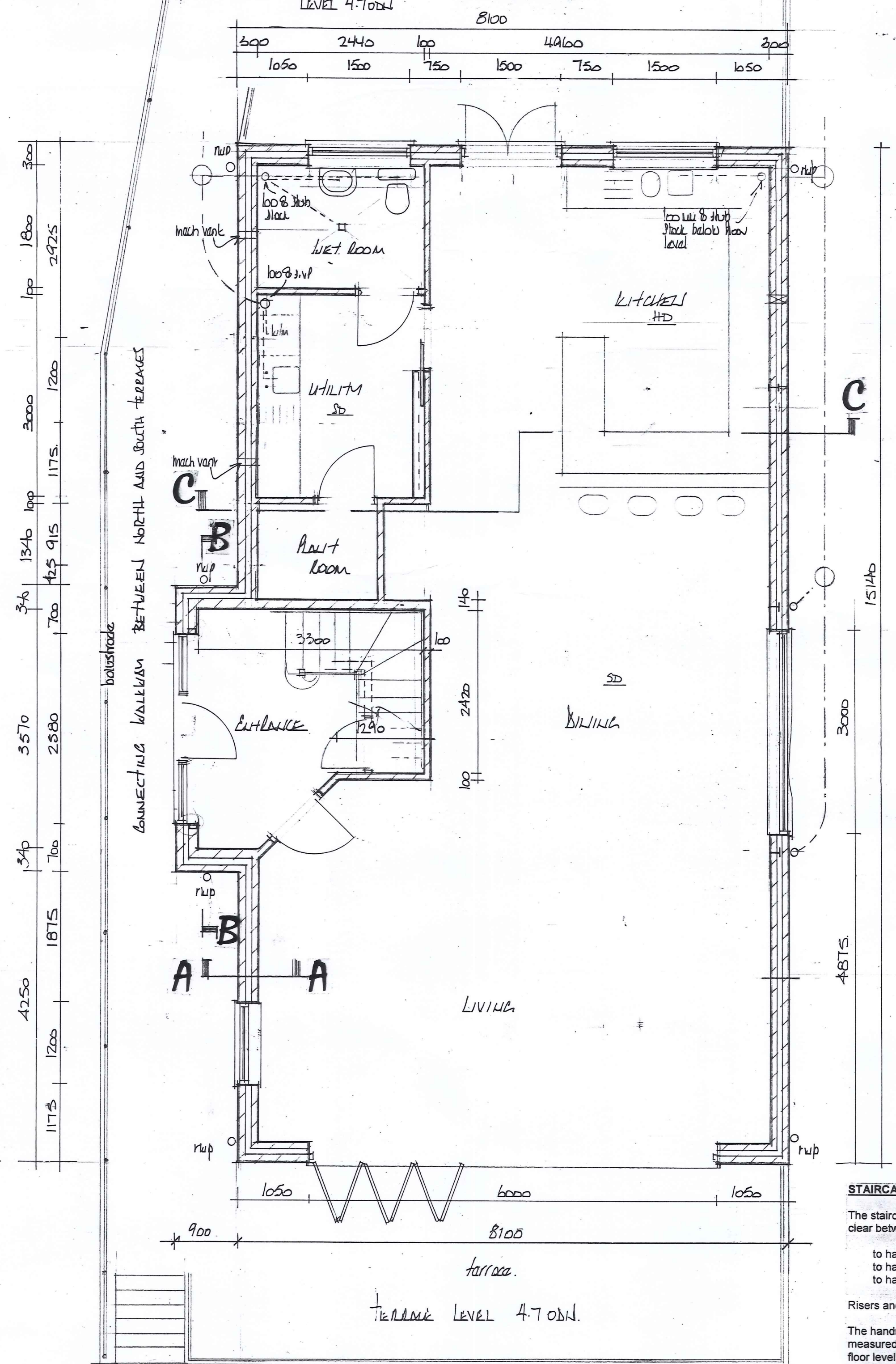


N WEST

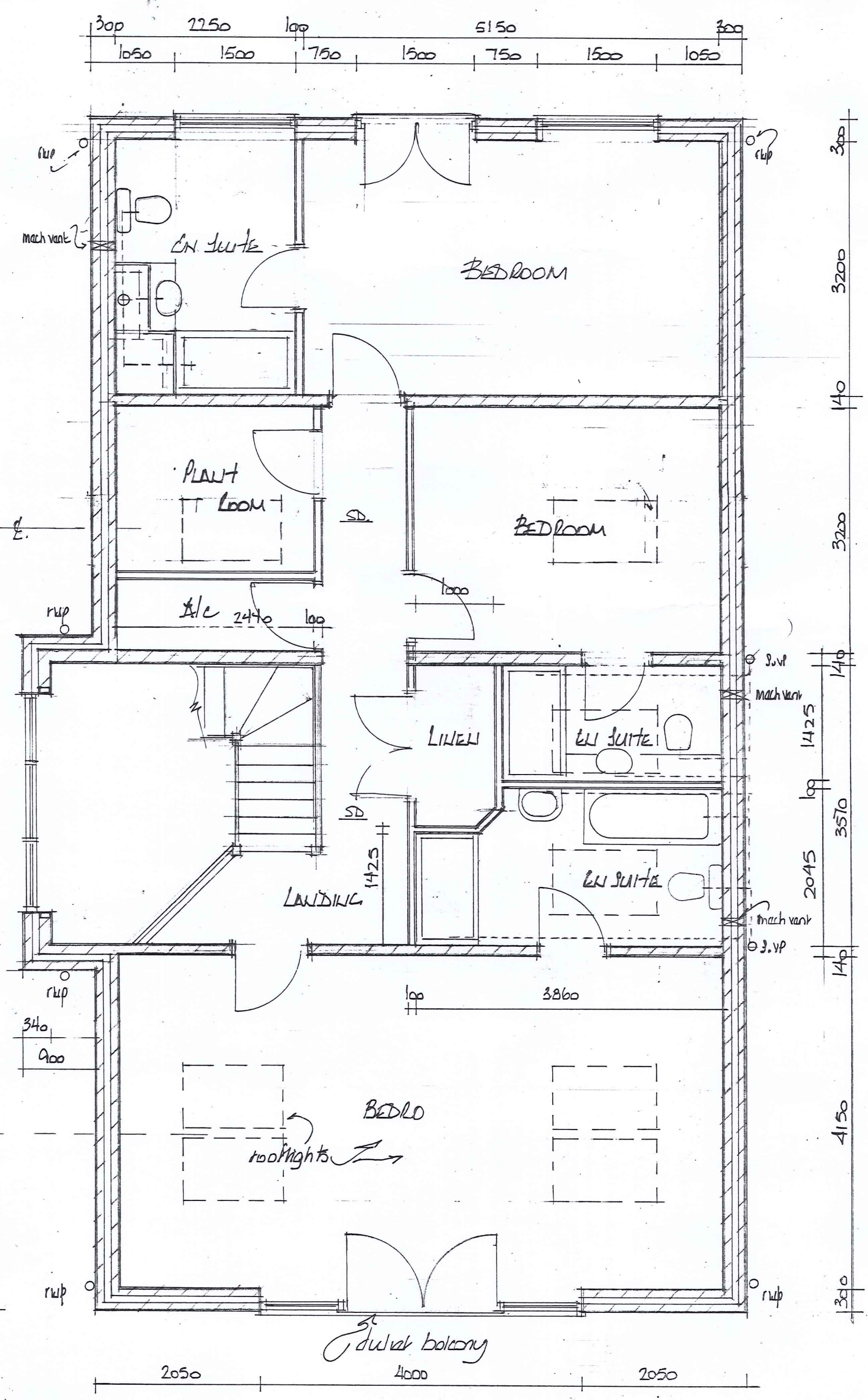
N EAST

S EAST

S WEST



GROUND FLOOR PLAN



FIRST FLOOR PLAN

EXTERNAL STAIRS AND RAMPS

Principal entrance is facing north east.

All external steps (excluding those to terrace areas) but including from car parking area to be a min 900mm wide having risers not exceeding 150mm and treads not less than 280mm. In the event the vertical distance raised is 1.8m or more a level landing is to be formed having a length of 1200mm and a width not less than the steps. Suitable nosings to be provided to steps.

A grippable handrail is to be provided to one side of the steps between 800 - 1000mm above the pitch line and extend 300mm beyond the top and bottom nosing.

All footpaths laid to a fall are to have a continuous gradient no greater than 1:15 and be no longer than 10.0m with a width of 900mm.

