DISCHARGE OF PLANNING CONDITIONS

CONDITION 2
(APPROVED PLANS)

Drawings RA/1200/21/00 &
RA/1200/21/01a

to be replaced by drawings

SE-1683 1000,SE-1683 1100, SE-1683 2100, SE-1683 7000, SE-1683 7100

SCHEDULE OF CHANGES

DWELLING
- Removal of all cladding
- internal layout revised

GARAGE
- Depth of garage increased
- garage doors design revised
- Height of garage increased
- Addition of 3no roof windows

CONDITION 3
(SCHEDULE OF EXTERNAL MATERIALS)

DWELLING AND GARAGE
Roof Tiles - Wienerberger Calderdale Edge
Bricks - Wienerberger Kassandra
Joinery - uPVC (colour White)
Fascias, Soffits etc. - uPVC (colour White)
Rainwater Goods - uPVC

SITE
Gravel Driveway
Rear and side patio
Grassed gardens

CONDITION 4
(LANDSCAPE SCHEDULE)

Refer to drawing 1000 for landscape specification.

CONDITION 6
(BOUNDARY TREATMENT SCHEDULE)

Refer to drawing 1000 for boundary treatments specification.

CONDITION 7
(FLOOD MITIGATION)

Floor level of dwelling to be min 300mm above existing ground level

Occupiers of the properties should register with the environment agencies floodline warnings direct service to receive automated early warnings of potential flooding.

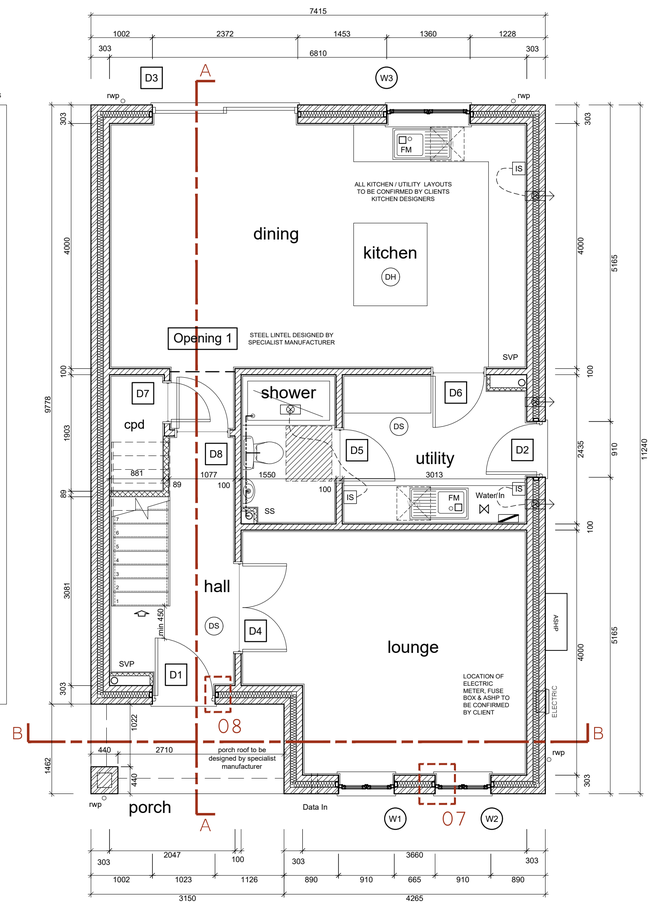
On site surface water drainage to be discharged into soakaways designed to BRE Digest 365 and approved under building regulations.

CONDITION 8
(FLOOR LEVELS)

Refer to drawing 1000 for site floor levels. No change to existing site floor levels. Dwelling FFL to be min 300mm above the existing site ground levels.

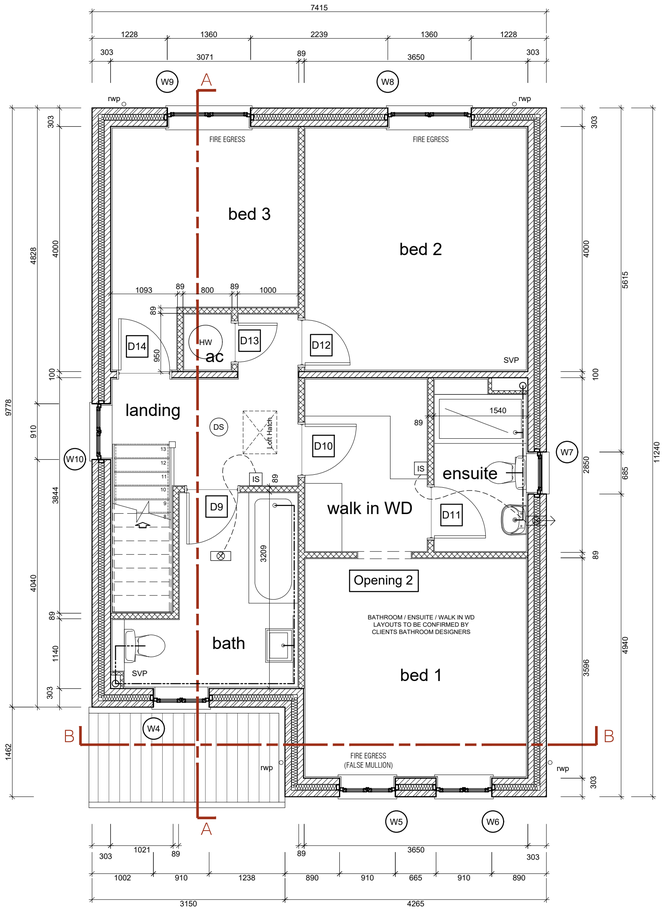
CONDITION 9
(WATER CONSUMPTION)

