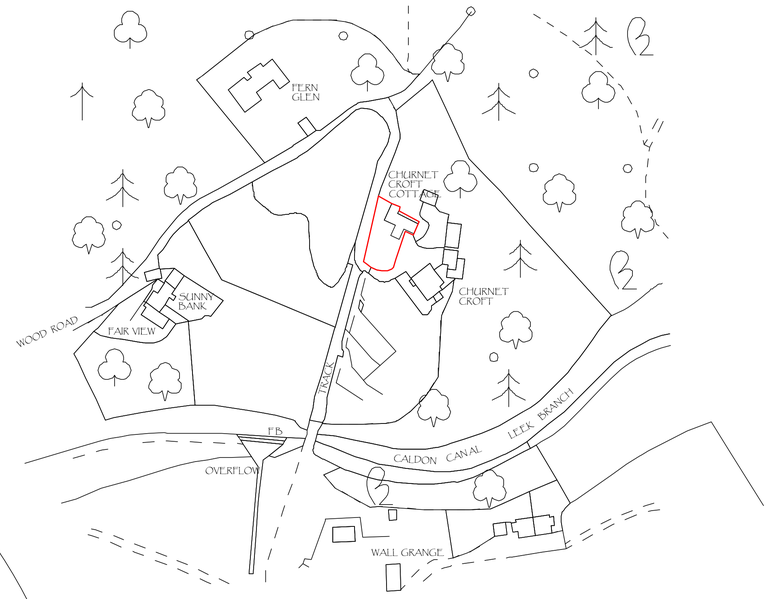


Location Plan 1:250

EXISTING STONE PAVING TO BE TAKEN UP AND RELISED IN PERIMETER PAVING TO NEW EXTENSION

EXISTING DEAD TREE (SNAG) IN BOUNDARY AREA TO BE CAREFULLY EXAMINED WHEN UNDERTAKING EXCAVATION FOR FOUNDATIONS FOR NEW BUILD. LOSS OF ROOT ANCHORAGE COULD LEAD TO INSTABILITY AND REMOVAL MAY BE SOUGHT.

EXISTING CONCRETE POST AND TIMBER PANEL FENCING HEIGHT SHOWN IN ELEVATIONS.

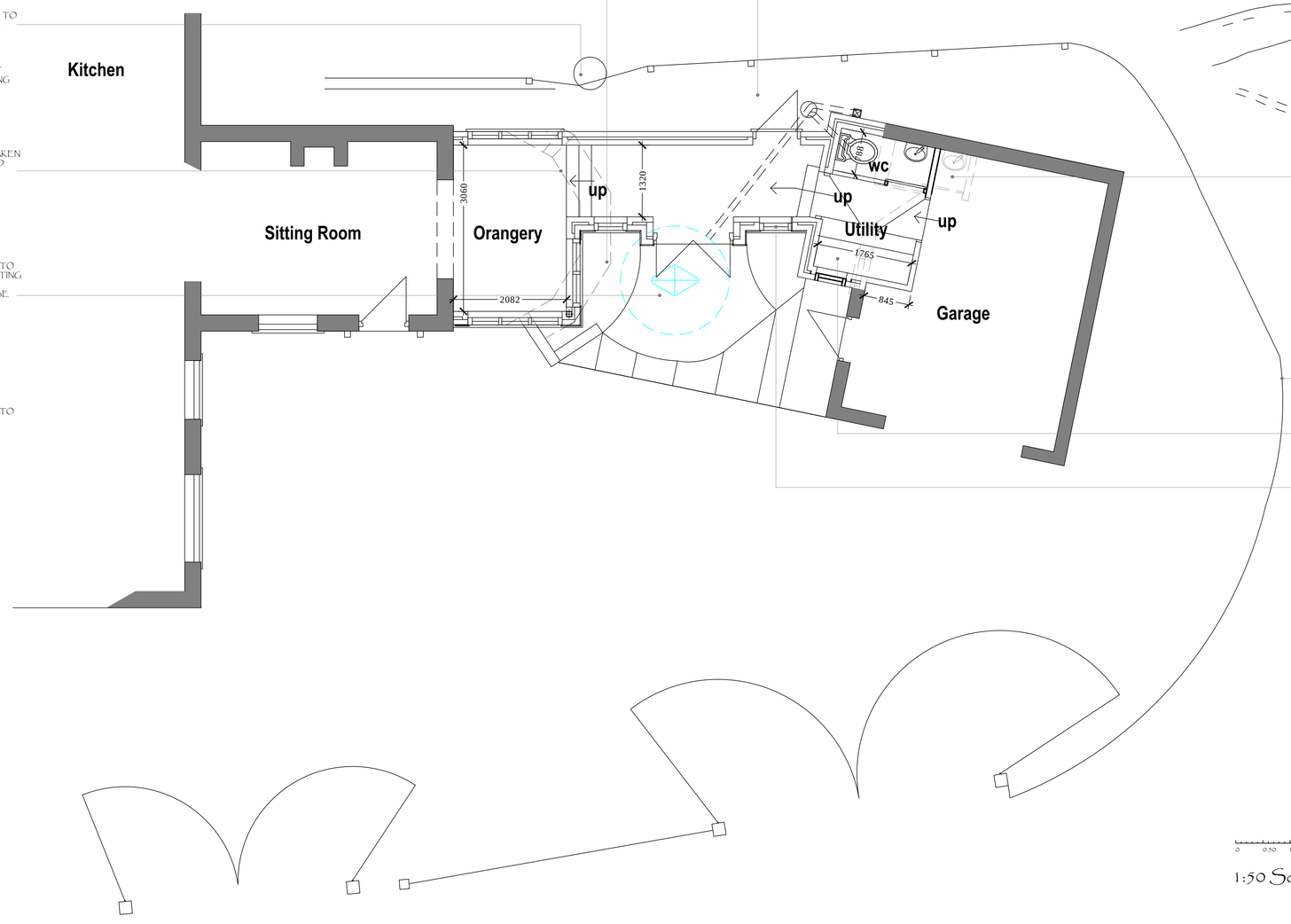
EXISTING FLAT ROOFED CONSERVATORY TO BE TAKEN DOWN AND AREA PREPARED FOR NEW BUILD.

