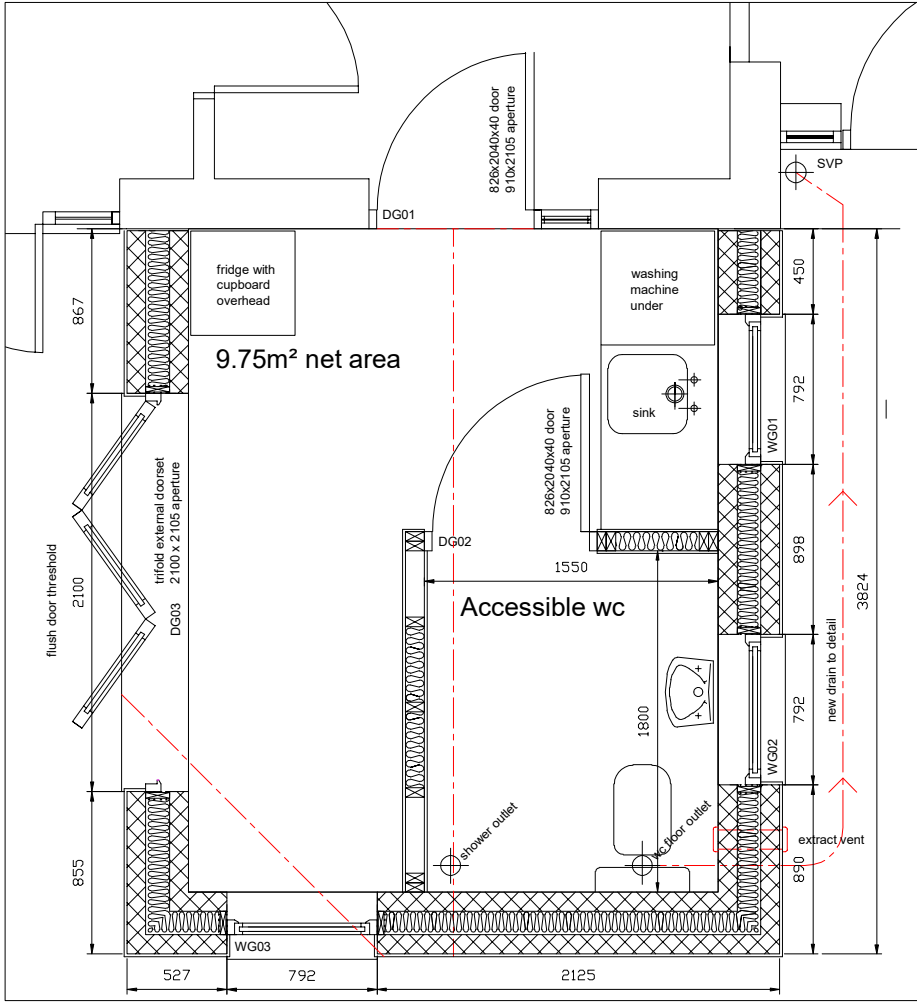
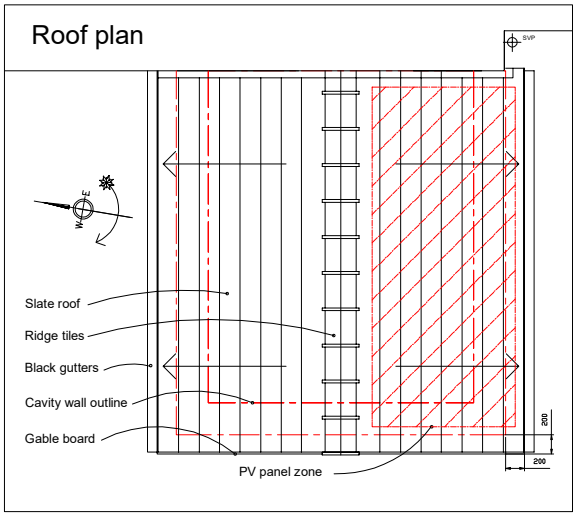
