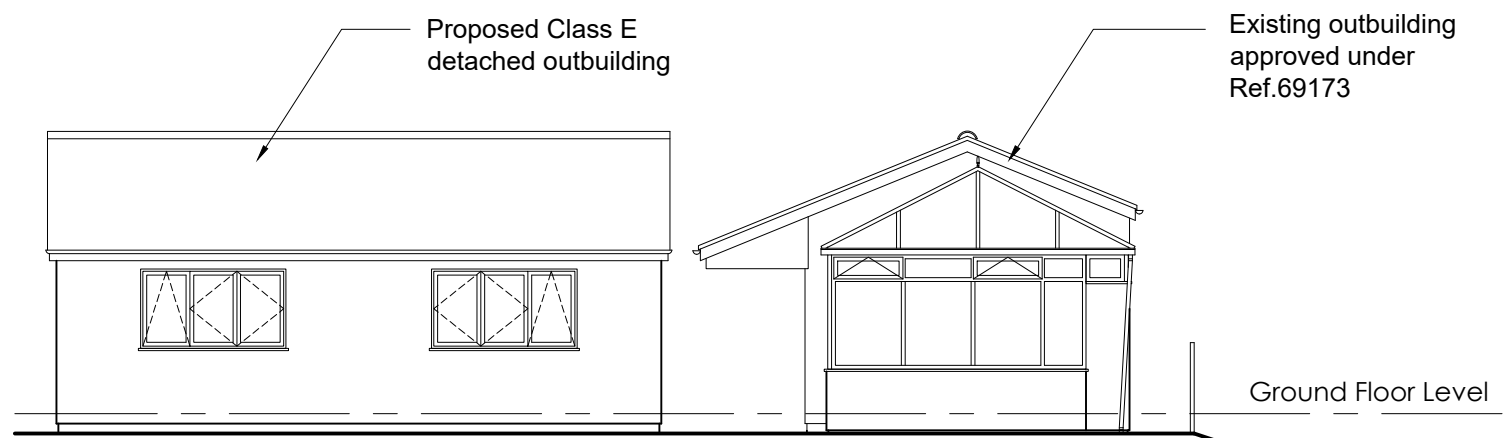
0m 5m 10m 15m 20m



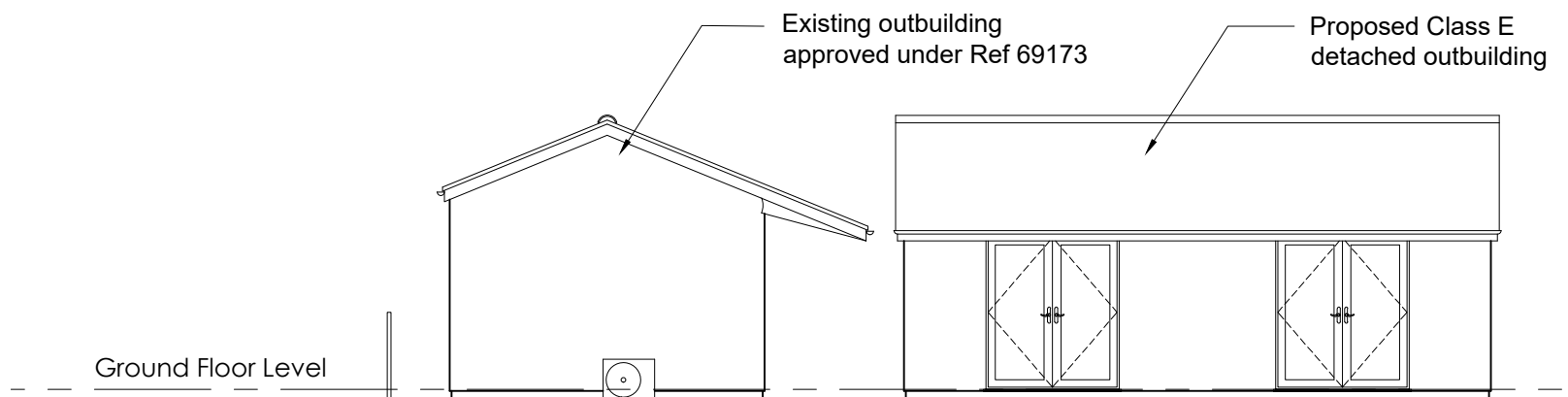
Proposed Ground Floor Plan
Scale 1:100



Proposed East Elevation
Scale 1:100



Proposed North Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100

0m 1m 2m 3m 4m 5m 10m

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice. This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications. As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to cooinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Materials:

- The new rendered cavity wall shall be constructed using the same materials as the existing outbuilding wall. This will ensure that the new wall matches the existing wall in terms of color, texture, and finish.
- The new uPVC windows shall be white in color and shall have the same style as the existing outbuilding windows. This will ensure that the new windows blend in seamlessly with the existing windows.
- The new tiled roof shall be constructed using the same type of tiles as the existing outbuilding roof. This will ensure that the new roof matches the existing roof in terms of color, texture, and finish.

Note:

The proposed outbuilding qualify for Class E permitted development based on the following factors:

Purpose: The intended use as an office aligns with Class E regulations, as it is considered incidental to the enjoyment of the dwellinghouse.

Dimensions:
The building height (less than 4 meters) satisfies the Class E requirement for a maximum height of 4 meters with a dual-pitched roof.
The eaves height of less than 2.5 meters falls within the Class E limit of maximum eaves height of 2.5 meters.

Coverage:
The combined area of existing and proposed outbuildings (221 square meters) represents only 19% of the total curtilage area (1167 square meters), excluding the dwelling house itself. This falls under the 50% coverage limit stipulated by Class E.

Drawing Status: **LAWFUL DEVELOPMENT**

E	Existing proposed outbuilding reference added	25.04.2024
D	Amended Note and omitted car	17.04.2024
C	Updated to Planning feedback	29.02.2024
B	Updated front garden to site dimensions	26.10.2023
A	Updated to Client's requirements	18.10.2023

REV	DESCRIPTION	CHECK	DATE
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CLIENT

Steve Gallimore

PROJECT

Proposed Outbuilding at 121 Simister Lane,
Prestwich, M25 2SA

DRAWING

Proposed Site, Ground Floor Plan & Elevations

SCALE	DATE	DRAWN	CHECKED
1:200, 100 @ A1	09.2023	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0719-05		D	