NEW BUILD FOUNDATIONS TO BE FORMED BRIDGING EXISTING SEPTIC TANK SHOWN IN OUTLINE. DETAILING TO BE AGREED WITH BUILDING INSPECTORS.

EXISTING STORM WATER DRAINAGE TO SOAKAWAY SYSTEM.

NEW ORANGERY WITH LINK TO EXISTING GARAGE.

EXISTING GROUND LEVELS TO BE STEPPED TO SUIT DPC LEVELS.



EXISTING GARAGE TOILET TO BE REPOSITIONED WITHIN NEW BUILDING AS ILLUSTRATED. WC PAN AND WASH BASIN WASTE CONNECTION TO THE SATISFACTION OF THE BUILDING INSPECTOR.

EXISTING HEDGE BOUNDARY IN THIS AREA.

EXISTING GARAGE TO BE EXTENDED TO FORM UTILITY AND CLOAKS COMPRISING PITCHED ROOF EXTENSION AS ILLUSTRATED.

NEW ORANGERY WITH LINK TO EXISTING GARAGE CONSTRUCTED WITH NATURAL STONE BASE WITH TIMBER CLADDING (SPECIFICATION TO BE AGREED) COMPRISING FLUTED COLUMNS, RAISED AND MOULDED PANELS, CORNICE AND DENTAL WORK. DOORS AND WINDOWS GLAZED WITH DOUBLE GLAZED UNITS INCORPORATING K GLASS ALL TO AGREED DETAIL. PAINT FINISH TO BE AGREED WITH BUILDING OWNER.

NEW BUILD ORANGERY LINKED TO LINK SECTION COMPRISING FLAT ROOF FORMAT.

LANDSCAPING TO BUILDING OWNERS AGREED DESIGN

0 0.50 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50

1:50 Scale to be measured

Forecourt Layout

REV	DATE	DESCRIPTION
A	22/06/2018	REVISED WINDOW SIZE AND STRUCTURAL FRAMEWORK

DRAWING STATUS

PLANNING

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THERE IS A RISK OF DEATH OR INJURY IN CONSTRUCTION IF THE WORKS ARE NOT PROPERLY PLANNED AND SUPERVISED. THE CONTRACTOR MUST NOT UNDERTAKE ANY ELEMENT OF WORK WITHOUT HAVING FIRST CARRIED OUT THE NECESSARY RISK ASSESSMENT AND PREPARED DETAILED METHOD STATEMENT.

CLIENT

Mr L. Millward & Ms. P.Walford

PROJECT

Proposed Alterations & Extension works at Churnet Croft Cottage Wood Road, Longsdon Leek Staffs.

DRAWING TITLE

Proposed Ground Floor Layout Option 1

SCALE	DATE
1:50 @ A1	July 2018

DRAWING No.	REV
LEMI /PP/02/003	A

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