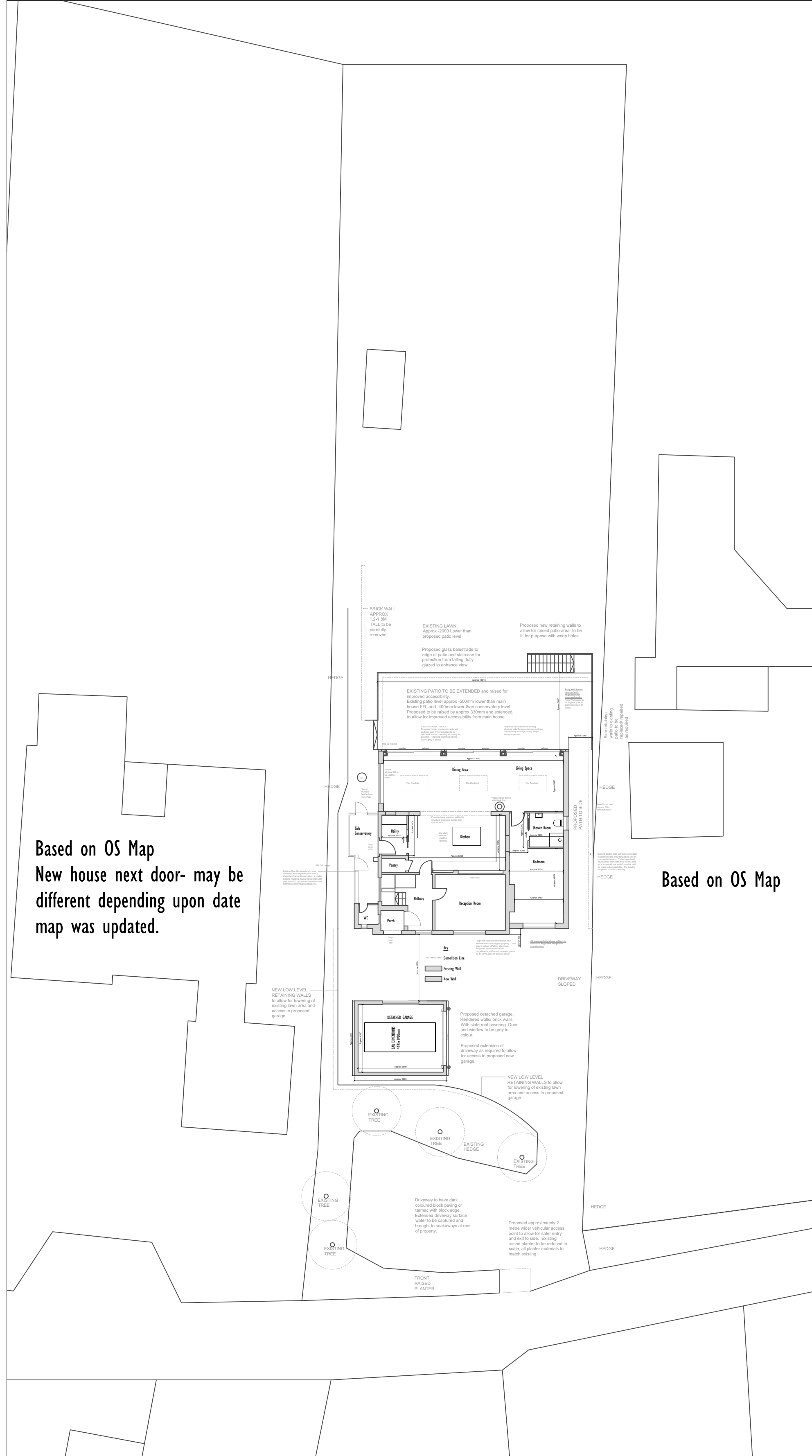