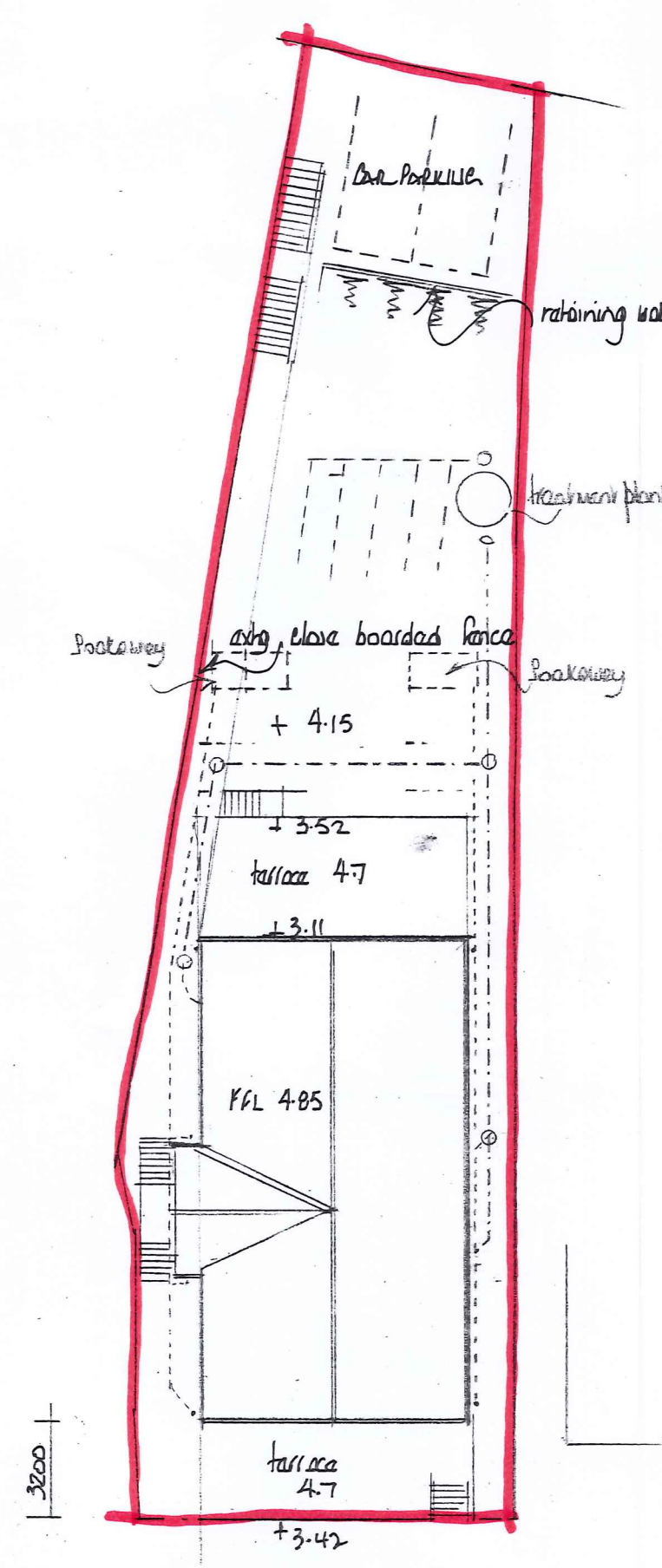
GENERAL

The building should have provision so that in the future, copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

A 50mm diam duct is to be laid from the boundary of the property to a suitable location within the dwelling for future installation of the gigabit ready infrastructure.

Within 5 days of completion of the property a Home Owner User guide in the format of the template found at www.gov.uk/government/publications/home-owner-guide-template is to be completed and a copy issued to the LA Building Control Dept.

Air Permeability - an air tightness test result of 5.00m³/hr.m² (@50Pa) or less is required and is to be completed and the result issued to the LPA Building Control Dept prior to occupancy of the dwelling.



BLOCK PLAN

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lines
LE11 3JA

Tel: 01775 767968
Email: willowlodge@eastmids.co.uk
Mobile phone: 07710 815044

Client: Mr G & Mrs C Ingamells

Project: Proposed dwelling at
25 The Reservoir
Surfleet Soss End
PE11 4DJ

Drawing: Plan and elevations of proposal
Block plan

Scale: 1:50 & 1:200

Date: January 2024
Drawn: AL

Dwg No: 1227/01 b

Rev B - 16-10-24
Plan room & utility windows removed
Escape windows & combined roofline
replaced with standard roof line
Double rooflight to Bed 1 replaced with
single unit.
Walkway connecting terraces added.