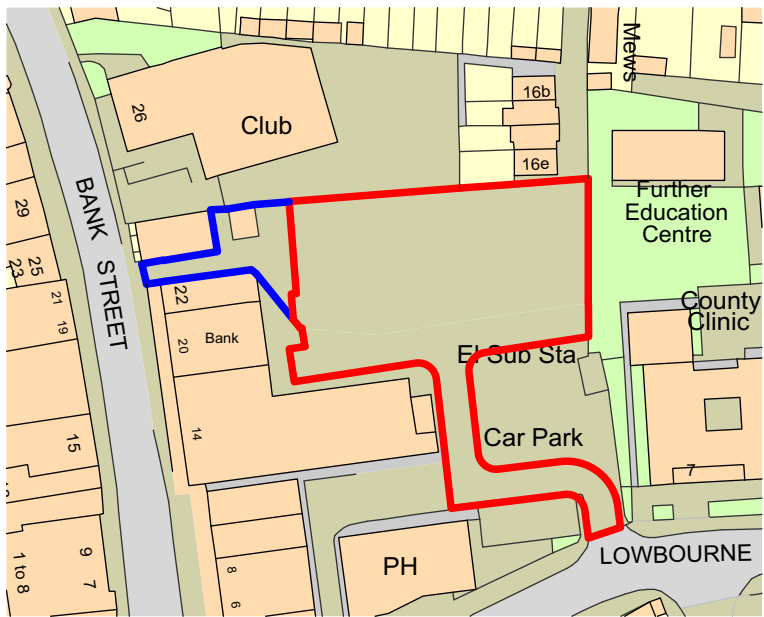
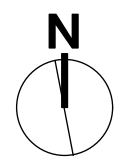
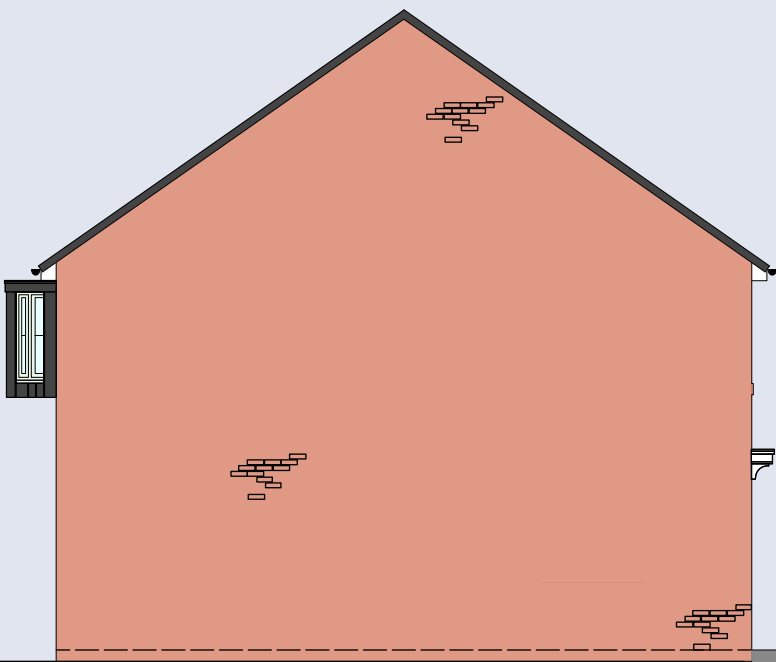




