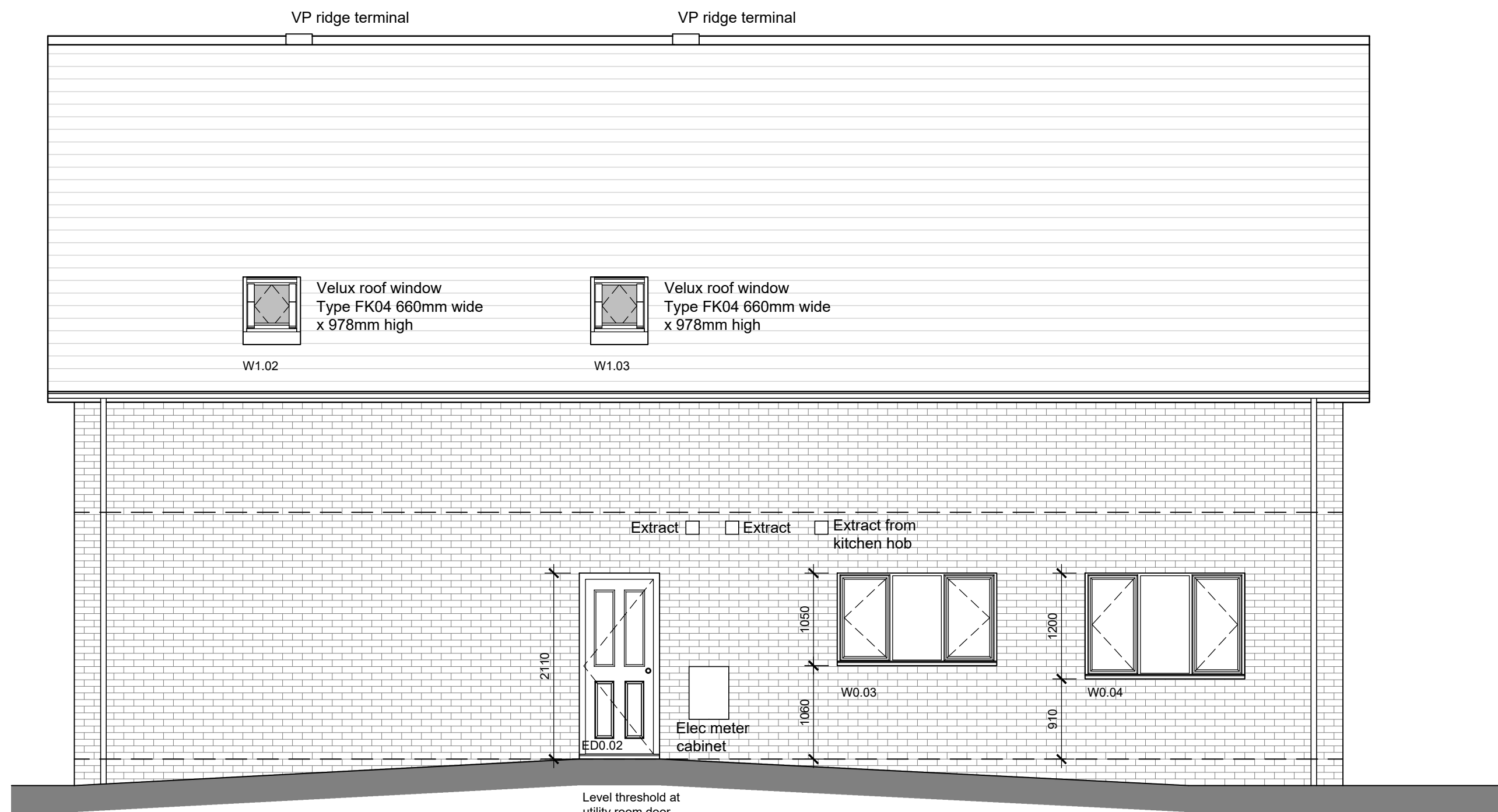
