MATERIALS

FACE BRICKWORK - 'T.B.S.'
- FARM HOUSE ANTIQUE

ROOF - 'MARLEY' EDGEMERE RIVEN
- ANTHRACITE

WINDOWS - P.V.C.u. - AGATE GREY
- RECONSTITUTED STONE CILLS

DOORS - COMPOSITE - COLOURED.

FASCIA - P.V.C.u - BLACK

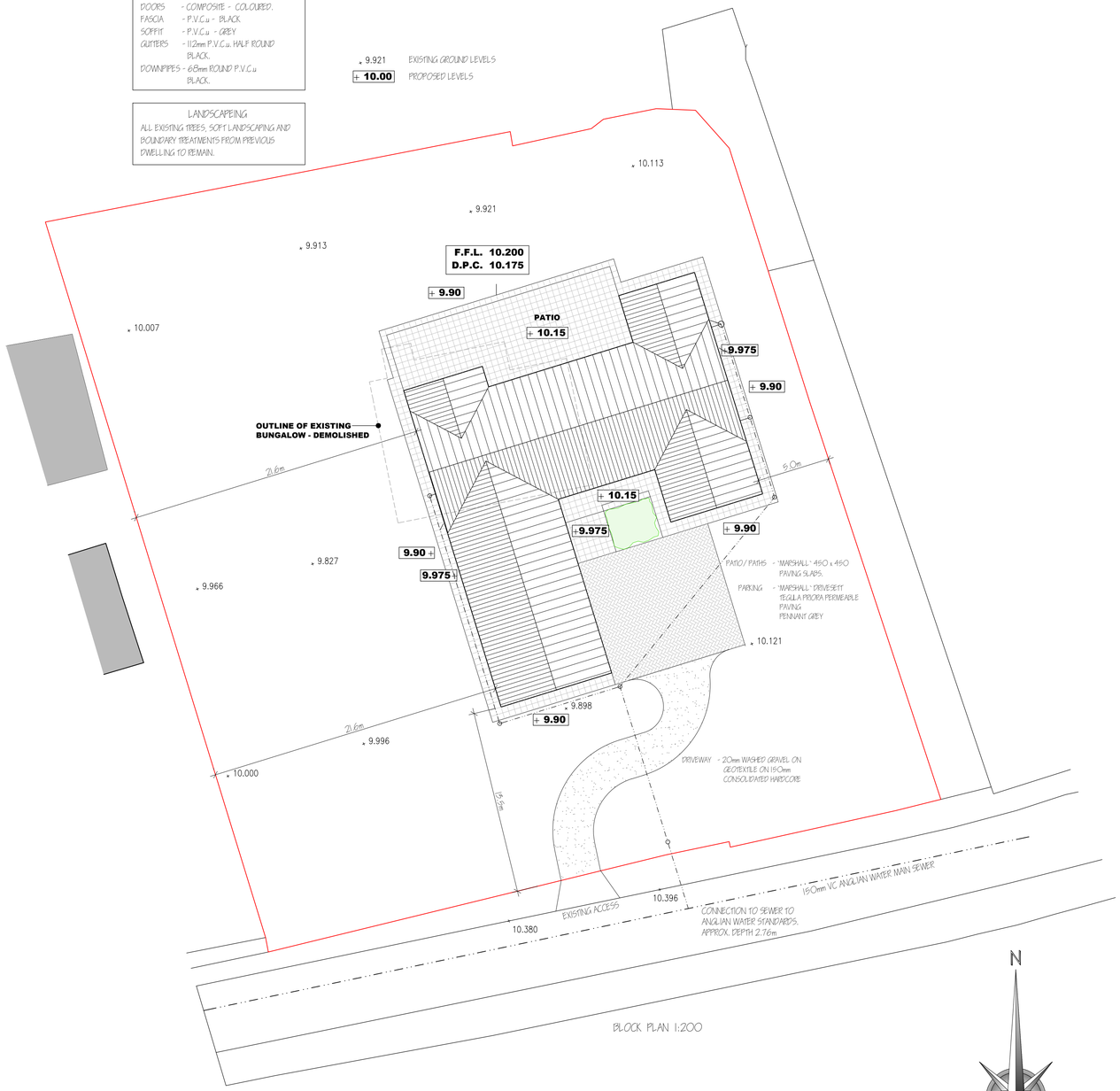
SOFFIT - P.V.C.u - GREY

GUTTERS - 112mm P.V.C.u. HALF ROUND BLACK.