Refer to "water calculation" confirming the dwelling will not exceed the requirement of 110 liters per person per day.



GROUND FLOOR PLAN
Scale: 1:50

0 0.5 1 1.5 2
metres



FIRST FLOOR PLAN
Scale: 1:50

0 0.5 1 1.5 2
metres

General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

- All structural elements are to be designed by clients structural engineer where required
- All dimensions are to brick openings/courses.
- All kitchens are shown indicatively and are to be detailed separately in conjunction with client's kitchen manufacturer.
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- Finished Floor Level to be set 300mm (min) above general ground level.

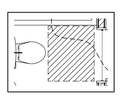
SERVICES KEY

CO	CARBON MONOXIDE DETECTOR	EXT	EXTERNAL LUMINAIRE		DOOR BELL SOUNDER
DS	SMOKE DETECTOR		SWITCHED SOCKET OUTLET		BT INTERNET IN
DH	HEAT DETECTOR		TWIN SWITCHED SOCKET OUTLET	TV	TV/FM DUAL OUTLET
	DISTRIBUTION BOARD		TWIN SWITCHED SOCKET OUTLET OVER WORKTOP		ONE WAY SWITCH
	EXTRACT FAN - CEILING MOUNTED		SWITCHED FUSED CONNECTION		TWO WAY SWITCH
	EXTRACT FAN - WALL MOUNTED		NON-SWITCHED FUSED CONNECTION		INTERMEDIATE SWITCH
IS	EXTRACT FAN - ISOLATION SWITCH	S	SHAVER SOCKET		TIME DELAY SWITCH
LE	LOW ENERGY PENDANT LUMINAIRE	C	COOKER SWITCH		ONE WAY CEILING SWITCH
LE	LOW ENERGY SURFACE OR RECESSED LUMINAIRE	S	WALL MOUNTED SHOWER UNIT		RADIATOR
LE	LOW ENERGY WALL MOUNTED LUMINAIRE		DOOR BELL PUSH	towel rail	HEATED TOWEL RAIL

PLAN KEY

svp	SOIL AND VENT PIPE
ss	STUB STACK
FM	FLOOR MANIFOLD (DIRECT CONNECTION)
rwp	RAINWATER PIPE
big	BACK INLET GULLY
	WATER STOP VALVE

D1	DOOR REFERENCE NUMBER
W1	WINDOW REFERENCE NUMBER
Opening 1	OPENING REFERENCE NUMBER

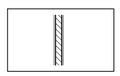


hatched area indicated 900mm wide x 750mm deep access zone in-front of the wc pan which must not be impeded

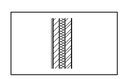
WALL KEY



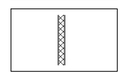
SUB-STRUCTURE BLOCKWORK
EXTERNAL WALL
100mm 7N/m blockwork or Engineering Brickwork
100mm Cavity
100mm 7N/m blockwork



INTERNAL WALL - BLOCKWORK
12.5mm plasterboard on dabs & skim
100mm Blockwork Inner Leaf
12.5mm plasterboard on dabs & skim



EXTERNAL WALL
102.5mm Brickwork Outer Leaf
100mm cavity with full fill insulation
100mm Blockwork Inner Leaf
12.5mm plasterboard on dabs & skim



INTERNAL WALL - STUDWORK
15mm Gyproc Wallboard plasterboard
89mm timber studs @ 600mm centres
Isover APR 1200 insulation
15mm Gyproc Wallboard plasterboard

Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE
Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title
Proposed New Dwelling
78 Risegate, Gosberton Risegate, Spalding, PE11 4EY
For: Mr Green

Drawing Title
Building Regulation Drawing
Floor Plans

Date: July 2021	Drawn by: RS
	Checked by: MC
Job No.: SE-1683	Sheet Size: A1
Dwg No.: 1100	Revision: BR01

Swann Edwards Architecture Limited ©