

Side Elevation



Front Elevation
showing Conservatory

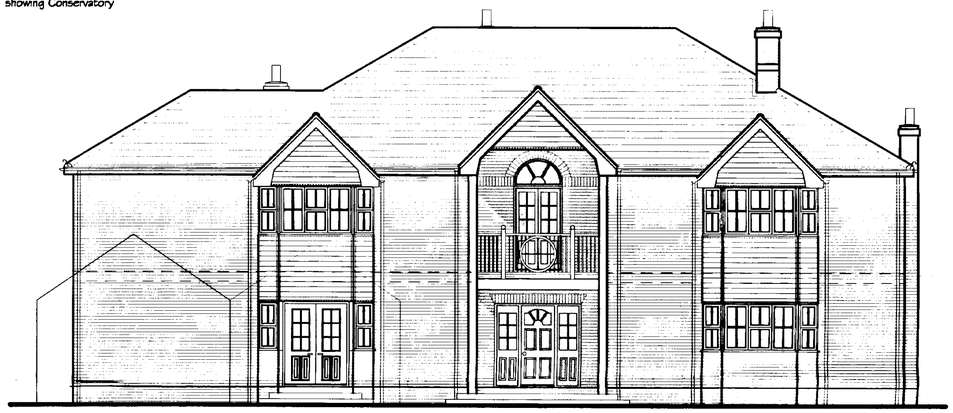
Conservatory :
Polycarbonnete roof colour : brown
PVCU doors,windows,fascia & soffit colour : dark brown
PVC gutters & rwp's colour : dark brown
Facing brick to match house