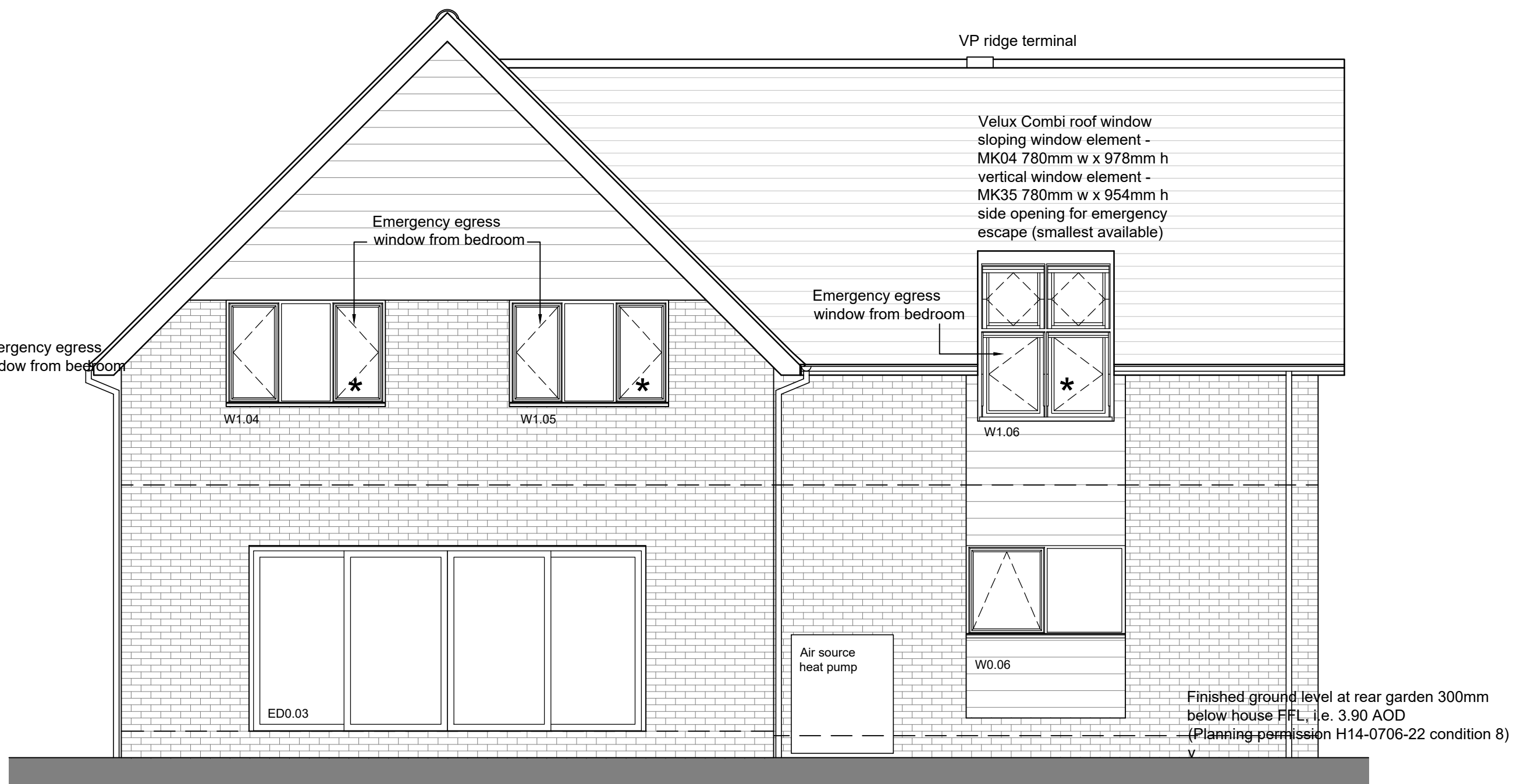