Site Location Plan - Scale 1:1250



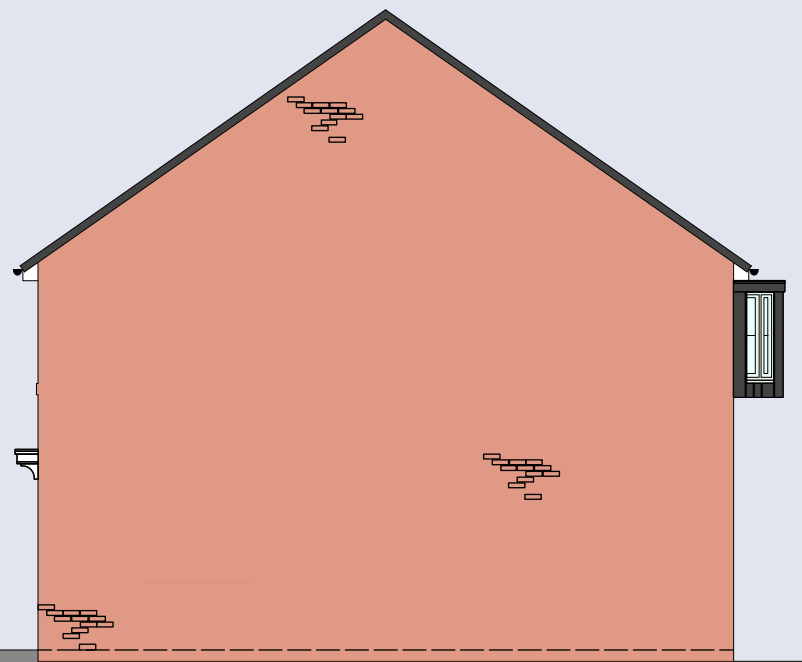
Proposed South (Front) Elevation Plots 1 - 4 - Scale 1:100



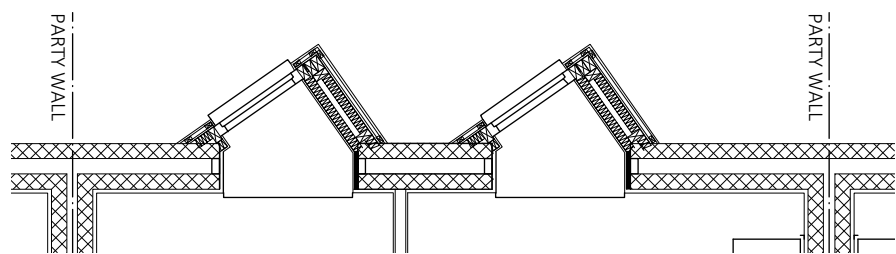
Proposed West (Side) Elevation Plots 1 - 4 - Scale 1:100



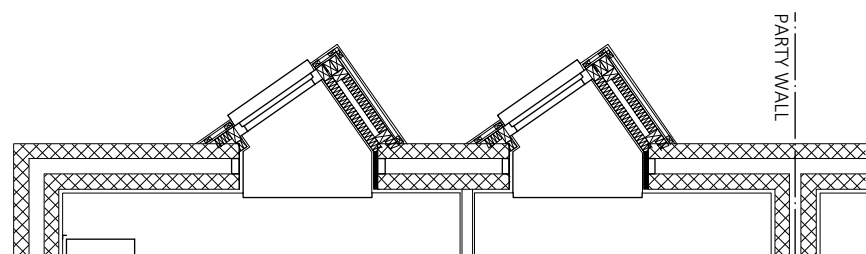
Proposed North (Rear) Elevation Plots 1 - 4 - Scale 1:100