Side Elevation

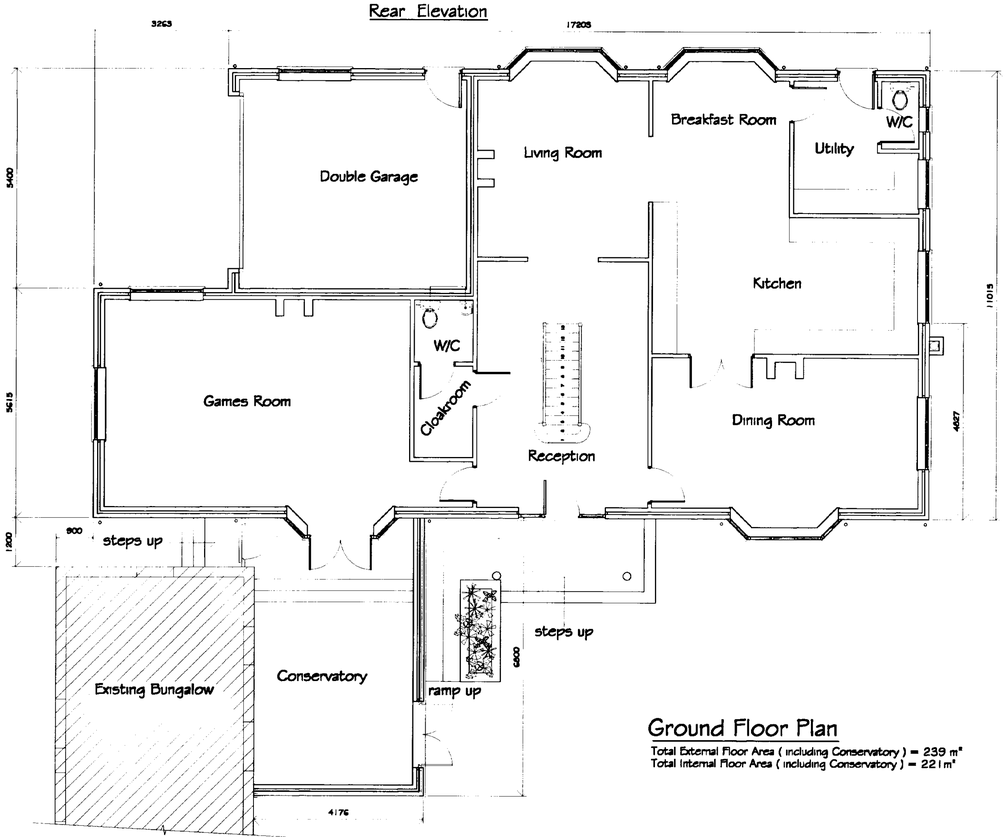


Rear Elevation



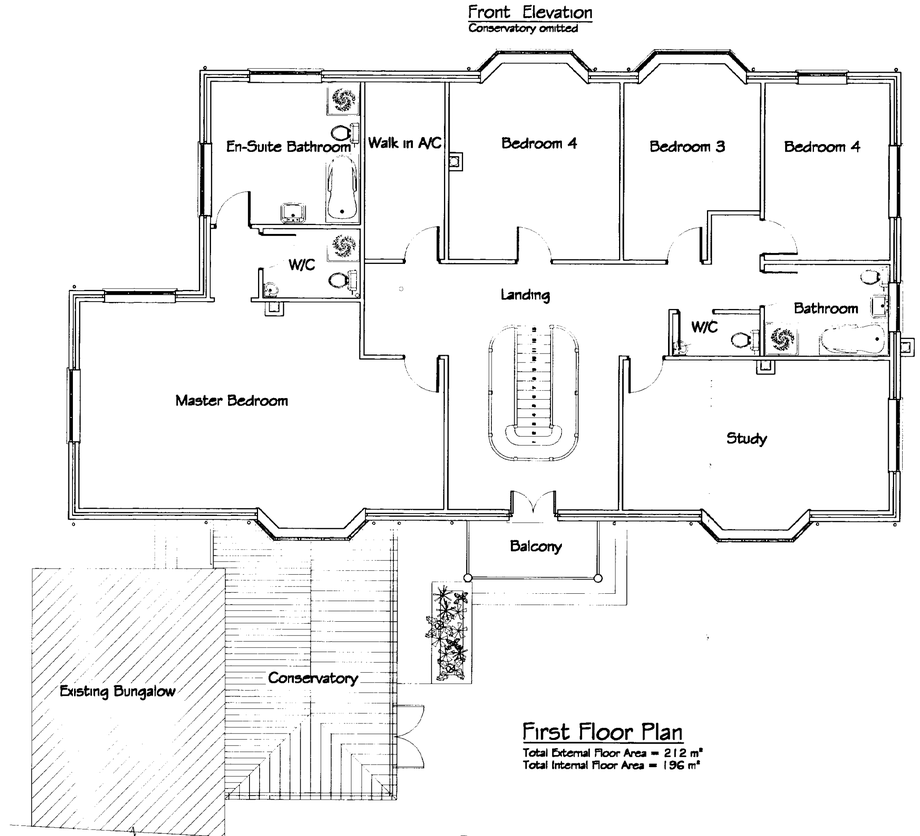
Front Elevation
Conservatory omitted

House :
Facing brickwork type & colour to be confirmed.
Roof Tile type & colour to be confirmed.
Verbcal tile colour to match above
Windows to be PVCU colour : dark brown
Fascia boards,soffits colour : dark brown
Gutters & rwp's colour : dark brown



Ground Floor Plan

Total External Floor Area (including Conservatory) = 239 m²
Total Internal Floor Area (including Conservatory) = 221 m²



First Floor Plan

Total External Floor Area = 212 m²
Total Internal Floor Area = 196 m²

PLANNING DEPARTMENT
PLAN

This Drawing is produced solely for the purpose of Planning Permission only. 6/05/02.MJW