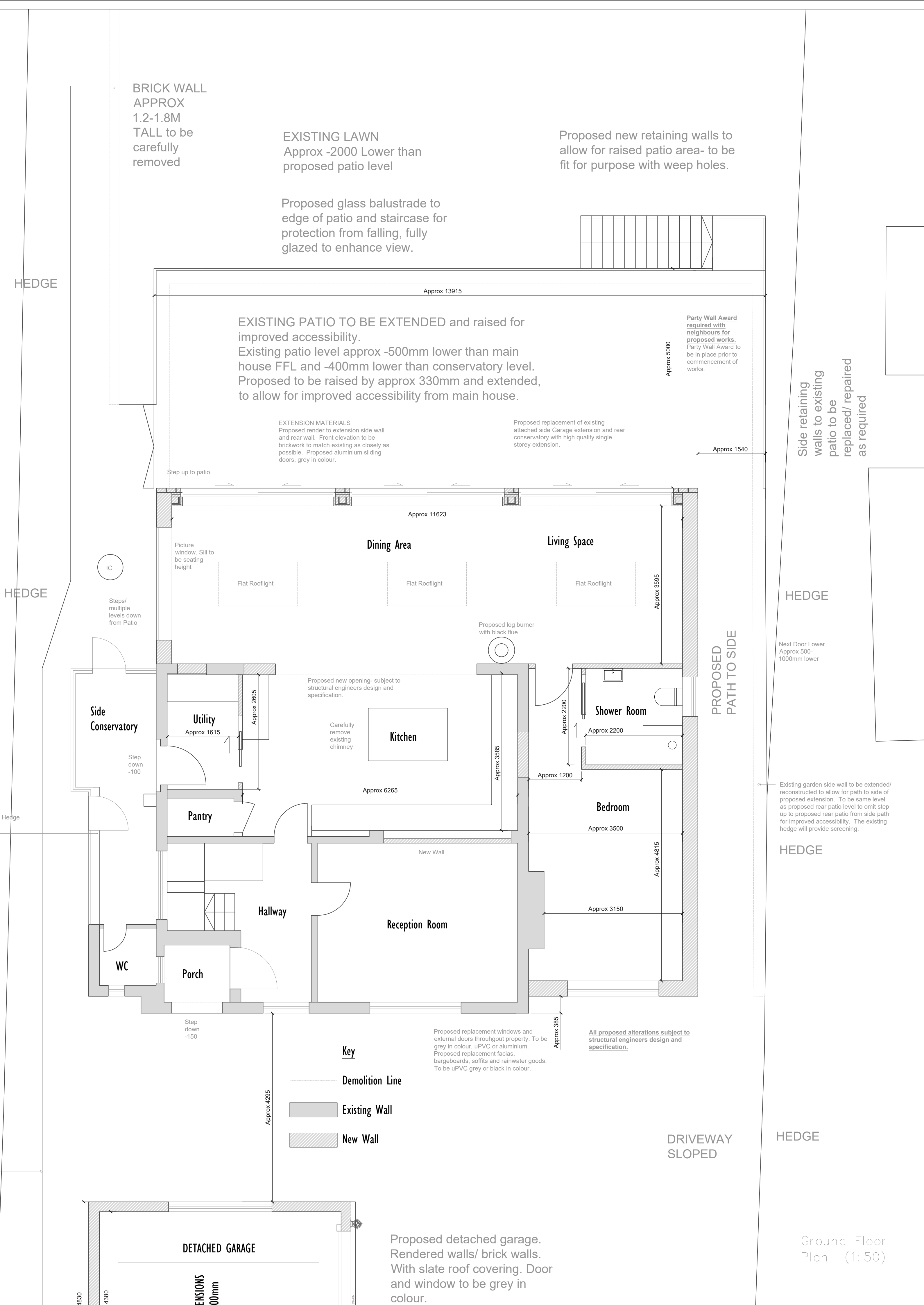




