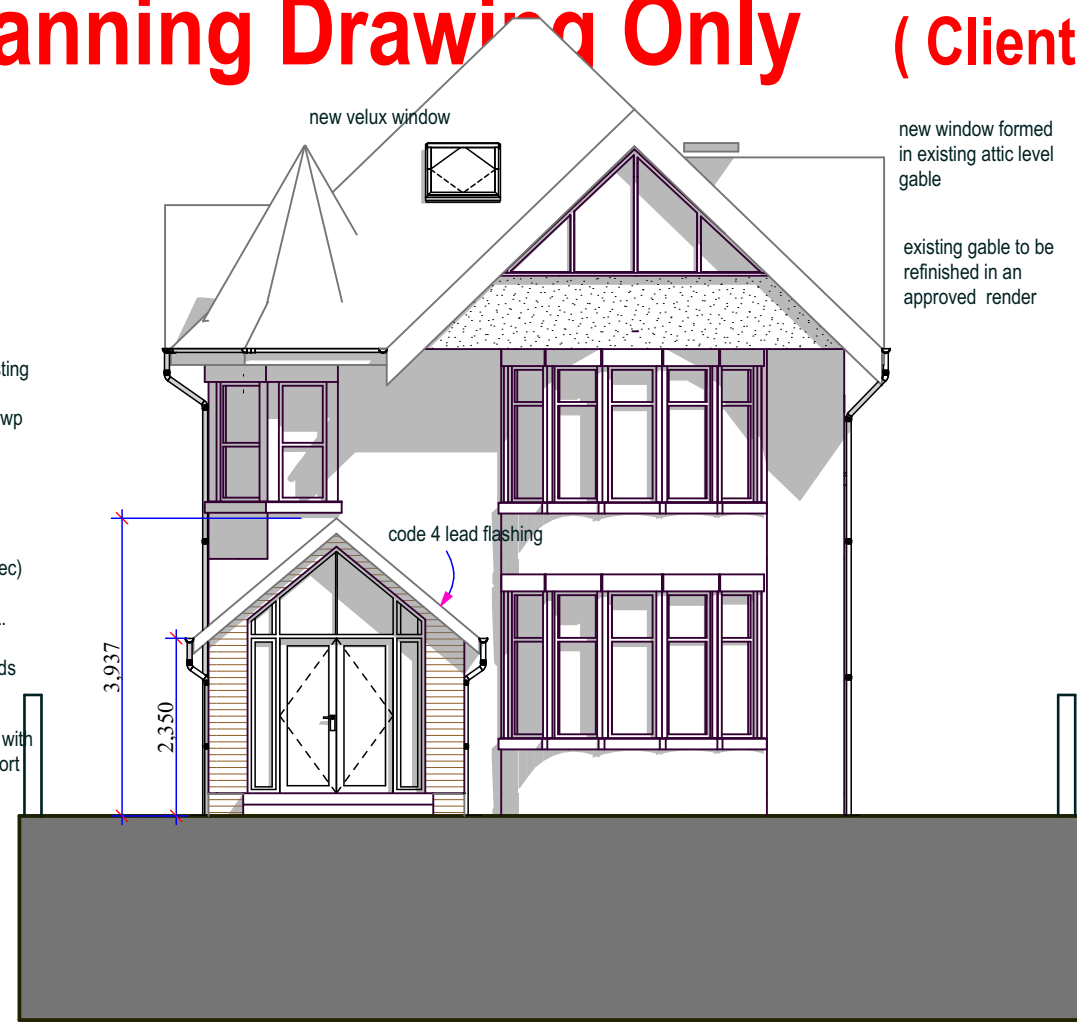


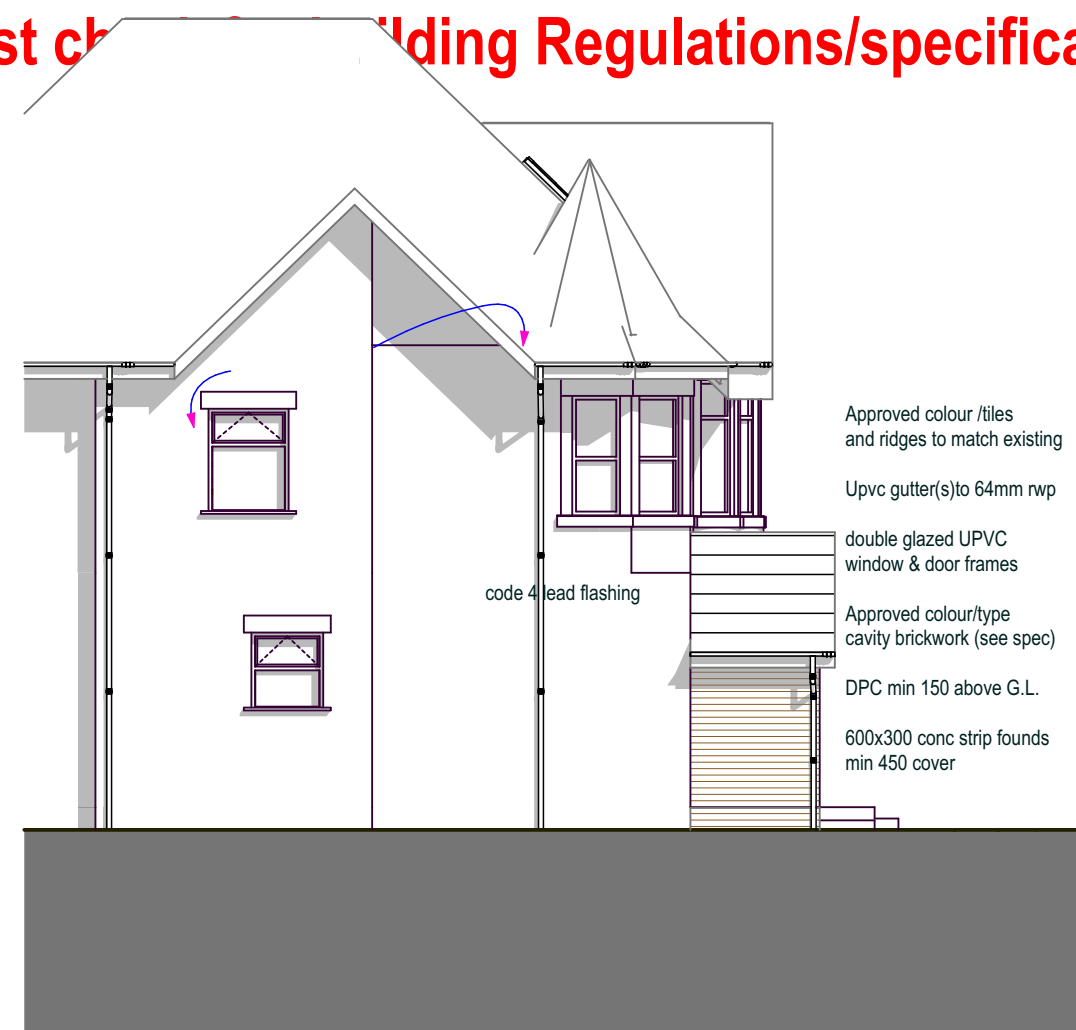


Planning Drawing Only (Client must check Building Regulations/specification version, prior to commencement 01253 737724)

Approved colour tiles and ridges to match existing
 Upvc gutter(s) to 64mm nwp
 double glazed UPVC window & door frames
 Approved colour type cavity brickwork (see spec)
 DPC min 150 above G.L.
 600x300 conc strip founds min 450 cover
 gable window over door with special IG lintel for support