Planning Department
-9 MAY 2002
Ref 0555/02

REVISIONS	BY	DATE

DRAWN	MJW	DATE	22/04/02
SCALE	1/75	CHECKED	

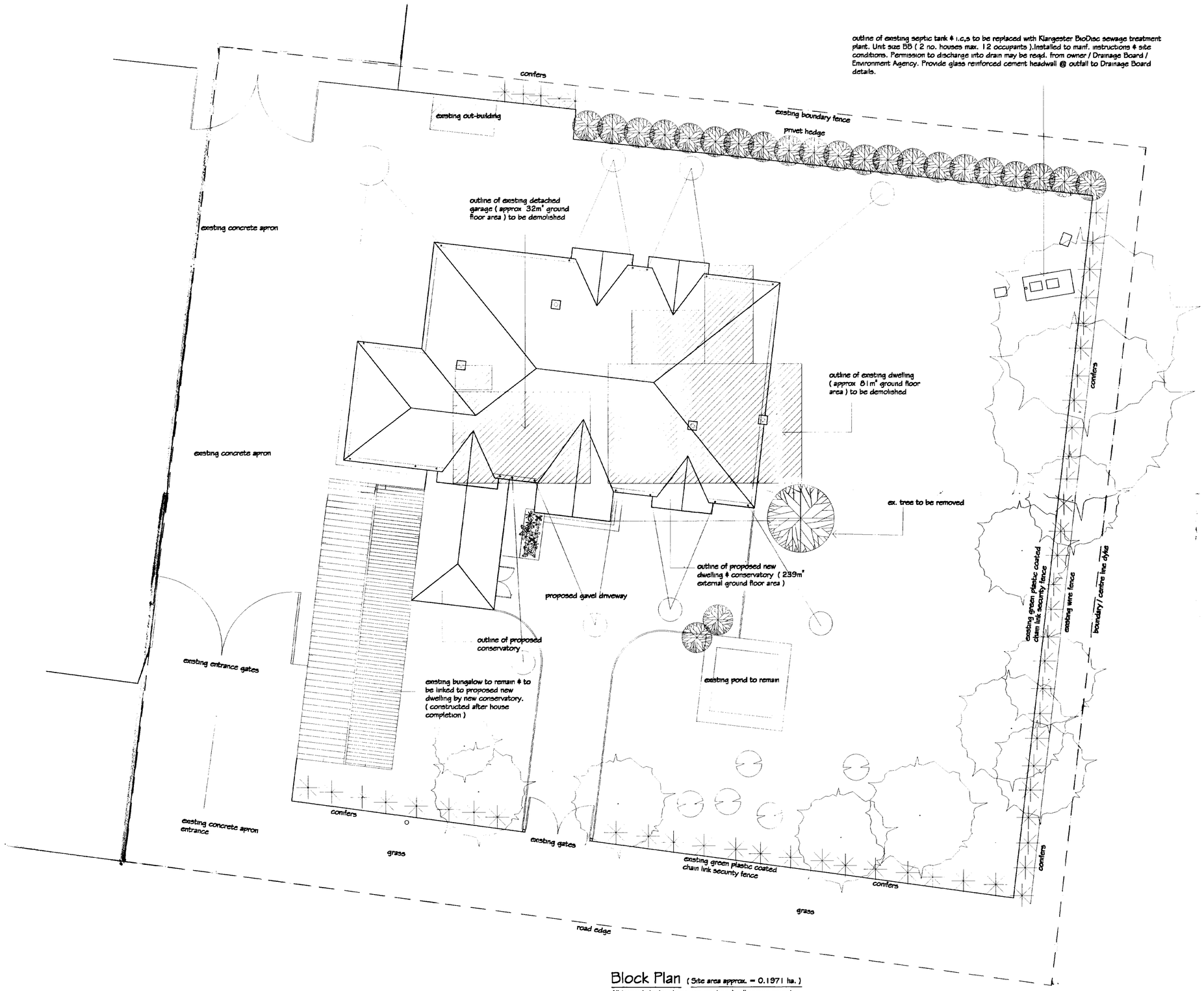
PROJECT
Mr. & Mrs. P. Hedger
Honeysuckle Cottage
North Drove
Quadring
Lincs. PE11 4QS

DETAILS
Proposed demolish existing cottage & garage. Replace with new dwelling c/w integral garage.

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel / Fax : 01775 767650
email : mjw.13@btinternet.com

DRG No. 0017/1/PL/2002



Block Plan (Site area approx. = 0.1971 ha.)

All trees / shrubs shown are existing & will remain except one no. tree were noted to be removed.
All new soakaways to be constructed to hold max. 60mm of rainfall in 1 hour.

DETERMINED PLAN

SHDC
Planning & Development
- 9 MAY 2002
Ref 0555102

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6/05/02.MJW

REVISIONS		BY	DATE
DRAWN	MJW	DATE	26/4/02
SCALE	1 / 100	CHECKED	

PROJECT: Mr. & Mrs. P. Hedger
Honeysuckle Cottage
North Drove
Quadring
Lincs. PE11 4QS

DETAILS: Proposed demolish existing dwelling & detached garage. Replace with new dwelling c/w integral garage.

