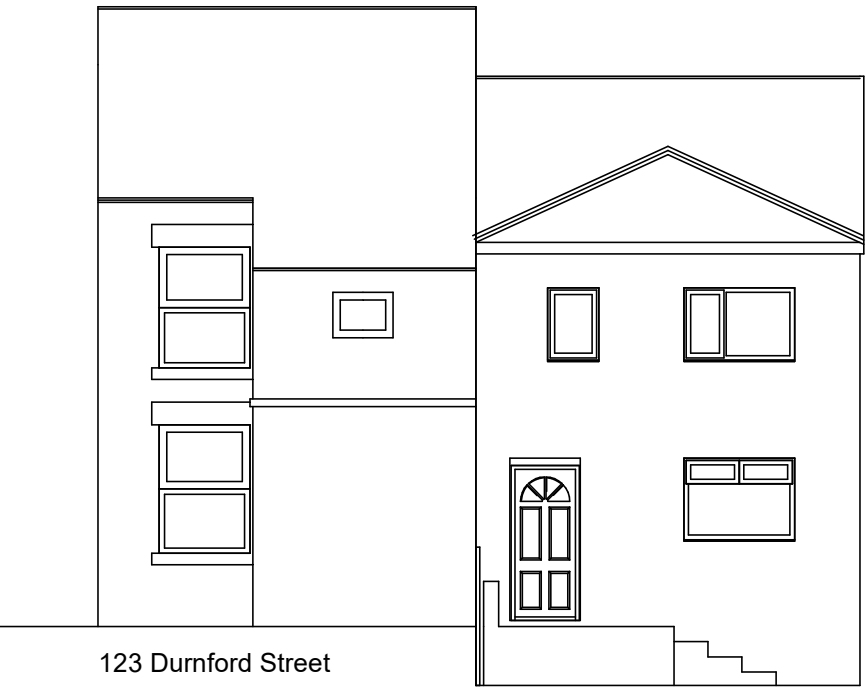
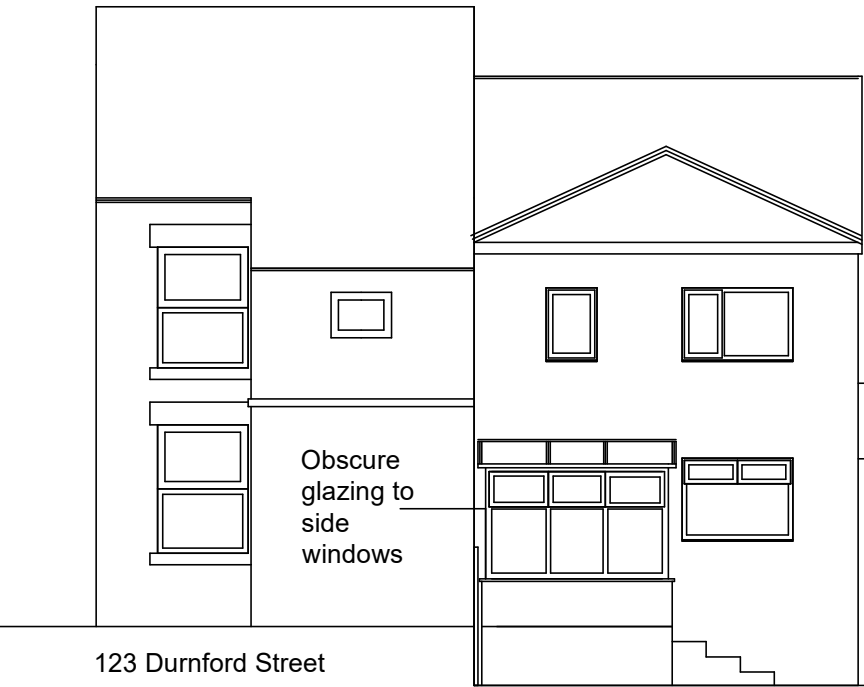


EXISTING REAR



PROPOSED REAR



- Ridge height less than 4m
- Eaves height less than 3m
- Less than 3m extension to the rear
- Less than 50% of area of curtilage for extension(s)
- Similar materials and appearance to existing house

4m height from external ground level

3m height from external ground level

Eaves level to be measured from ground level at the base of outside wall where wall meets upper surface of the roof slope- any overhang to be ignored for measuring purposes.

SITE HISTORY-

123a Durnford Street lies within the Middleton Town Centre Conservation Area. It is located at the very edge of the area along with 123 Durnford Street. This house has been built in the last 3 years.

123a Durnford was granted planning permisson 2nd May 2019 application number 19/00289/FUL. This application was to devide 123 Durnford Street and form another dwelling and extend and change and reconfigure glazing etc. The alterations carried out have been completed in modern materials and it is proposed that work to the conservatory is done in similar materials to the parent building. Details on the materials are provided as part of this application.

MATERIALS-

EXISTING HOUSE- Brickwork Walls, Slate Roof, White uPVC windows and door frames.

PROPOSED CONSERVATORY- Brickwork Walls, White uPVC windows and door frames, Polycarbonate roof with white framing.

WHEN ORDERING GLASS BE AWARE- As the outside ground level is more than 600mm drop and cill height internally is less than 800mm glazing that offers containment to BS 6262 is required in this case to protect people from falling though windows. This requirement will generally not be satisfied by BS EN 12150 for toughened glass unless glazing manufacturer provides written confirmation that panes are small enough to offer containment as outlined in BS 6262.



Front of house on left

rear of house on right



This drawing has been prepared for the purposes of obtaining consent for the alterations shown. DO NOT SCALE. This is not a setting out drawing-all contractors must check and confirm dimensions on site, and notify designer as required regarding inaccurate dimensions. Levels to be determined by main contractor-should this be incompatible with the design of work main contractor should inform designer.

Under the CDM Regulations 2015 for domestic projects the Client's Responsibilities normally transfer to the Contractor. If the building work is to create facilities for a business the Client would NOT transfer their responsibilities to the contractor. All CDM roles and responsibilities should be made in accordance with the Regulations and agreed prior to work commencing on site.

The copyright for drawings prepared for this work remains with LoganBuilding and drawing should not be copied or reproduced without written consent of the company.

123a Durnford Street Middleton M24 5TS

Conservatory at rear of house in Conservation Area
Drawing 5- Proposed plan and Roof plan of Conservatory

Drawing Number 2223-05
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Scale1:100 @A3