

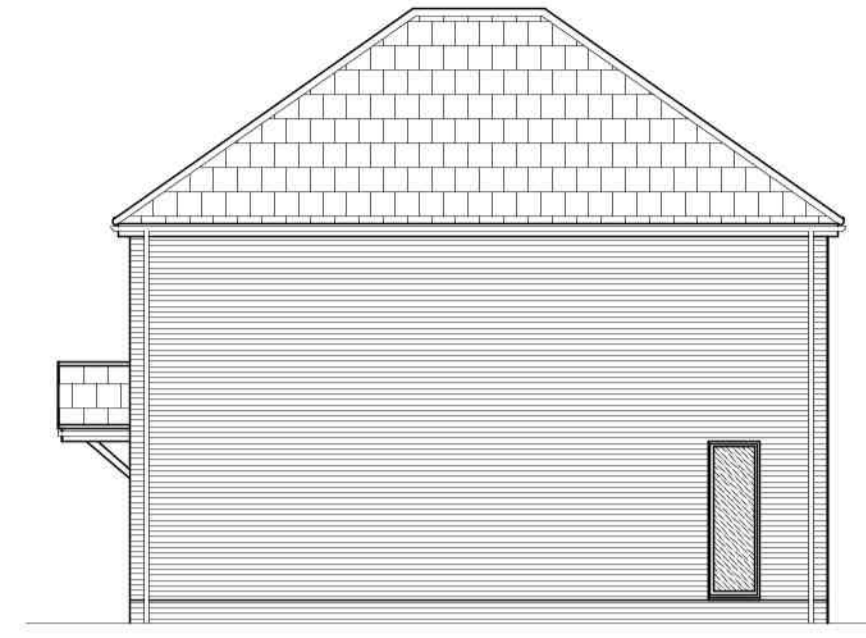
SIDE ELEVATION



REAR ELEVATION



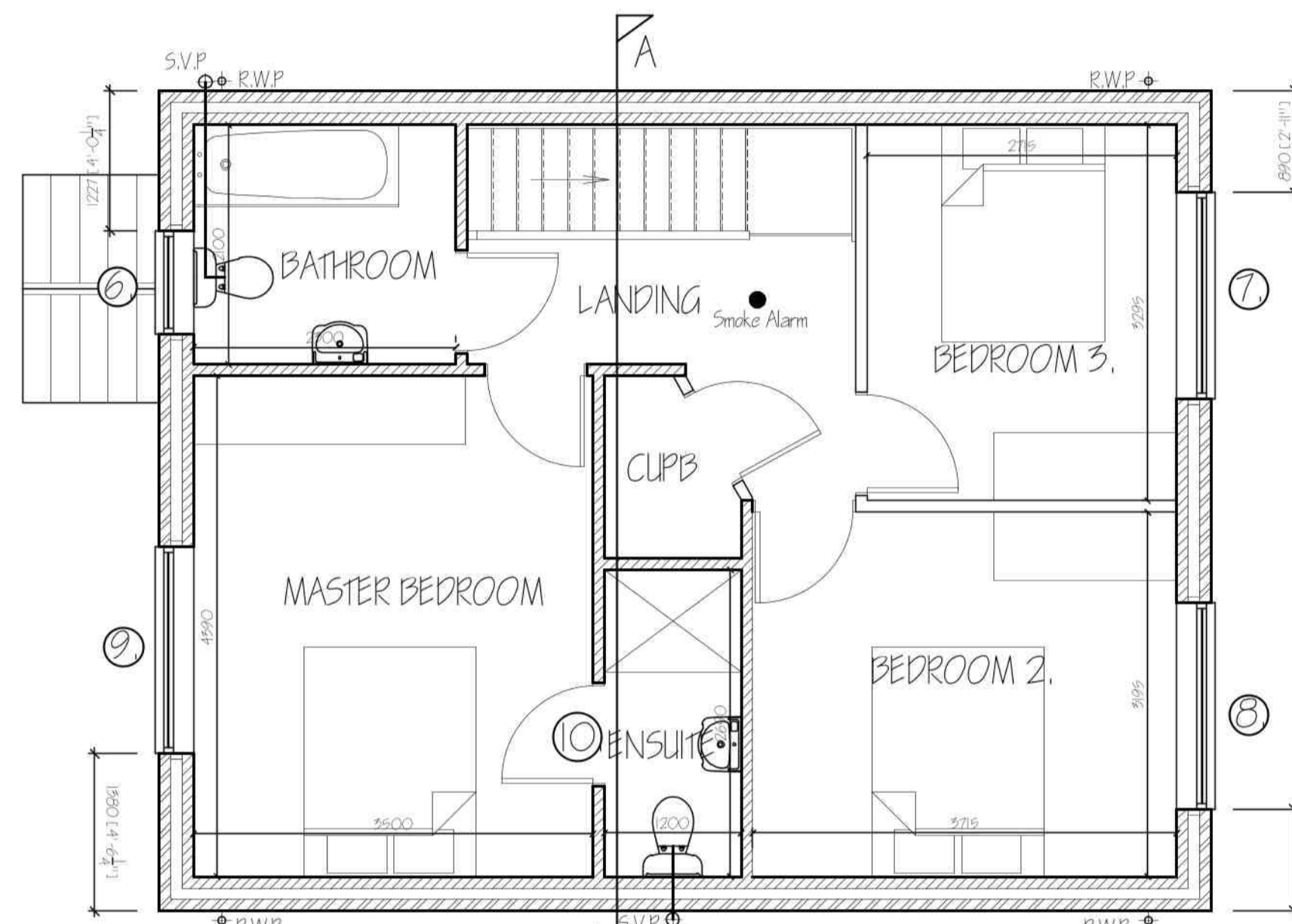
FRONT ELEVATION



SIDE ELEVATION



LOCATION PLAN 1:1250



FIRST FLOOR PLAN

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

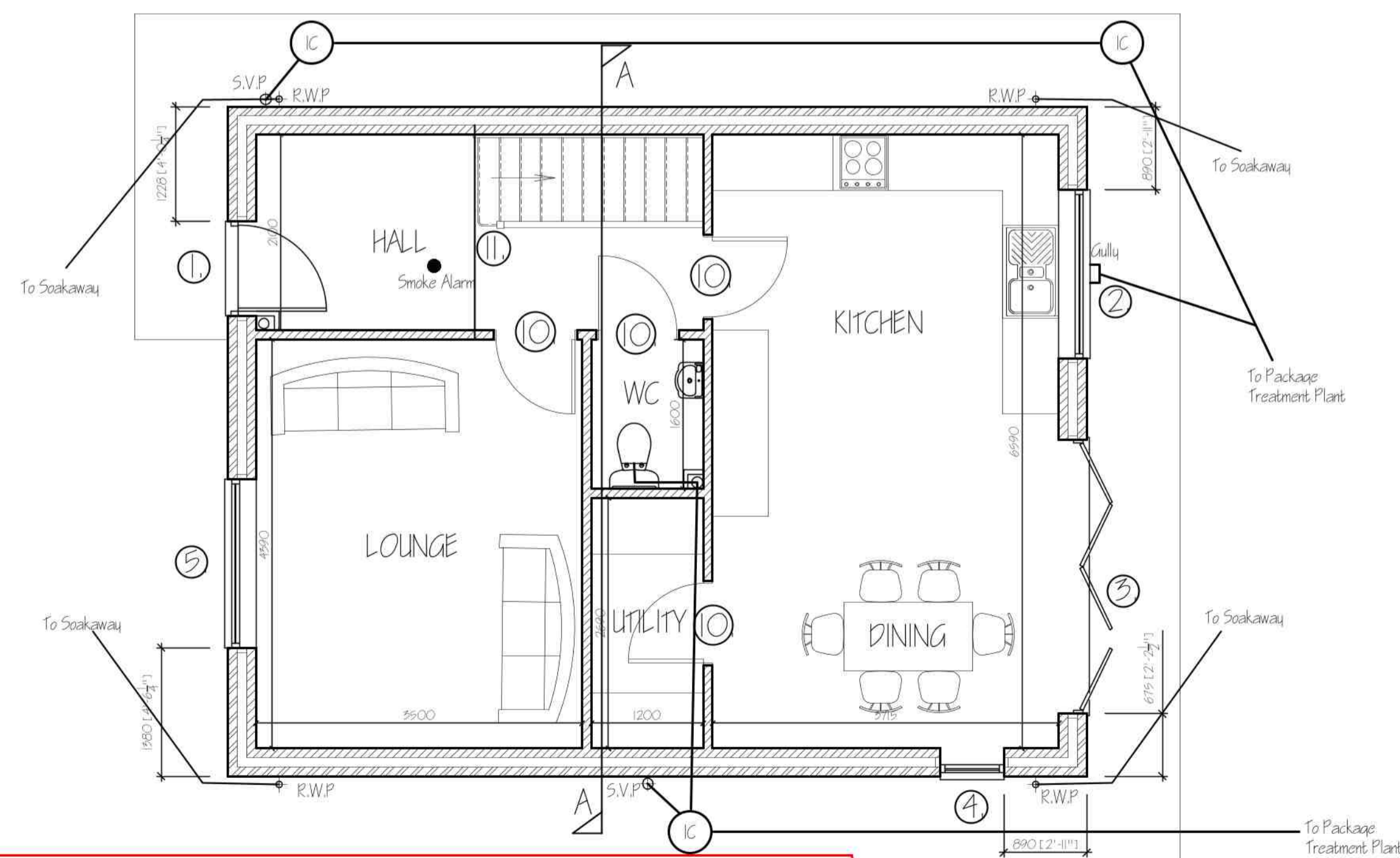
- A - Existing frontage wall & pillars
  - B - Existing wall increases in height
  - C - Existing 1.8m high close boarded fence
  - D - Proposed 1.8m high close boarded fence
  - E - Shrubbery areas with native species
  - F - Gravel driveway and turning area
  - G - Slabbed patio and footpath
  - H - Flowering Cherry (Prunus Accolade) - Feathered
- All plants to be in accordance with BS 4428:1989 and amendment No. 1 (1991)
- All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.
- 1/3 to 1/2 haq of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