Malcolm Watson
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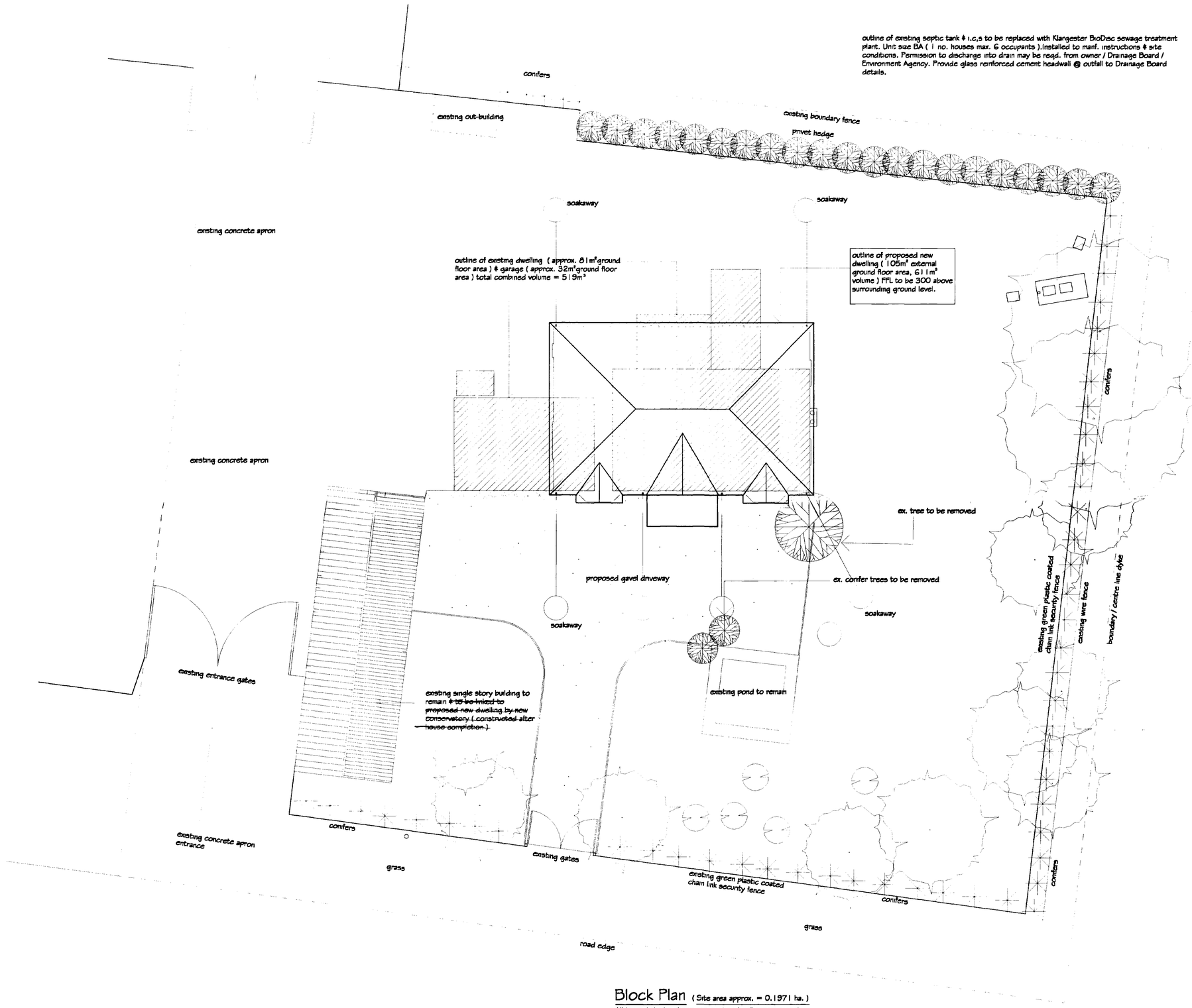

Block Plan (Site area approx. = 0.1971 ha.)

All trees / shrubs shown are existing & will remain except two no. conifers & one no. tree were noted to be removed.
All new soakaways to be constructed to hold max. 60mm of rainfall in 1 hour.

GENERAL NOTES

Copies of this drawing must not be taken, traced or altered for any purpose other than that for which it is issued without written permission of MW architectural / detailing services.This drawing is produced only for the purpose of either obtaining Building Regulations or Planning Approval & does not contain a full specification for the proposed works.The proposed work will not be supervised / inspected on site by MW architectural / detailing services & it is therefore the client or their appointed Builder / Contractor responsibility to control workmanship / materials / specification & any variations to the contract. , it is neither practical or reasonable to show all relevant matters on the drawing, the fact that matters are not mentioned does not alleviate the Builder /Contractor from responsibility of non-compliance in carrying out the work. All works & materials to be fitted & installed to the manf. instructions & comply with the manuals & approved documents of the Building Regulations & current N.H.B.C. technical requirements, codes of practice & British Standards. All measurements on this drawing are not to be scaled for construction / ordering purposes. All dimn's & set out of the works as shown on the drawing to be checked by the Builder / Contractor prior to the commencement of work & any discrepancies report immediately. Builder / contractor to strip off all top soil & vegetable matter from the new building area & establish there is no made up ground or wide variations in the type of subsoil within the loaded area & no weaker type of soil exits below the soil on which the new foundations rest within such depth as may impair the stability of the structure. Site Soil Surveys are recommended in respect of foundations & floor slab design to establish individual site conditions before any work is undertaken. Where existing buildings are to be demolished, old foundations & drains etc.are to be broken out, except where their presence does not adversely affect new works. The actual position of existing service pipes, electrical cables etc. are not generally shown, the actual position of all apparatus must be established by the Builder / Contractor prior to commencement of work.