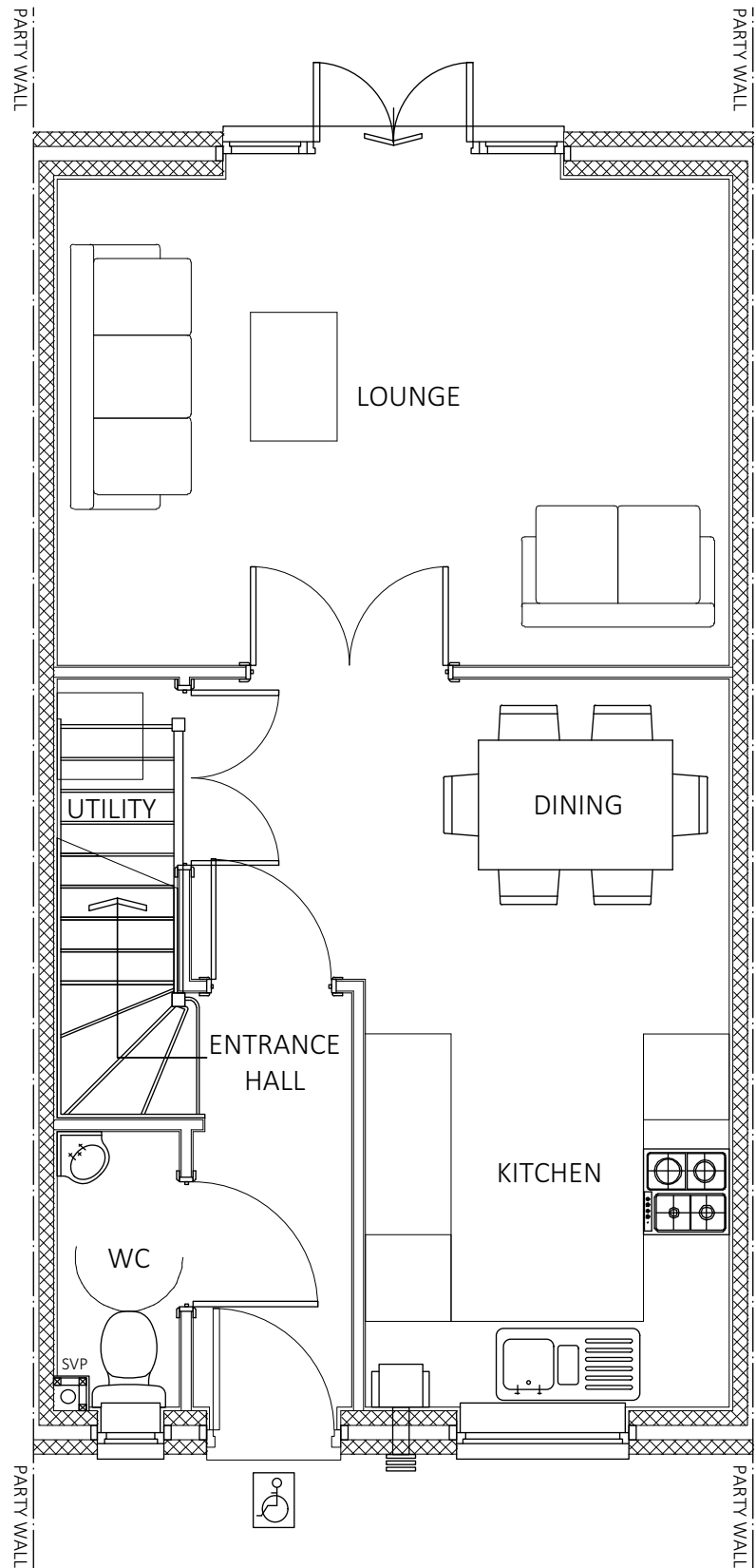
Proposed Side (East) Elevation Plots 1 - 4 - Scale 1:100