Domestic Ventilation Design Assessment for compliance with requirement F1(1) of the Building Regulations 2010:-

| Ref  | Opening Description | Room Description | Minimum Ventilator Required | Ventilator Positions | Ventilators Per Position | Background Ventilation (mm <sup>2</sup> ) | Total Required Ventilation (mm <sup>2</sup> ) |
|--|---------------------|------------------|-----------------------------|----------------------|--------------------------|---|---|
| 1  | Window              | Kitchen          | 5000                        |                      | 5                        | 5000                                      | 15000   |
| 2  | Bi-Fold Doors       | Dining Area      | 5000                        |                      | 5                        | 5000                                      | 15000   |
| 3  | Window              | Lounge           | 5000                        |                      | 5                        | 5000                                      | 15000   |
| 4  | Window              | Bathroom         | 2500                        |                      | 2                        | 5000                                      | 10000   |
| 5  | Window              | Bedroom 3        | 5000                        |                      | 5                        | 5000                                      | 15000   |
| 6  | Window              | Bedroom 2        | 5000                        |                      | 5                        | 5000                                      | 15000   |
| 7  | Window              | Master Bedroom   | 5000                        |                      | 5                        | 5000                                      | 15000   |
| Total Ventilator EA provided to meet whole house dwelling background Ventilator Compliance |                     |                  |                             |                      |                          |   | 100,000                                       |

New Opening schedule:-

| Ref | Opening Description   | Opening Size    | Lintel Type         | Lintel Length | Secure Door & Window |
|-----|-----------------------|-----------------|---------------------|---------------|----------------------|
| 1   | Entrance Door         | 1022.5w x 2100h | Keystone HD/K-90    | 1950mm        | Yes                  |
| 2   | UPVC Window           | 1810w x 1095Oh  | Keystone HD/K-90    | 2250mm        | Yes                  |
| 3   | Bi-Fold Doors         | 2955w x 2100Oh  | Keystone HD/K-90    | 5250mm        | Yes                  |
| 4   | UPVC Window           | 6855w x 2100Oh  | Keystone S/K-90     | 10950mm       | Yes                  |
| 5   | UPVC Window           | 1810w x 1950Oh  | Keystone HD/K-90    | 2250mm        | Yes                  |
| 6   | UPVC Window           | 910w x 1095Oh   | Keystone S/K-90     | 1950mm        | Yes                  |
| 7   | UPVC Window           | 1810w x 1200Oh  | Keystone HD/K-90    | 2250mm        | Yes                  |
| 8   | UPVC Window           | 1810w x 1200Oh  | Keystone HD/K-90    | 2250mm        | Yes                  |
| 9   | UPVC Window           | 1810w x 1200Oh  | Keystone HD/K-90    | 2250mm        | Yes                  |
| 10  | Internal Door Opening | 910w x 1950Oh   | Keystone HD/BOX 100 | 1950mm        |                      |
| 11  | Internal Beam Support | 2100w x 2600Oh  | 127 X 76 X 15 UB    | 2900mm        |                      |



GROUND FLOOR PLAN



SITE PLAN 1:250

|     |                                  |          |
|-----|----------------------------------|----------|
| C   | BUILDING REGULATIONS AMENDMENTS  | DEC 2020 |
| B   | BUILDING REGULATIONS APPLICATION | DEC 2020 |
| A   | PLANNING DETAILS ADDED           | MAY 2021 |
| ref | revision                         | date     |

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Project: RESIDENTIAL DEVELOPMENT  
 ADJ: THE GOLDEN LION PUBLIC HOUSE  
 SEAS END ROAD, MOLL-TON SEAS END  
 SPALDING, Lincs PE12 6LD

Client: R MURRAY & P SUMMERFIELD

Drawings: FLOOR PLANS & ELEVATIONS  
 SITE & LOCATION PLAN

Site Ref: 3840-21. Drawn By: OIC.

Date: MAY 2021. Elected: SLD.

Scale: 1/50 1/100 (otherwise stated).

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