HEALTH & SAFETY

Construction (Design & Management) regs 1994 (CDM)
Should the works need to comply with the Construction Design & Management Regulations an independent Planning Supervisor would be reqd to co-ordinate the Health & Safety aspects of the project during the construction period from the time of site possession to completion handover to the client.
The client is to ensure that the appointed contractor is familiar with & complies with Health & Safety for Building Sites & Work Places.

Original vol = 519m³.
Plus 70m³ = 589m³
or x 115% = 596.85m³ ✓ (increase of 77.85m³)

Proposal is 611m³ which is 117.7% ie approx 3% too large which is ≃ 14.15m³. Immaterial

Remg Agent & advised reapplies

REVISIONS		BY	DATE
A	REDRAWN	MJW	19/08/02

DRAWN	MJW	DATE	19/08/02
SCALE	1 / 100	CHECKED	

PROJECT
Mr. & Mrs. P. Hedger
Honeysuckle Cottage
North Drove
Quadring
Lincs. PE11 4QS

DETAILS
Proposed demolish existing dwelling & detached garage. Replace with new dwelling & retention of existing single story building for use as annex.

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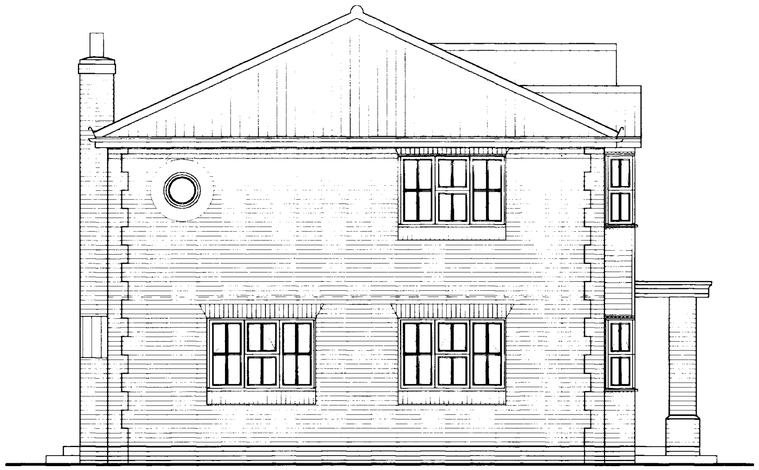


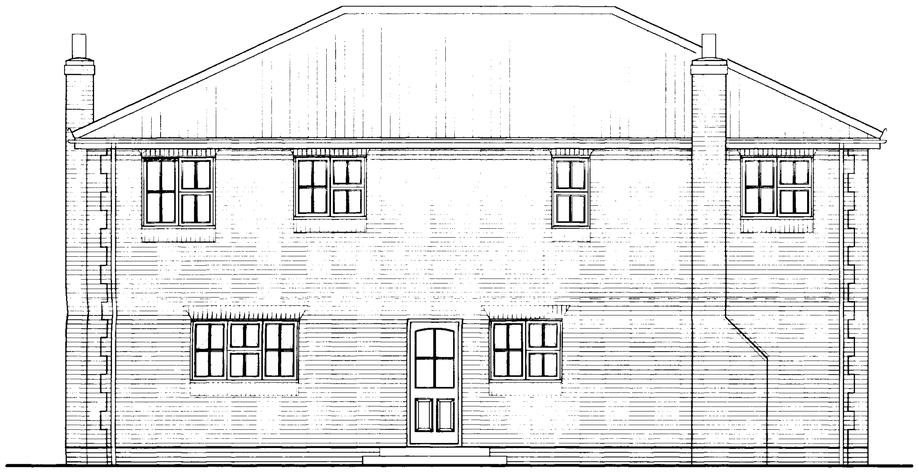
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

TILES :
TO BE CONFIRMED

BAY WINDOW VERTICAL TILES :
TO BE CONFIRMED

FACING BRICKWORK :
TERCA OLDE WELWYN RED MULTI

WINDOWS :
BROWN PVCU

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Ground Floor Plan
Total External Floor Area = 105m²

First Floor Plan
Total External Floor Area = 105m²

A	REDRAWN	MJW	14/08/02
	REVISIONS	BY	DATE

DRAWN	MJW	DATE	14/08/02
SCALE	1/50	CHECKED	

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