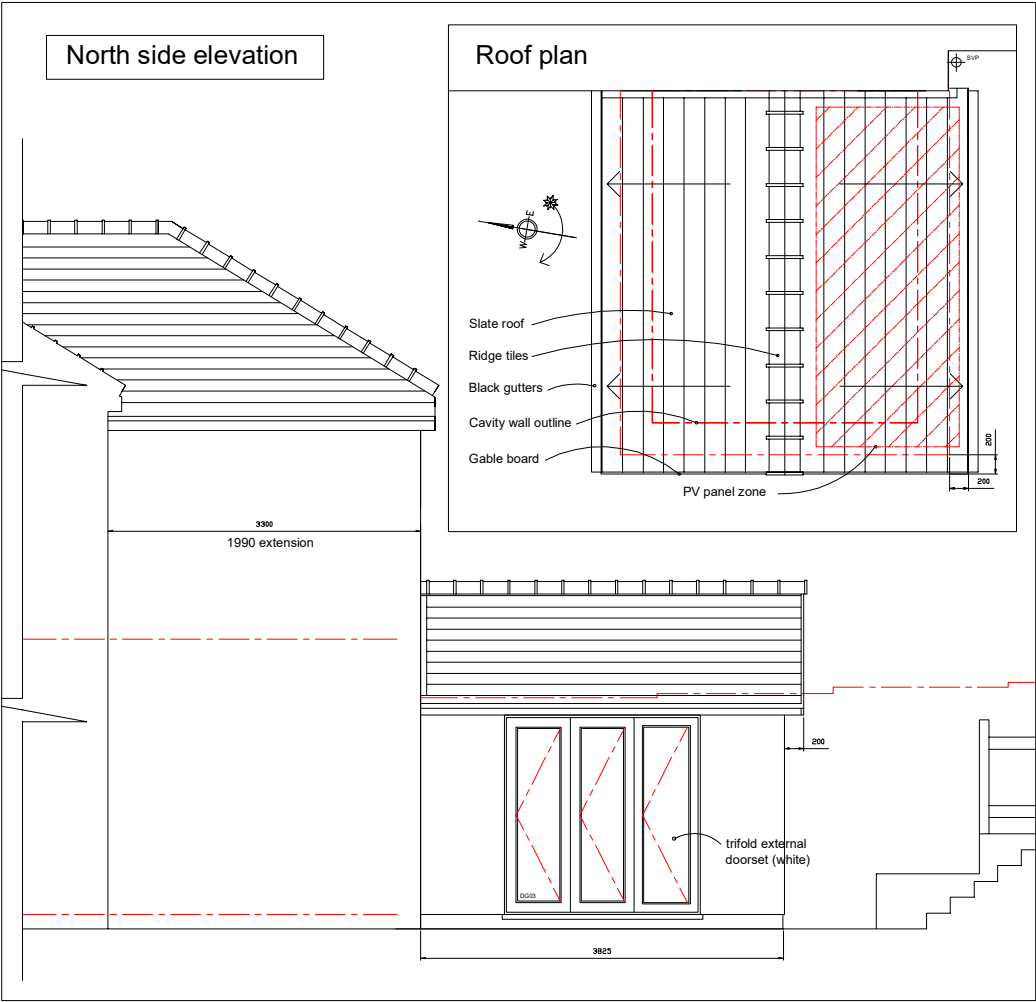