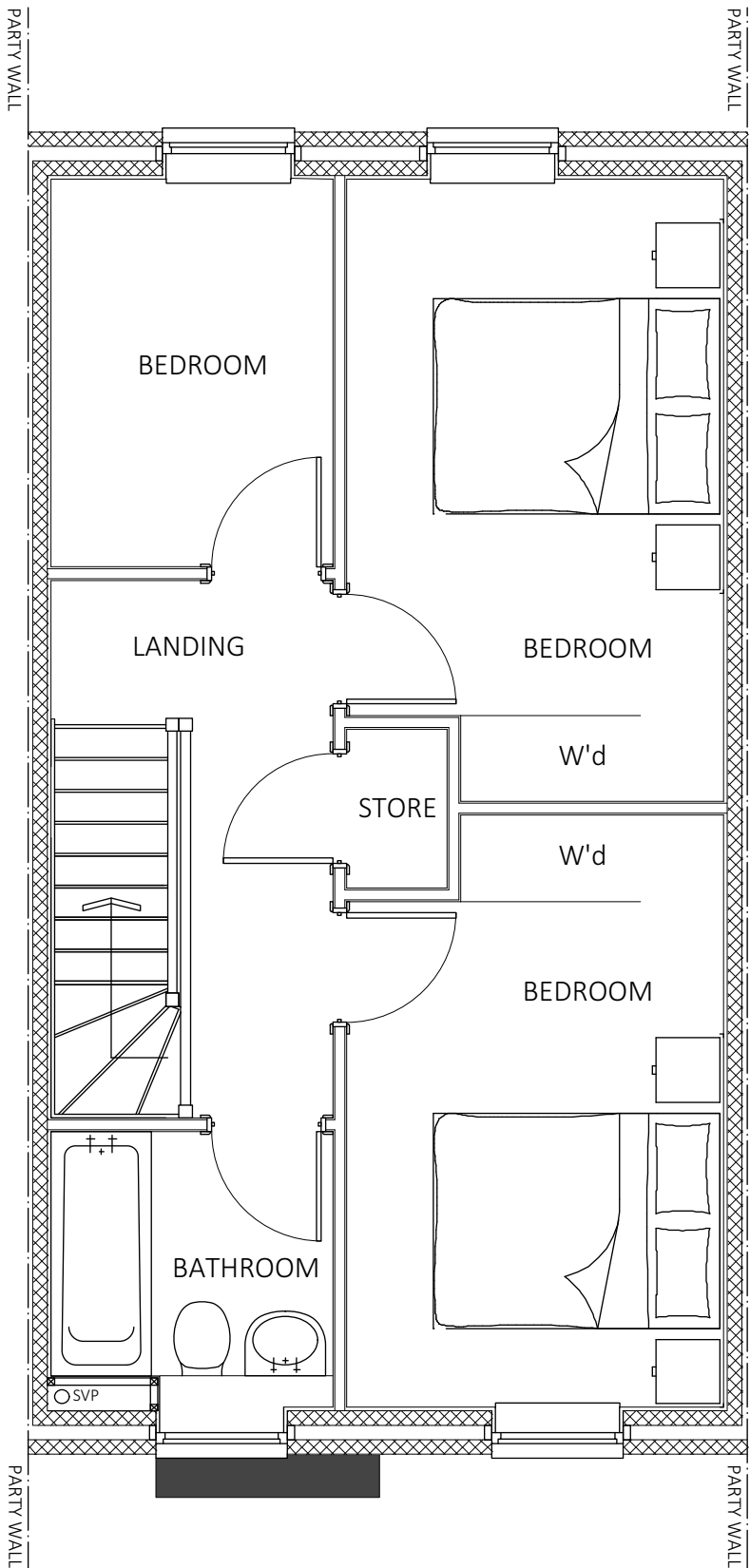
Proposed First Floor Plan Plot 3 Rear Elevation - Scale 1:50