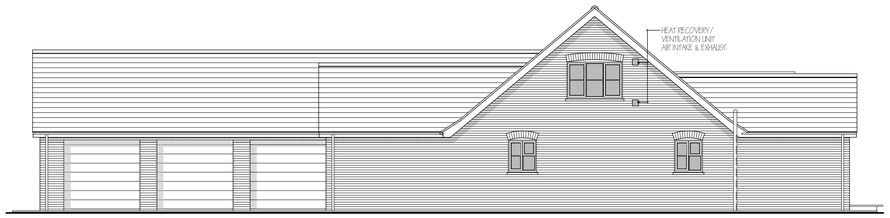
DOWNPIPES - 68mm ROUND P.V.C.u BLACK.

LANDSCAPEING

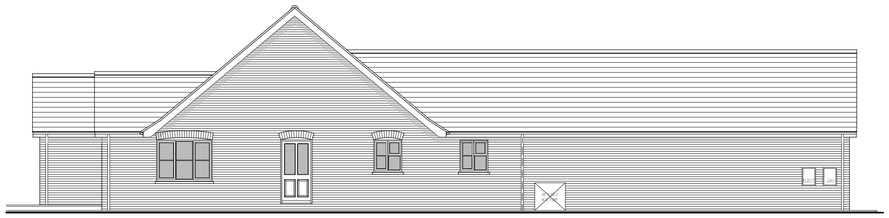
ALL EXISTING TREES, SOFT LANDSCAPING AND BOUNDARY TREATMENTS FROM PREVIOUS DWELLING TO REMAIN.



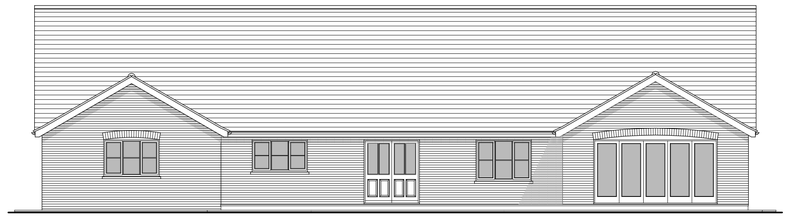
BLOCK PLAN 1:200



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

LOCATION PLAN 1:1250

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used for any other purpose than above. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

LABC CONSTRUCTION DETAILS
Available at -
www.labc.co.uk/ registration-schemes/ constructiondetails

E1MCFF4	-	Lintel
E5MCFF4	-	Cill
E4MCFF4	-	Jamb
E9MCFF9	-	Beam & Block Floor
E9MCFF22	-	Floor Slab. Ins. Under
E6MCFF4	-	Intermediate Floor
E10MCFF4	-	Eave - Flat Ceiling
E11MCFF4	-	Eave - Sloped Ceiling
E12MCFF4	-	Gable - Pitched Roof
E16MCFF4	-	Corner - Full Fill
E17MCFF4	-	Inverted Corner - Full Fill
E18MCFF7	-	Party Wall - Ext. Wall Junction
P1PCFF2	-	Party Wall - Floor Junction
P4PMCFF2	-	Party Wall - Roof Junction

DETAIL CHECK LIST SHEETS, FULLY SIGNED, TOGETHER WITH NOTIFICATION OF ANY CHANGES TO SPECIFICATION ARE TO BE SUBMITTED TO AN APPROVED SAP ASSESSOR UPON COMPLETION.

RESULT OF AIR PRESSURE TEST TO BE 5.0 m³/ hr/ m²@50 PASCALS OR BELOW.

ROOM DIMENSIONS ARE INTERNAL OF WALL FINISHES

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING, LINC'S PE11 1HA
Tel: 01775 711174
Mobile : 07808 125 778
E-MAIL : c.a.d@btconnect.com

Client.
MR & MRS EVISON

Project.
PROPOSED REPLACEMENT DWELLING
59 WESTHORPE ROAD
GOSBERTON
LINCS
PE11 4EN

Drawing.
ELEVATIONS
BLOCK & LOCATION PLANS

Scale 1:100 1:200 1:1250 @ A1	Drawing No. 2016-01
Date. MARCH '21	Drawn. J.C.