

GENERAL NOTES

Proposed

The proposed falls within permitted development under Class E and complies with all conditions.

Proposed is erection of a single storey garden building within the curtilage of the dwellinghouse. The area covered by the proposed structure falls well below the 50% rule for the total area. The proposed is comprising of an office/craft room, garden storage, log store and w/c, to allow outdoor enjoyment within the garden.

The structure is to be positioned within the garden, towards the front on the right hand side of the property, however, set back from the principal elevation. Roof height at the front of the structure is 2455mm falling to the rear adjacent to the boundary.

External Elevation Finishes

The proposed external finish/material is woodgrain composite profiled cladding in dark grey to achieve a natural timber look, with the benefit of low maintenance.

Windows/Doors

Proposed doors to the craft/office room are to be double glazed and anthracite RAL7016 in colour. a white UPVC. There are to be no changes to the front elevation.

Roof

Proposed construction is to have a EPDM rubber finish, grey in colour. Solar panels to be low profile, and optional.

Building Regulations

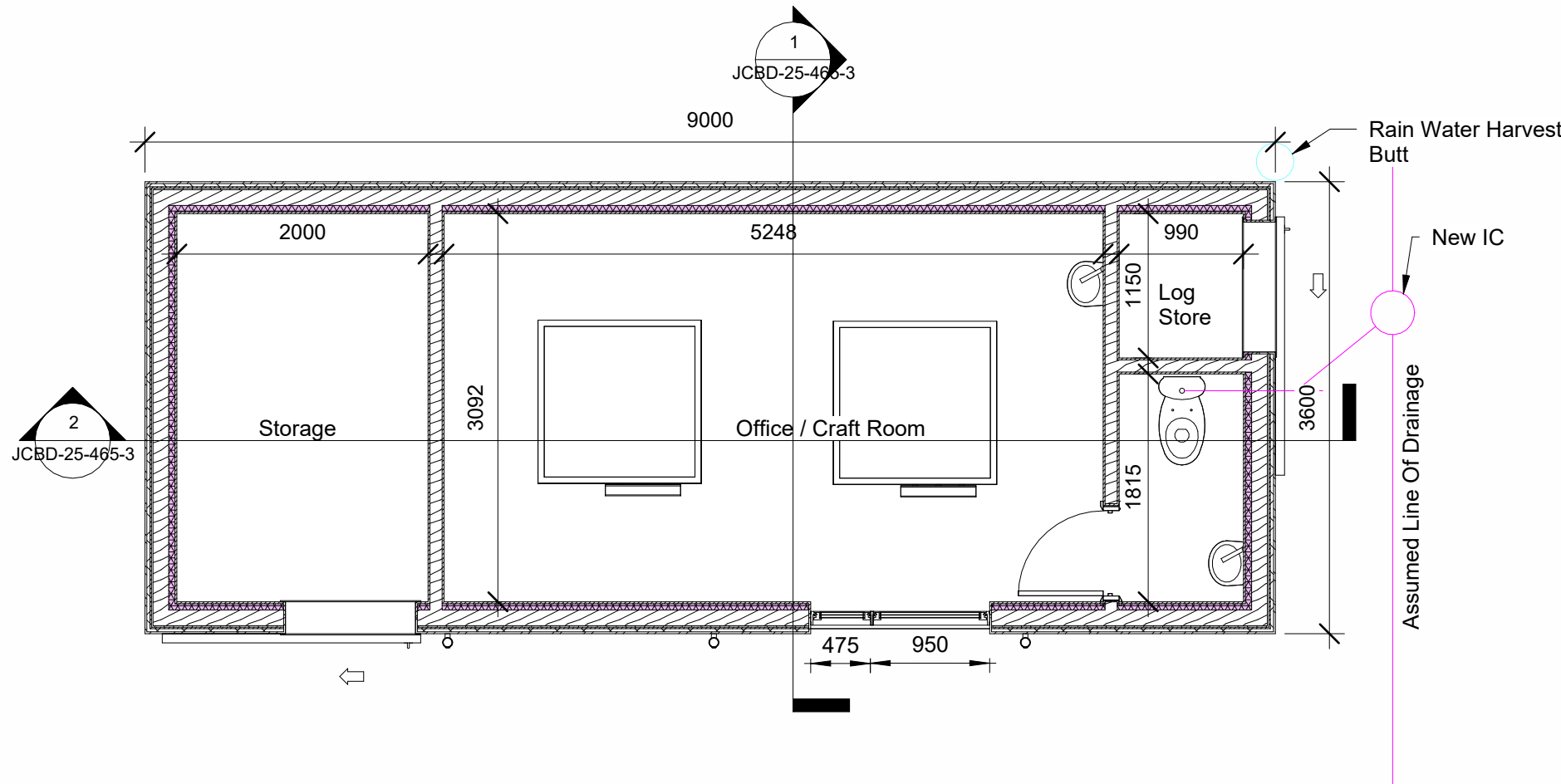
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure. AI to be given notice of statutory inspections to allow inspection at appropriate stages.

Materials, goods and workmanship

Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one trade are to apply throughout this Specification unless otherwise stated. All workmanship shall be carried out in accordance with current Building Regulations. All materials shall be used and fixed strictly in accordance with manufacturer's instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Health & Safety

The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the Construction (Design and Management) Regulations 2015, this will include taking on Clients duties, unless Client appoints separate Principal Designer. Where necessary notifications to be served to HSE and appropriate Construction manuals produced.



1 Proposed Ground Floor Plan
1 : 50



4 Proposed Roof Layout
1 : 50



2 Proposed Front Elevation
1 : 50



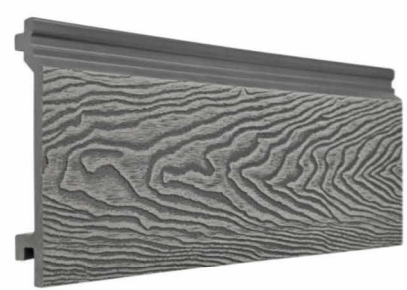
5 Proposed LHS Gable Elevation
1 : 50



3 Proposed Rear Elevation
1 : 50



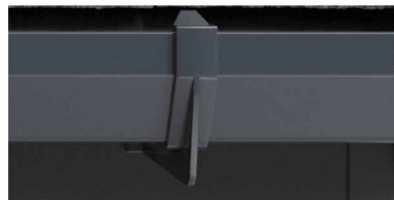
6 Proposed RHS Gable Elevation
1 : 50



External Wall Finish
Cladco, Signature Woodgrain
Composite Wall Cladding

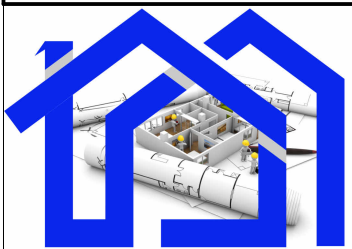


Main Door Finish
Double glazed, anthracite RAL7016



Gutter / RWP Finish
UPVC anthracite RAL7016

01	Roof Height Reduced	03/08/25
00	Initial Issue	02/07/25
Rev. No.	Revision Description	Rev. Date
Title: Proposed Floor Plan, Elevations and Roof Layout		
Project: 10 Hyde Square Middleton Manchester M24 4AL		
Client: Christine Fountain 10 Hyde Square Middleton Manchester M24 4AL		
Scale (@ A1)	Drawn By: JW	Checked By: AW
1 : 50	Date: 02/07/25	Project Number: 465
Drawing Number JCBD-25-465-1		Revision Number 01



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