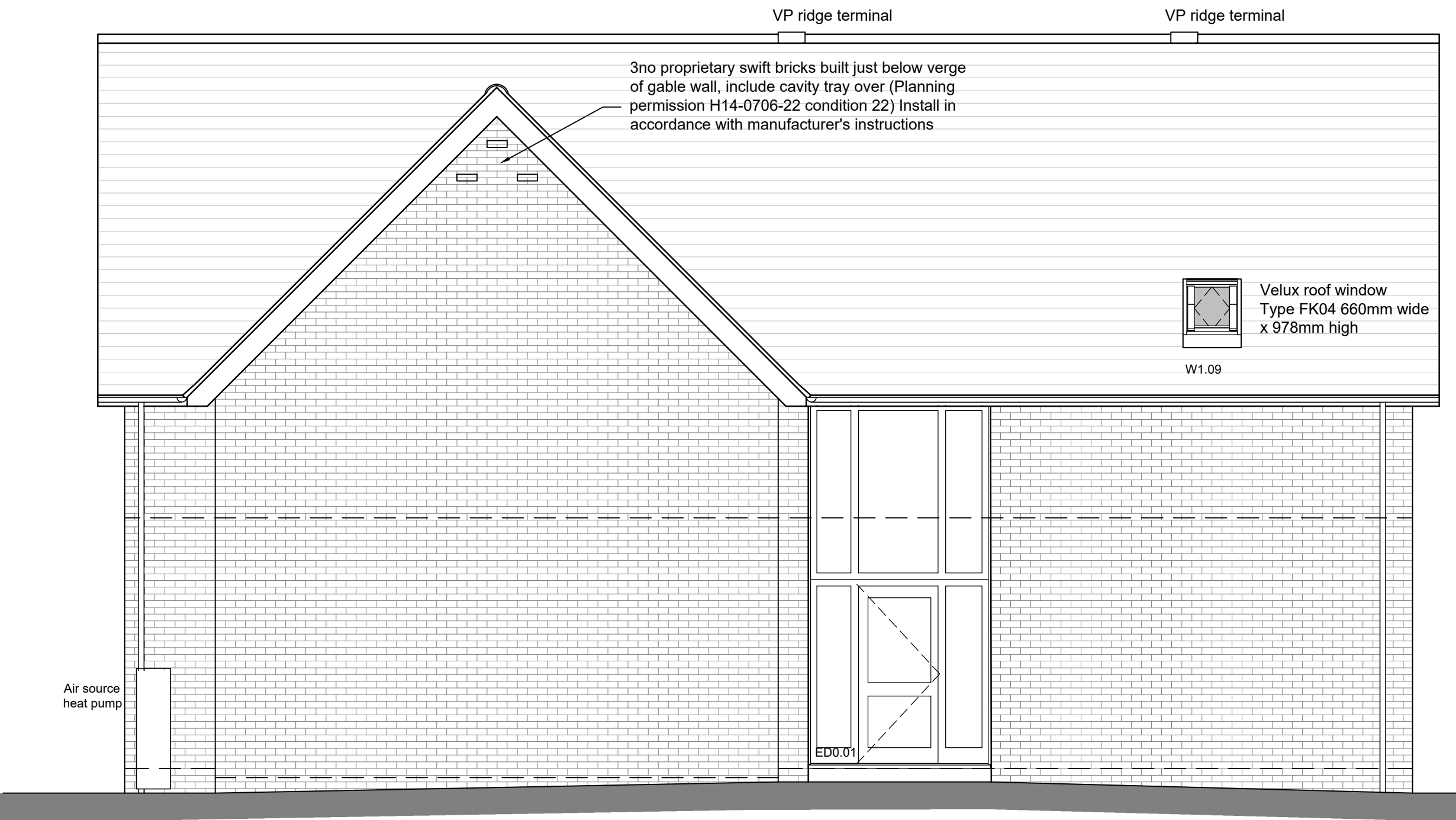


North West Elevation
Scale 1:50

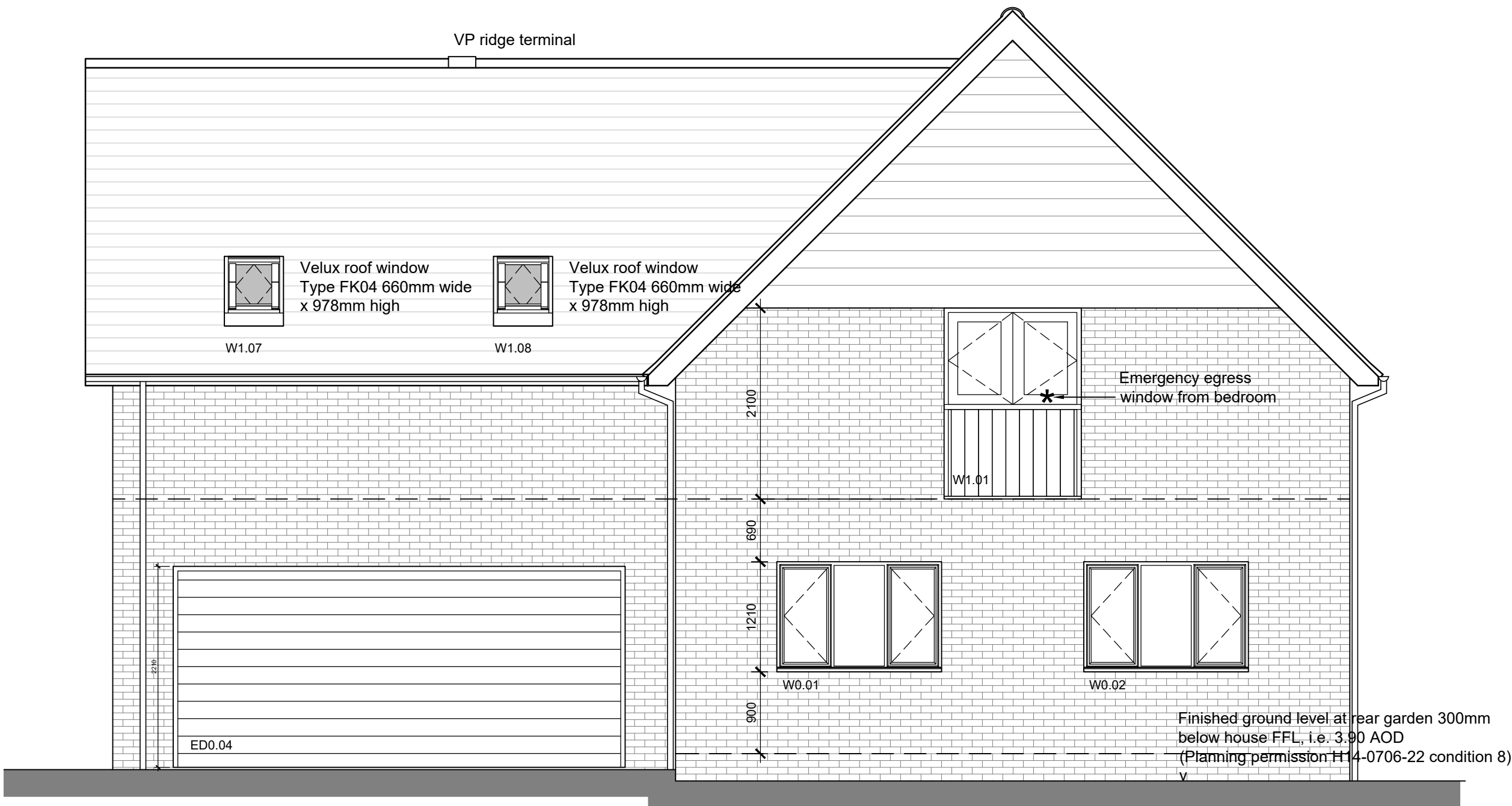


South West Elevation (rear)
Scale 1:50

★ Escape windows
Window opening casements for two storey dwellings to all habitable rooms and inner rooms to have the opening part of the window having an openable area of a min. 0.33m², which must be a min of 450mm clear width x 750mm clear height OR 750mm clear width x 450mm clear height. The opening part of the window must be at least 800mm AFFL and no higher than 1100mm AFFL.



South East Elevation
Scale 1:50



North East Elevation (front)
Scale 1:50

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THIS DRAWING MUST BE READ IN ACCORDANCE WITH ALL OTHER PROJECT DRAWINGS, SPECIFICATIONS AND STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS (SOUTH LINC'S CONSULTING JOB REF 22-0155).

ALL DETAILS MUST BE CONSTRUCTED IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS FOR PART L (www.planningportal.gov.uk) See drawing A1534-40. References to Accredited Details are indicated at typical locations on plans and sections but apply to all circumstances in which they occur.

All dimensions indicated are structural, i.e. block to block or block to stud unless stated otherwise.

The purpose group for this building is Residential 1 (c) - A Dwellinghouse which does not contain a habitable storey more than 4.5m above ground level. The period of fire resistance for dwelling houses with a top floor less than 5m high is 30 minutes.

Materials to comply with appropriate British Standards or Agrément Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Materials should generally be in accordance with BS9000 series of documents and other accepted good practice (eg. Quality assured to ISO 9000).

