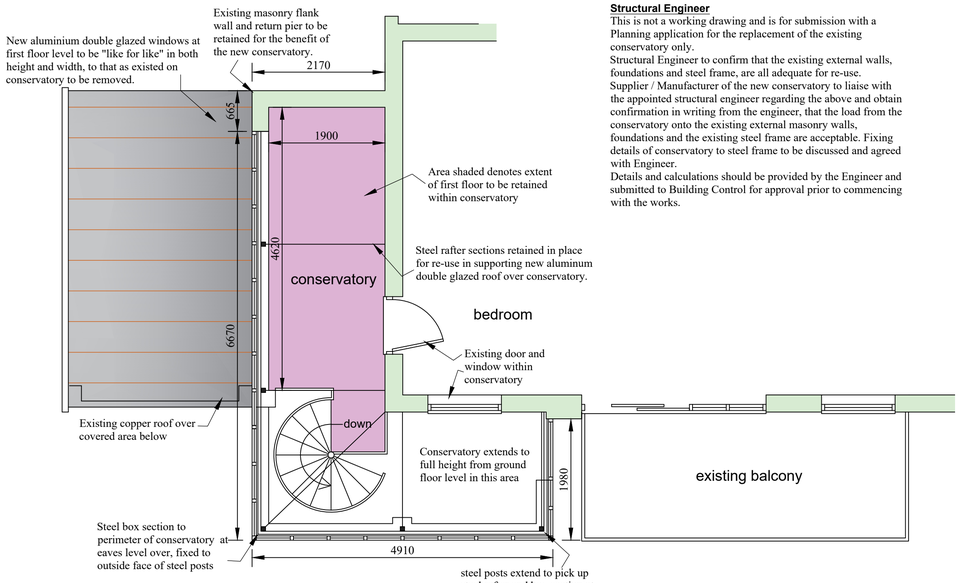
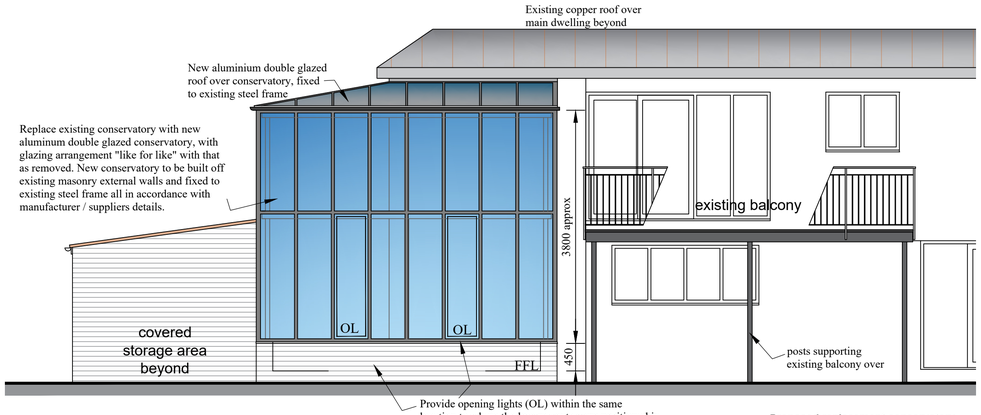


First Floor Plan
(Proposed)

Structural Engineer

This is not a working drawing and is for submission with a Planning application for the replacement of the existing conservatory only.
Structural Engineer to confirm that the existing external walls, foundations and steel frame, are all adequate for re-use.
Supplier / Manufacturer of the new conservatory to liaise with the appointed structural engineer regarding the above and obtain confirmation in writing from the engineer, that the load from the conservatory onto the existing external masonry walls, foundations and the existing steel frame are acceptable. Fixing details of conservatory to steel frame to be discussed and agreed with Engineer.
Details and calculations should be provided by the Engineer and submitted to Building Control for approval prior to commencing with the works.

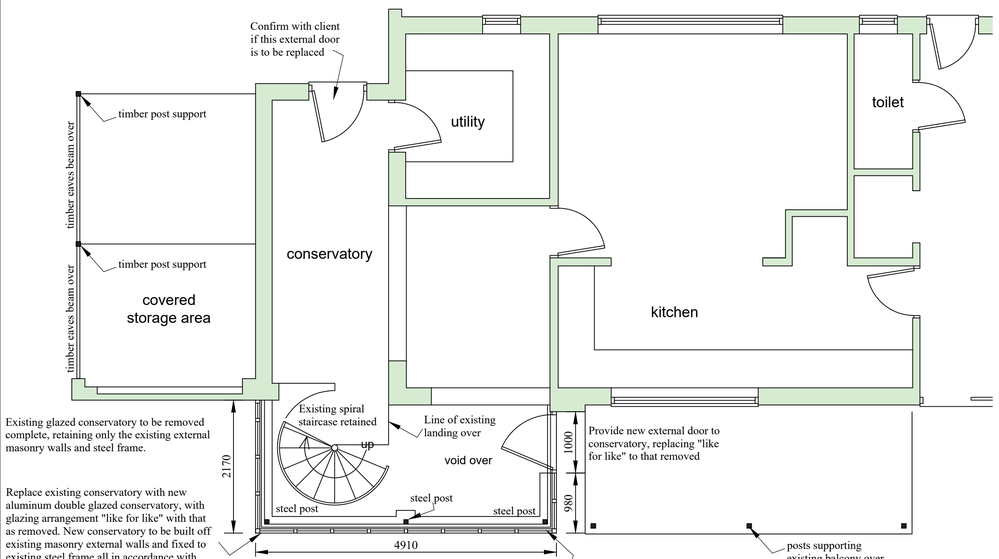


South Elevation
(Proposed)