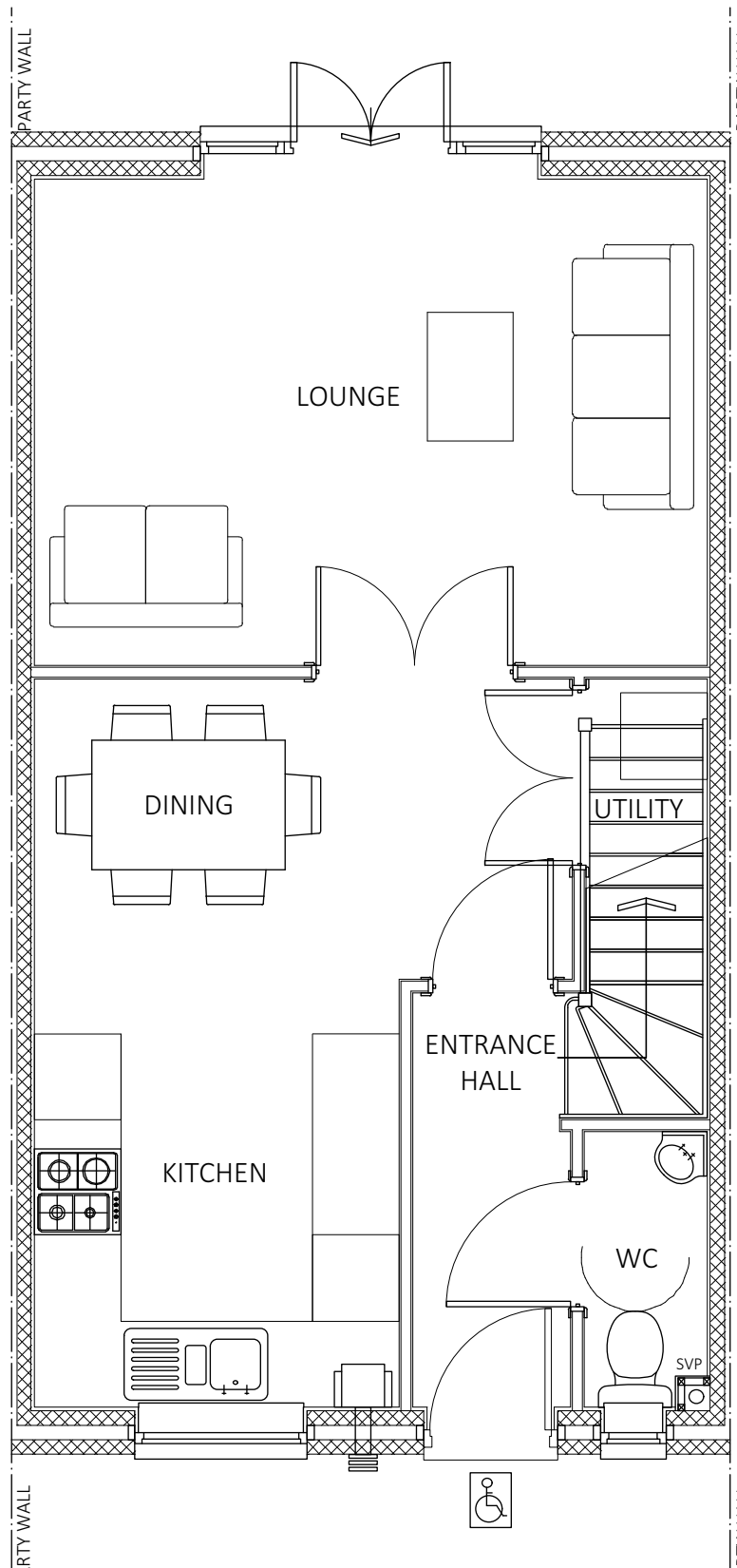
Proposed First Floor Plan Plot 4 Rear Elevation - Scale 1:50



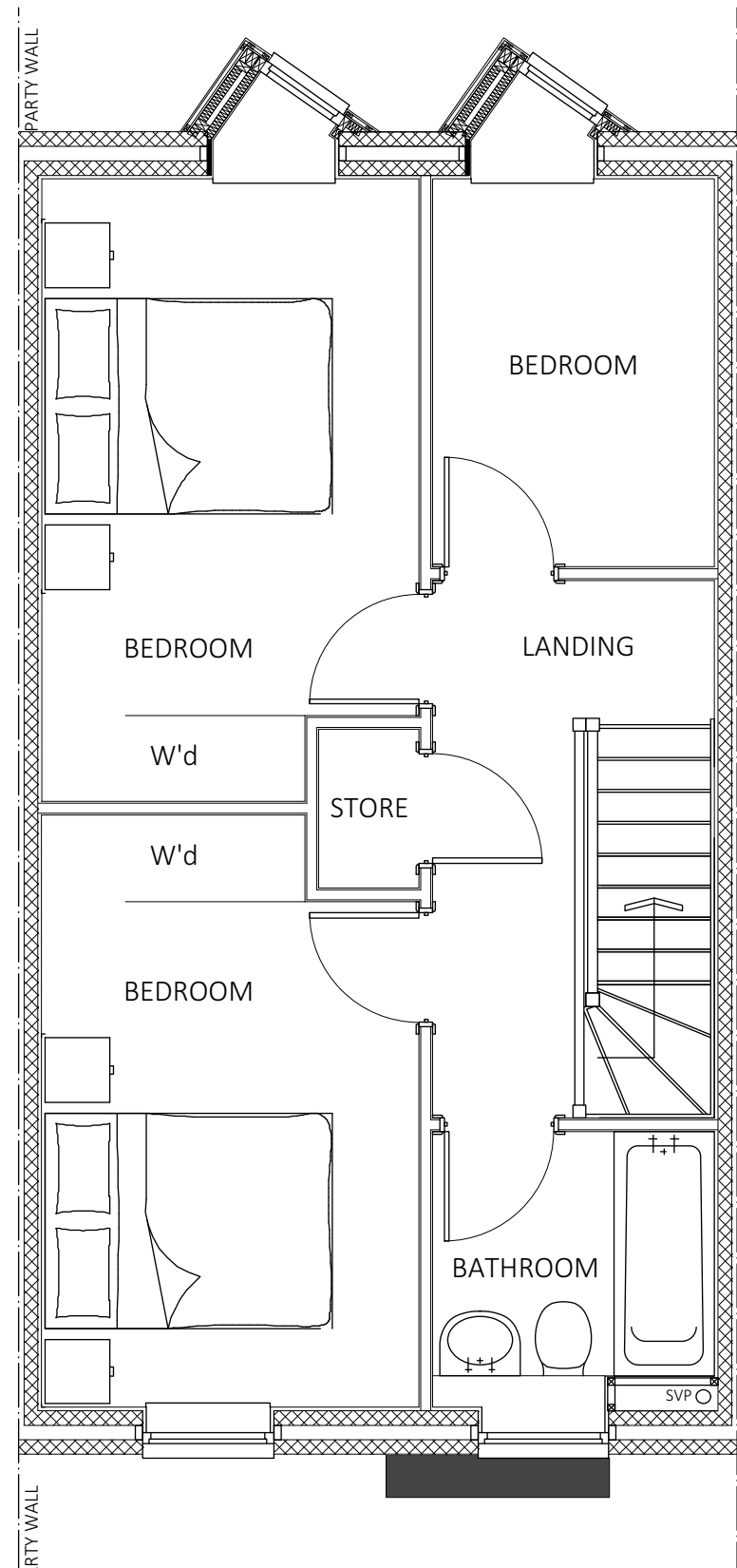
Proposed Ground Floor Plan Plots 1 & 3 - Scale 1:50