Under the Construction Products Regulation Directive (305/2011/EU-CPR), all building products are to be CE marked and include reference of their product standard, levels / classes of performance and product characteristics.

All products are to be used and installed strictly in accordance with the manufacturer's instructions and recommendations. Test certificates for materials and equipment such as emergency lighting, fire alarms and concrete test cubes will be required to be submitted prior to the issue of a final certificate.

Access Statement
Accessible Design Category 1 dwellings (only):-
Access to the dwelling will be via a hard paved surface a min of 900mm clear width as set out in accordance with Approved Document M1 (2015 edition).

A level/ramped approach with a firm hard non-slip surface at least 900mm wide is to be provided from a vehicular parking area (hardstanding) or the street/road not steeper than 1:15 with 1.2m landings every 10m or 1:12 with landings every 5m both with top and bottom landings at least 1.2m clear of a door swing up to the principal entrance door. Max acceptable cross falls to be 1 in 40. Every landing should be a min of 1200mm width and depth, clear of any door swing.

B3	12.03.24	Electricity meter cabinet relocated to utility room.	AP
B2	14.11.22	Boiler flue & gas meter omitted, ASHP added, window W0.05 omitted.	AP
B1	08.12.22	Ground level revised at front/garage doors and to give level access at utility door	AP
Ref.	Date	Description	Initial

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Client:
Cecil Francis Ltd.

Project:
**Proposed Residential Development,
Bear Lane
Pinchbeck
Lincolnshire
PE11 3XA**

Drawing Title:

**Plots 1 & 3
Elevations as Proposed.**

**BUILDING REGULATIONS
FOR COMMENT**

Date:	08.2022	Scale:	as shown @ A1
Drawn by:	AP	Checked by:	AJO

Drawing Number:	Rev:
A1534-24	B3