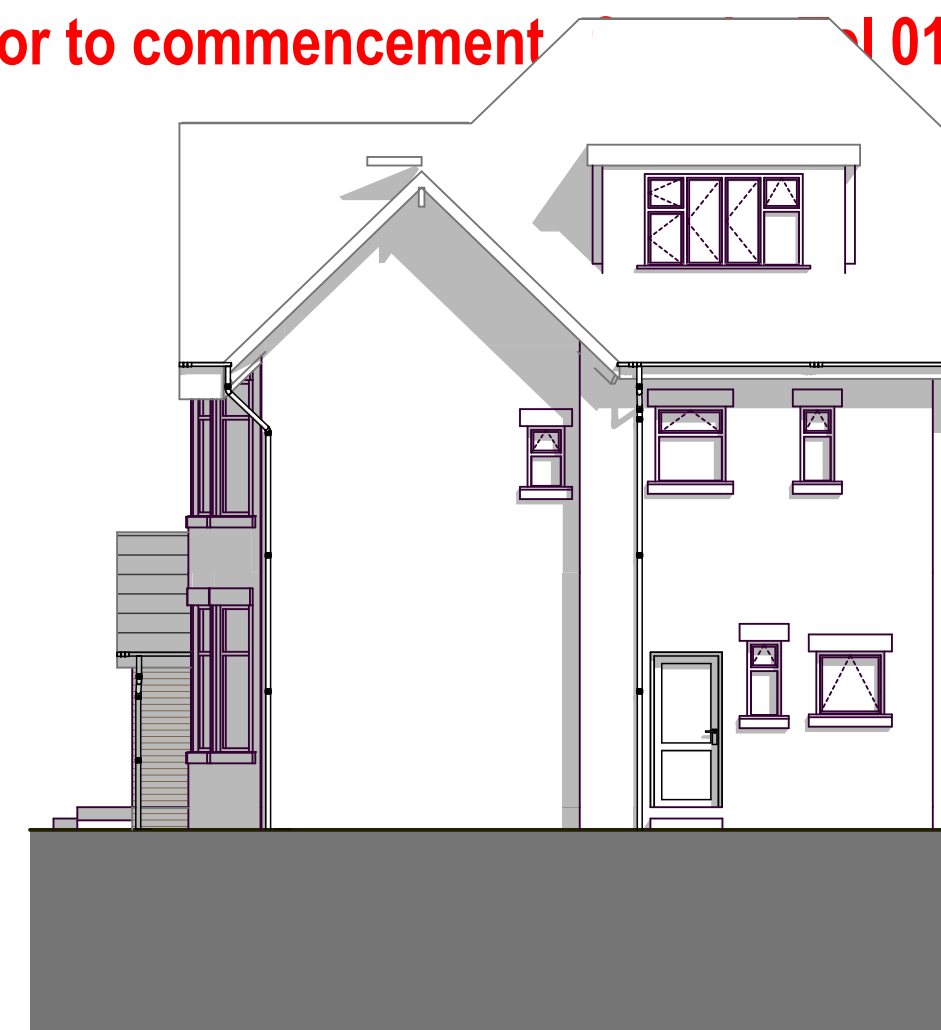


C1 FEL PROP FRONT Elevation 1:100



C2 LSEL LEFT SIDE Elevation 1:100

Approved colour tiles and ridges to match existing
 Upvc gutter(s) to 64mm nwp
 double glazed UPVC window & door frames
 Approved colour type cavity brickwork (see spec)
 DPC min 150 above G.L.
 600x300 conc strip founds min 450 cover