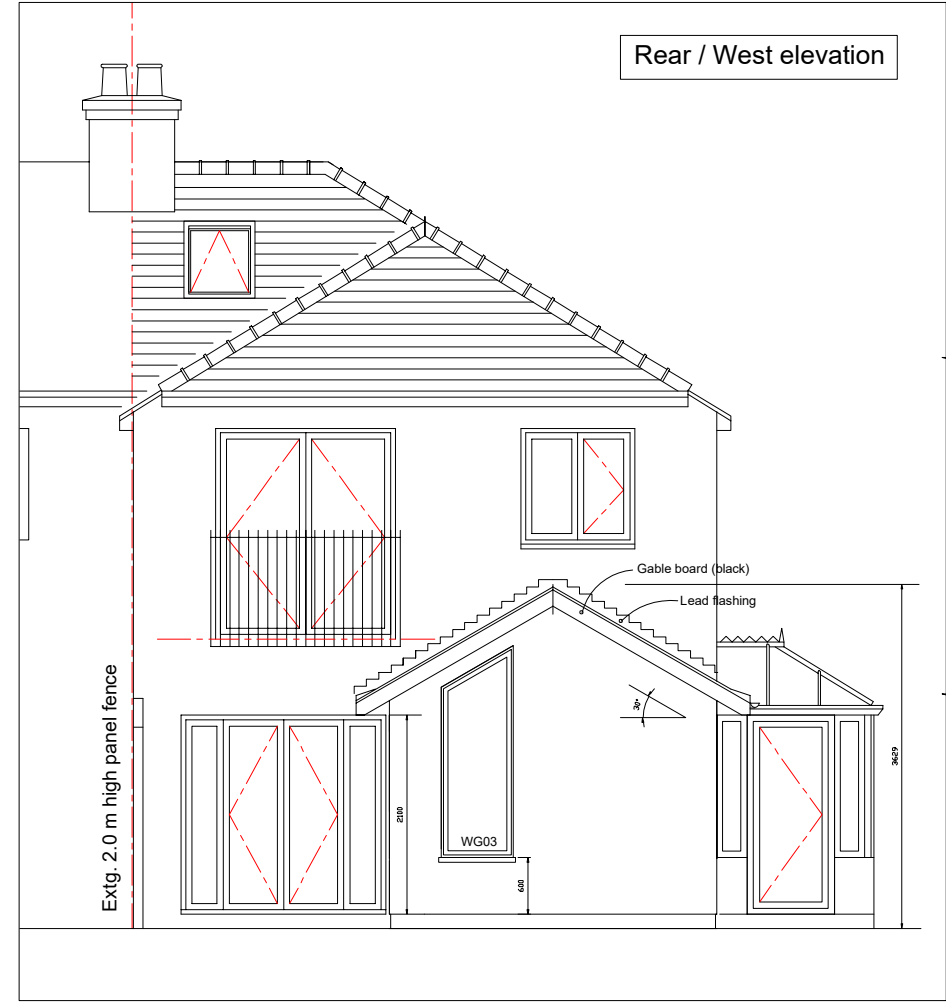
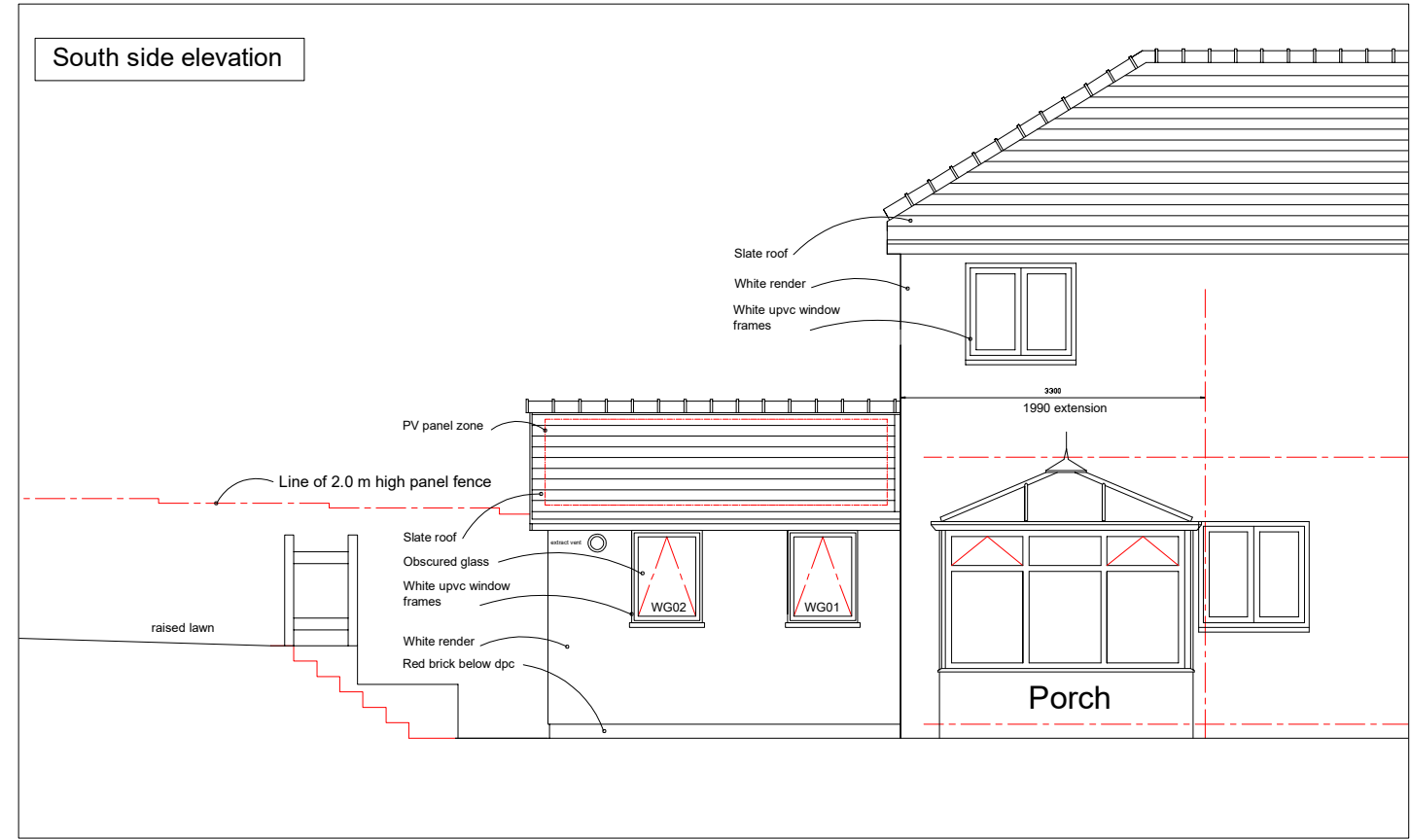




