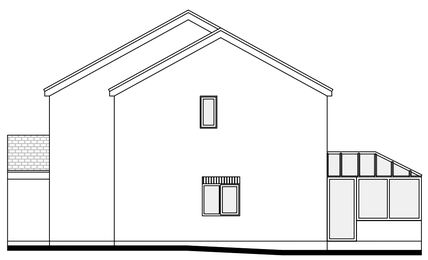


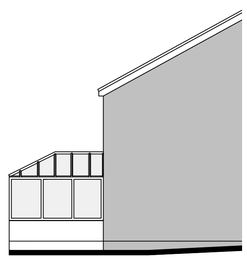
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



NEIGHBOUR ELEVATION

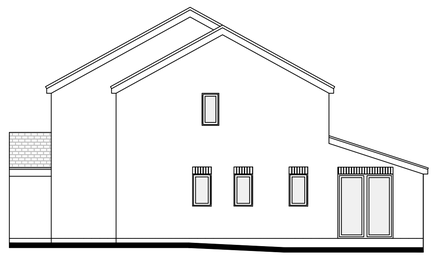
# EXISTING SCALE 1:100



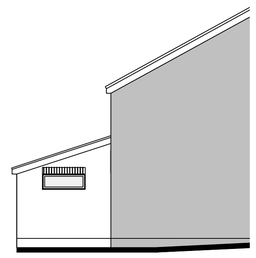
FRONT ELEVATION



REAR ELEVATION

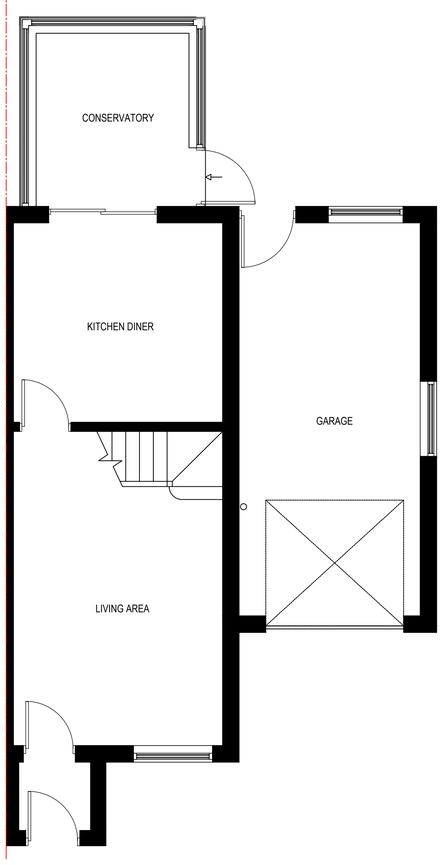


SIDE ELEVATION



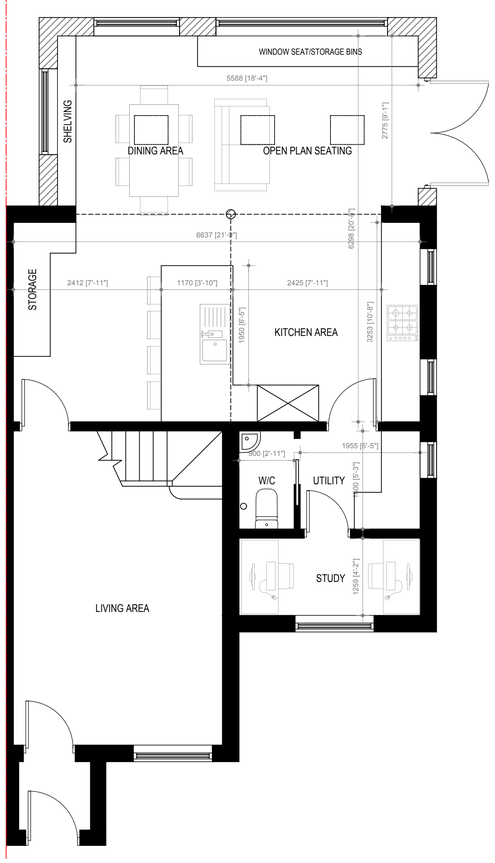
NEIGHBOUR ELEVATION

# PROPOSED SCALE 1:100



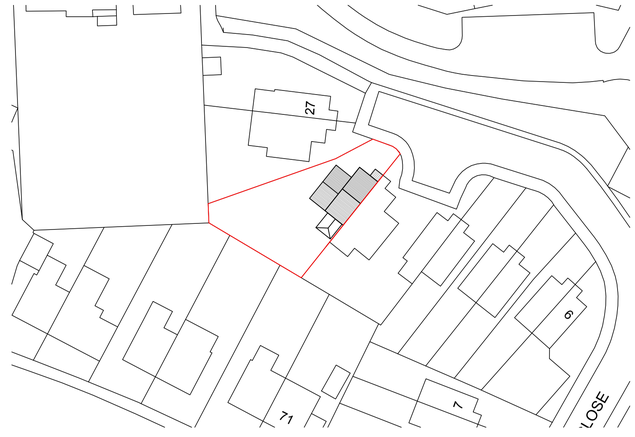

GROUND FLOOR PLAN

# EXISTING SCALE 1:50

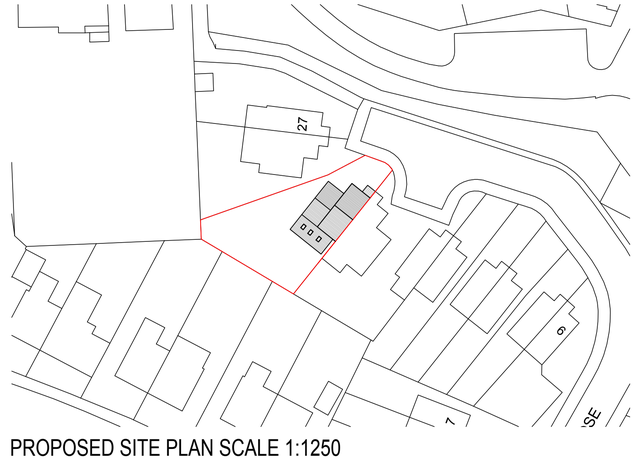



GROUND FLOOR PLAN

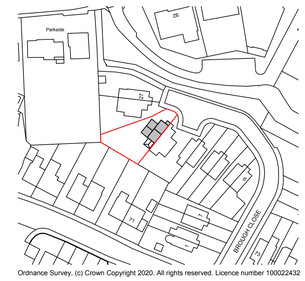
# PROPOSED SCALE 1:50




EXISTING SITE PLAN SCALE 1:1250




PROPOSED SITE PLAN SCALE 1:1250




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LOCATION PLAN SCALE 1:1250

## Notes

Do not scale from this drawing except for planning application purposes.

The Contractor is to check and verify all building and site dimensions, levels and sewer inve levels at connection points before work starts. The Contractor is to comply in all respect with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should t provided allowing for existing ground conditions. Any suspect or fluid ground, contaminate on or within the ground, should be further investigated by a suitable expert. Any earthwor constructions shown indicate typical slopes for guidance only & should be further investiga by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of C sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

| | | | |
|---|---|---|---|
| B | 17/08/20 | Amended to Client Comments | JB |
| A | 21/07/20 | Amended to Client Comments | JB |

PROJECT ADDRESS:

23 BROUGH CLOSE,
LEEK,
ST13 8XT

DRAWING TITLE:

EXISTING & PROPOSED
PLANS AND ELEVATIONS

DRAWN: JB

SCALE: 1:50, 1:100, 1:500, 1:1250 at A1

DATE: 06.06.20

DWG NO: 10/07/003A

REV: B