GENERAL NOTES:-

- THESE PLANS, DETAILS AND DRAWINGS HAVE BEEN PRODUCED DETAILED AND DRAUGHTED FOR THE SOLE PURPOSES OF APPLYING TO BURY COUNCILS PLANNING AND BUILDING CONTROL IN ORDER TO OBTAIN THE RELEVANT AND NECESSARY 'HOUSE-HOLDER' PLANNING PERMISSION AND BUILDING REGULATIONS FULL PLANS/ PLAN CHECKING CONSENTS AND APPROVALS .... ONLY !!! PRIOR TO ANY WORKS COMMENCING ON SITE .. ETC
- SHOULD THE APPLICANTS OWN THEIR PROPERTY ON A "LEASE-HOLD" TENURE, IN LIEU OF A "FREEHOLD" TYPE THEN LANDLORDS CONSENTS WILL ALSO BE DEEMED TO BE REQUIRED IN ADDITION TO THE ONES DEEMED NECESSARY FROM THE LOCAL AUTHORITY !!

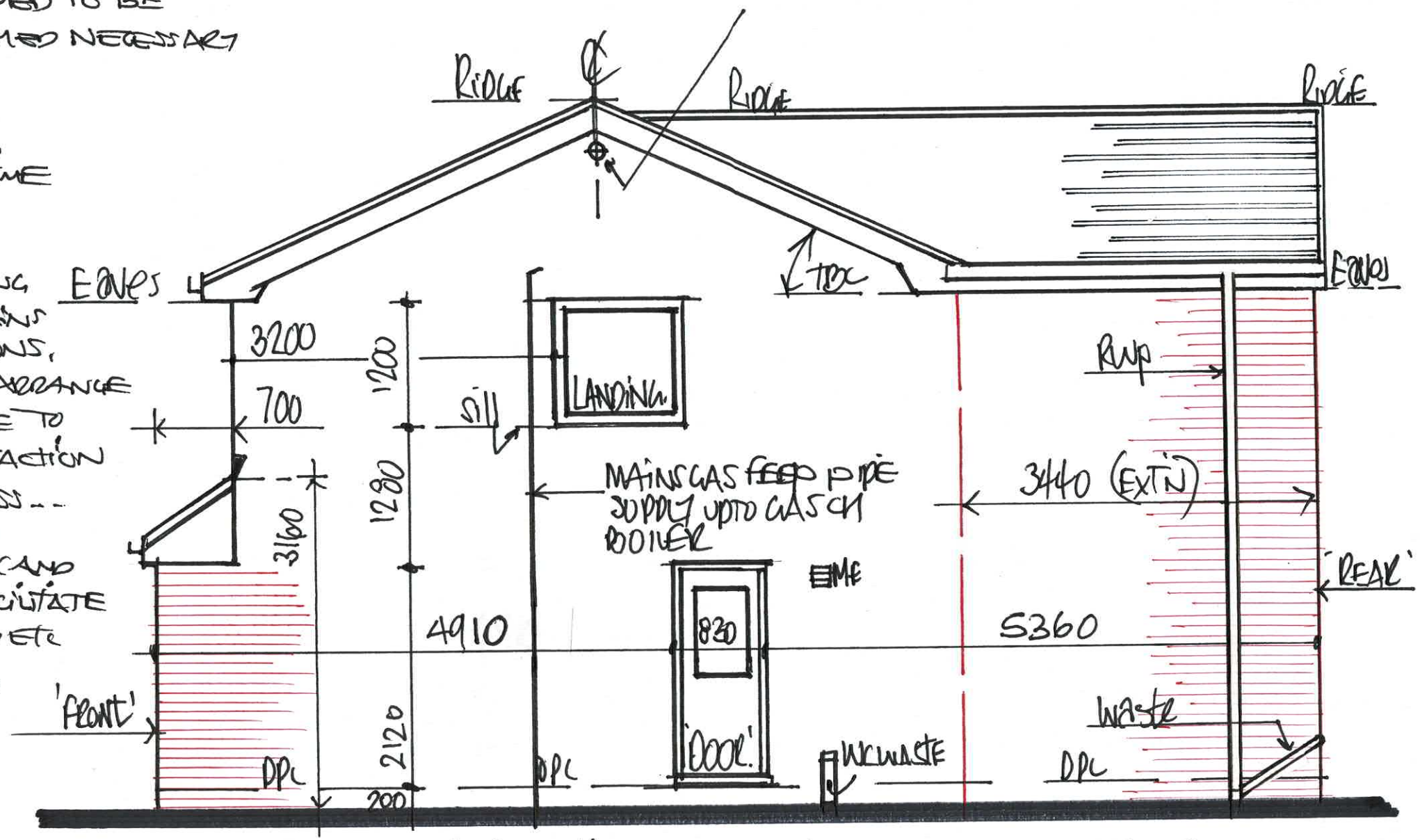
DRAINAGE:

AGE OF PROPERTY AND OBSERVATIONS MADE @ TIME OF SURVEY WOULD SUGGEST THAT A 'COMBINED' SYSTEM OF FW/SW SITE BRANCH DRAINAGE EXISTS AND PRIOR TO ANY WORKS COMMENCING ON SITE, CONTRACTORS ARE TO LOCATE ALL RUNS TO ASCERTAIN AND ESTABLISH EXACT POSITIONS, DIRECTIONS, DEPTHS AND INVERT LEVELS AND ARRANGE TO UPGRADE, EXTEND AND MODIFY DRAINAGE TO SUIT PROPOSED WORKS AND TO THE FULL SATISFACTION AND APPROVAL OF LABCO ON SITE REGARDLESS ... AND TO ENSURE ADEQUATE VENTILATION TO FW DRAINS, AS BOTH VIA, A SOIL AND VENT STACK AND EASY AND READY ACCESS TO ALL DRAINS TO FACILITATE ACCESS TO ROD, JET, CCTV - CAMERA - SURVEY ETC VIA RODDING EYES, INSPECTION CHAMBERS .. ETC.

'PLANNING HISTORY':-

APP Nº 41297/03 APPROVAL GRANTED FOR A 1ST FLOOR UP AND OVER EXTENSION TO REAR TO EXTEND 1ST FLOOR BED/S OVER AND ABOVE AN EXISTING, SINGLE STOREY GROUND FLOOR KITCHEN EXTENSION.

- ORIGINAL PITCH OF DUO ROOF OF PROPERTY @ APPROX' 24°... CONTRACTORS TO CHECK THIS ON SITE IN ORDER TO ESTABLISH EXACT PITCH AND TRANSFER OVER TO ROOF PITCH FOR PROPOSED SIDE EXTENSION ETC.
- HORIZONTAL FAN ASSISTED BALANCED FLUE TO GAS CH BOILER LOCATED TO LOFT / ROOF SPACE ONTO EXTERNAL GABLE WALL UP TO 1/2 RIDGE / APEX .. INC MAINS GAS, WATER AND ELECTRIC SUPPLIES



1:50 EXISTING "SIDE" ELEVATION FROM Nº 68

DRG Nº 3