Proposed First Floor Plan Plots 1 & 3 - Scale 1:50



Proposed Ground Floor Plan Plots 2 & 4 - Scale 1:50



Proposed First Floor Plan Plots 2 & 4 - Scale 1:50

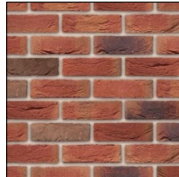
Oriel window to Plot 2

Notes

- * These drawings are for planning & building regulations approval only.
- * Any works carried out prior to the necessary approvals being granted are carried out at the clients own risk.
- * These drawings are copyright and their use or reproduction without the written permission of Poulson Architectural Design and Planning Services is prohibited.
- * Party Wall - where work involves alterations to a party wall or works close to a boundary, it is the owners responsibility to comply with the necessary notices etc. required by the Party Wall Act. 1996. Notices to be served at least two months before work commences.
- * General Notes - the contractor must comply in all respects with current building regulations & relevant building standards & practice whether specifically stated on this drawing or not.
- * Before the start of work all site measurements, angles & levels must be checked by the contractor in the event of any inaccuracies on this drawing no liability or responsibility will be accepted once work has started.
- * Only the materials on this drawing are to be used. Any substitutions must be of a similar quality & standard as that stated. All materials are to be used in accordance with manufacturers instructions unless otherwise directed.
- * All construction projects large and small are subject to the CDM Regulations (2015). If the development will be for a domestic Client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the Main Contractor. In all cases the Client may devolve the responsibility to a CDM Planning Supervisor, who will act on the Clients behalf. Please refer to Planning Supervisor for advice.
- * Before starting work you need to check if any asbestos is present, in Commercial properties there should be a plan/register. Ask to see it. You need to check that the plan covers the area of the building that you will be working in and if you are doing refurbishment work that it includes a survey that tells you what types of asbestos is present and its condition. If there is no Register or survey or the report is not clear. Do not start work.

Proposed materials

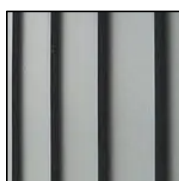
Walls



Vandersanden Autumn red facing brick to all elevations.



Brick 1.5 rubbed heads to front elevations.



Anthracite zinc cladding to oriel first floor windows.

Doors & windows



Conservation green (RAL 6021) double glazed uPVC units.

Roof



Grey Marley Modern roof tiles to main roof.



White uPVC fascia/soffits and black rainwater goods.



GRP porch canopy.



9No. Manthorpe Swift brick.