Floor plan 1:50



Design & Access statement:

Improvements to a mid 20th century property to assist lifetime accessibility, replacing an unheated conservatory with a thermally efficient structure. The proposal is designed to improve wheelchair access and provide accessible wc and shower facilities to the ground floor.

The existing conservatory is to be dismantled down to dpc level and a new structure with rendered masonry walls & slate roof built off the existing conservatory base as indicated. Foundations to be widened internally to allow for the new slightly broader insulated cavity wall.

Internal net area of the existing conservatory: - 10.2m²
Internal net area of the proposal: - 9.7m²

With the agreement of Nr 1 Buckley Lane property owner, the 45 degree splay will not be reinstated and the plan will be squared up on an extended foundation. (See supporting email).

New internal doors to be wheelchair accessible with 826 x 2040mm door leaf - acoustic door to be fitted to the accessible wc. Flush threshold detail to the new external triple door set.

New insulated floor slab to be fitted with an underfloor heating system. New insulated 30° slate pitched roof with future provision for PV panels - to reduce carbon footprint & augment the doemstic heating system.

All works to comply with current Building Regulations (separate submission).

External walls, roof & floor to be insulated to current AD Part L1 requirements.

New below ground foul & surface water drains to be connected to the adjacent SVP drain head.

Electrical provision to be in accordance with current IEE regulations with LED lighting throughout and an integrated fire detection system.

Externally the pedestrian ramps & vehicular access are to remain as existing and the current parking provision for two vehicles within the curtilage of the site will be maintained. The current bin storage arrangemen will not be altered.

All works to comply with current Building Regulations (separate submission).

Project: Conservatory conversion & accessible wc provision

Client: Mr & Mrs Rees

Location: 2 Buckley Lane, Prestwich, M45 7JZ

Dwg Title: Proposed plans & elevations

Rev A: 16/01/25 **Planning submission**

Scale: 1:100 1:50 & @ A3

Dwg Nr: CC/002/A

NOTE: All dimensions to be checked & verified on site by the contractor.