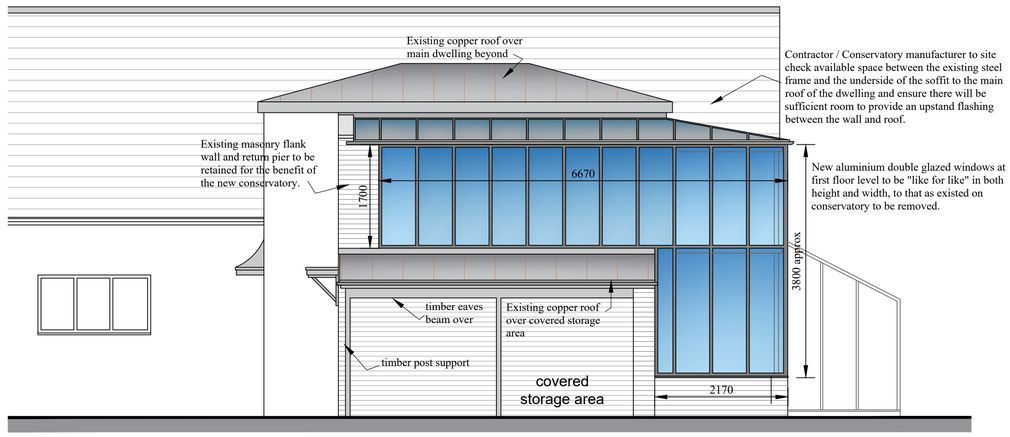
Proposed replacement conservatory

It is proposed to replace the existing single glazed conservatory with a new aluminum double glazed conservatory, visually "like for like" with the height, width and number of windows matching that of the conservatory to be removed.
The external colour finsh of the conservatory will be Anthracite Grey, similar to that of the existing conservatory.

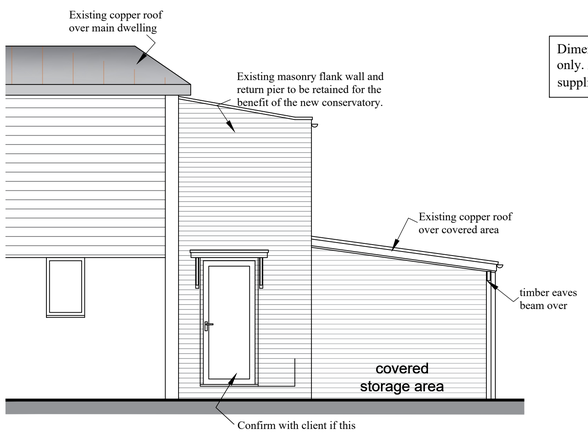
The external colour finsh of the conservatory will be Anthracite Grey



Ground Floor Plan
(Proposed)



West Elevation (Proposed)



North Elevation (Proposed)

Dimensions shown are for planning purposes only. All dimensions to be site checked by supplier of conservatory prior to manufacturer.

SUBJECT TO LOCAL BUILDING CONTROL APPROVAL NOT FOR CONSTRUCTION

0.0m 1m 2m 3m 4m 5m
Scale 1:50

0.0m 1m 2m
Scale 1:20

General

This drawing is to be read in conjunction with Sedgwick standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown include finishes.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping. Design to be undertaken by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

- that demolition, excavation, drilling, cutting etc into existing structures or materials be carried out carefully in case there are any hidden services
- that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any loadbearing or stability function and temporary propping provided as necessary
- that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken

Before commencing works on site, Sedgwick and contractor to ensure that there are no adopted lateral drains or sewers within 3m of the proposed works.

If any are found, Sedgwick to advise the Design Engineer immediately as a Building Over agreement will be required with the Local Water Authority and approval must be obtained before the works are started.

REV	DRAWN	DATE	DESCRIPTION
C	JC	05.2025	Existing Floor Plan and Elevations
B	JC	04.2025	Survey Details Included
A	RP	02.2025	Existing Floor Plan, Elevations and Section of Wall

sedgwick.
Repair Solutions Design Office,
Solent House, 1460 Parkway,
Whiteley, Hampshire PO15 7AF

JOB ID: Griffiths

SITE ADDRESS: The Coach House, Rectory Lane, Wyton, Huntingdon, PE28 2AQ

PROJECT: Take Down and Install Glazed Wall

DRAWING TITLE: Existing Floor Plan and Elevations

INITIAL DRG DATE: January 2025	DRAWN BY: RP
SCALE: 1:50 or as shown	DRG SIZE: A1
REFERENCE: 9298694	DRG No.: 103 / Rev.: C