Site Plan
(1:200)

NEW LOW LEVEL
RETAINING WALLS
to allow for lowering of
existing lawn area and
access to proposed
garage.

Existing Side Conservatory in poor
condition, to be replaced with uPVC/
aluminium frame Conservatory, to match
existing massing. Colour to be anthracite
grey to match replacement windows and
external doors throughout property.



BRICK WALL
APPROX
1.2-1.8M
TALL to be
carefully
removed

EXISTING LAWN
Approx -2000 Lower than
proposed patio level

Proposed new retaining walls to
allow for raised patio area- to be
fit for purpose with weep holes.

Proposed glass balustrade to
edge of patio and staircase for
protection from falling, fully
glazed to enhance view.

EXISTING PATIO TO BE EXTENDED and raised for
improved accessibility.
Existing patio level approx -500mm lower than main
house FFL and -400mm lower than conservatory level.
Proposed to be raised by approx 330mm and extended,
to allow for improved accessibility from main house.

EXTENSION MATERIALS
Proposed render to extension side wall
and rear wall. Front elevation to be
brickwork to match existing as closely as
possible. Proposed aluminium sliding
doors, grey in colour.

Proposed replacement of existing
attached side Garage extension and rear
conservatory with high quality single
storey extension.

Party Wall Award
required with
neighbours for
proposed works.
Party Wall Award to
be in place prior to
commencement of
works.

Side retaining
walls to existing
patio to be
replaced/ repaired
as required

HEDGE

Next Door Lower
Approx 500-
1000mm lower

HEDGE

HEDGE

Ground Floor
Plan (1:50)

Key

- Demolition Line
- Existing Wall
- New Wall

Proposed replacement windows and
external doors throughout property. To be
grey in colour, uPVC or aluminium.
Proposed replacement fascias,
bargeboards, soffits and rainwater goods.
To be uPVC grey or black in colour.

All proposed alterations subject to
structural engineers design and
specification.

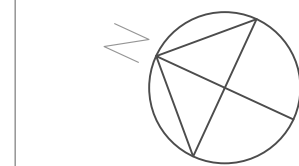
Proposed detached garage.
Rendered walls/ brick walls.
With slate roof covering. Door
and window to be grey in
colour.

CLIENT: Mr T. Morton

PROJECT:
24011- 45 Wynnstay Lane,
Marford, LL12 8LH

DRAWING TITLE:
Proposed Plans 1
Scale: 1:200/50@A1
JOB No. 24011
DRAWING No.24011-PL-101
STATUS: PLANNING

REVISION	DATE
O	08.03.24
A	27.03.24
B	26.06.24



GENERAL NOTES
This drawing is the copyright of Scott
Architecture Ltd. All dimensions and levels
are to be checked on site. Do not scale.
All errors and omissions to be reported to
the architectural designer prior to
commencement. This drawing must be
read in conjunction with the relevant
specification clauses. This drawing must
not be used on site unless issued for
construction. This drawing must not be
used for purposes other than that for
which it is provided. It is supplied without
liability for any errors or omissions. All
drawings subject to statutory authority
approval.

CDM REGULATIONS
The contractor is responsible for informing
the client, and for carrying out all
measures necessary to ensure compliance
with any relevant health and safety
legislation, in particular the construction
design and management 'CDM' regulations.
Any discrepancies in the drawings should
be reported to the architectural designer
for decision.

STRUCTURAL INFORMATION
For all structural information refer to
structural engineers drawings and details.
Drawings to be read in conjunction with all
other specialist drawings all dimensions to
be checked on site before works and
fabrication of components commence. All
discrepancies to be reported to the
architectural designer at the first
opportunity.

MATERIALS
All materials and components must be
suitable for their intended purpose and
location and must be manufactured and
installed in accordance with all relevant
British standards and codes of practice.
Any reference to an approved document in
this specification relates to the relevant
approved document of the building
regulations. All work generally to be
carried out in accordance with the building
regulations and the satisfaction of the
approved building control inspectorate.

All Dimensions and
Levels to be checked
on site

Impact on
neighbouring property
Right of Light
advised to be
assessed before
commencement of
proposed work

Community
Infrastructure
Levy Forms to
be completed
and
confirmation
received from
council prior to
commencement
that all required
information has
been received.
If these forms
are not
completed prior
to
commencement
then the Levy
will become due
and no relief
will be possible.