C2 RSEL PROP RIGHT SIDE Elevation 1:100



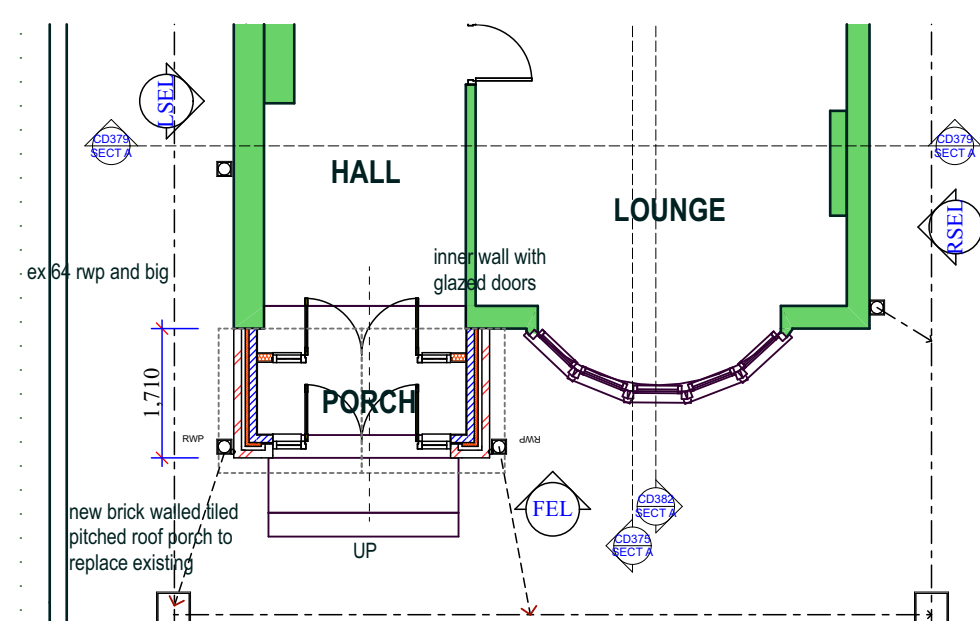
B1 FEL EX FRONT Elevation 1:100



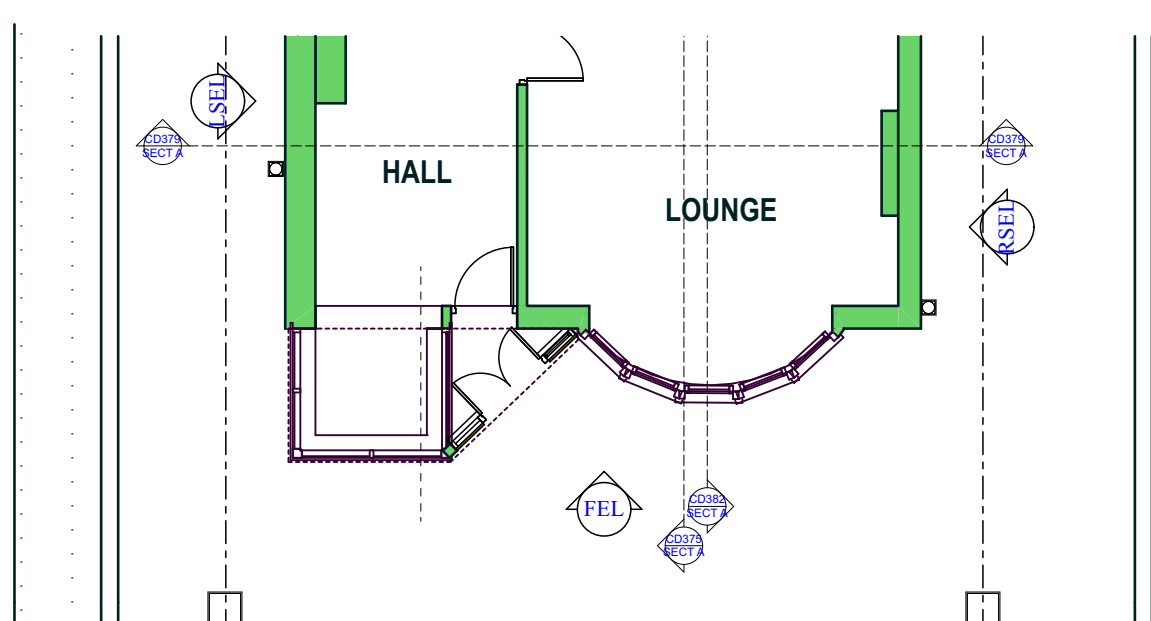
B2 LSEL EX SIDE Elevation 1:100



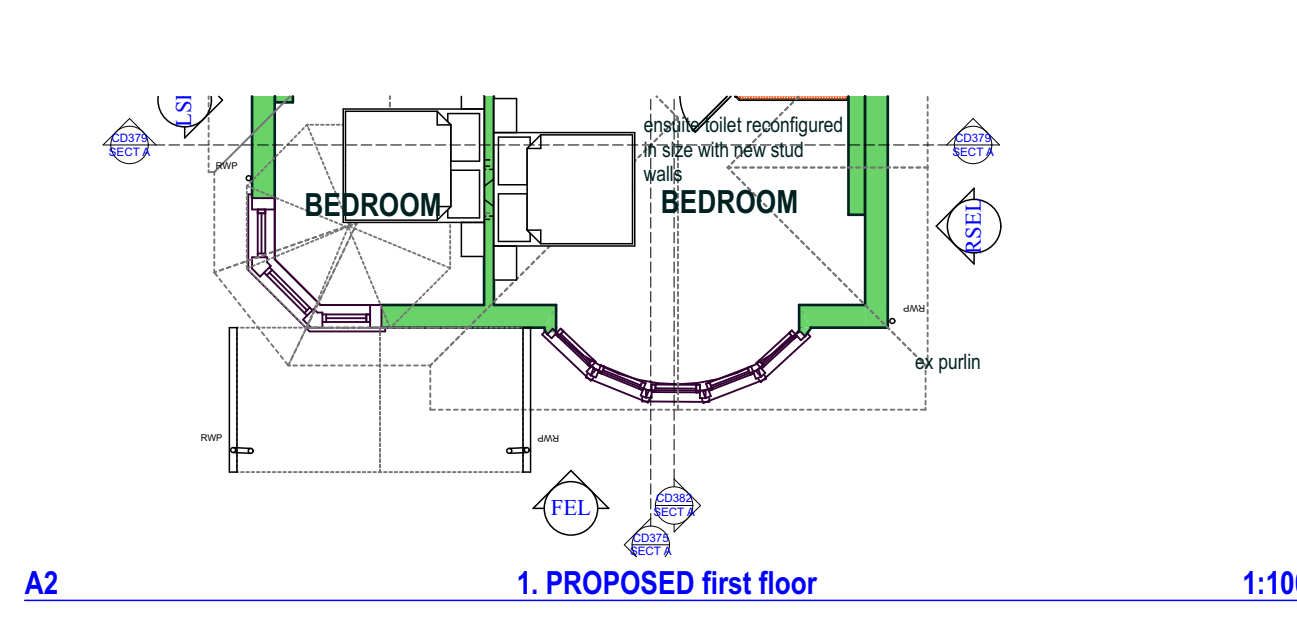
B2 RSEL EX RIGHT SIDE Elevation 1:100



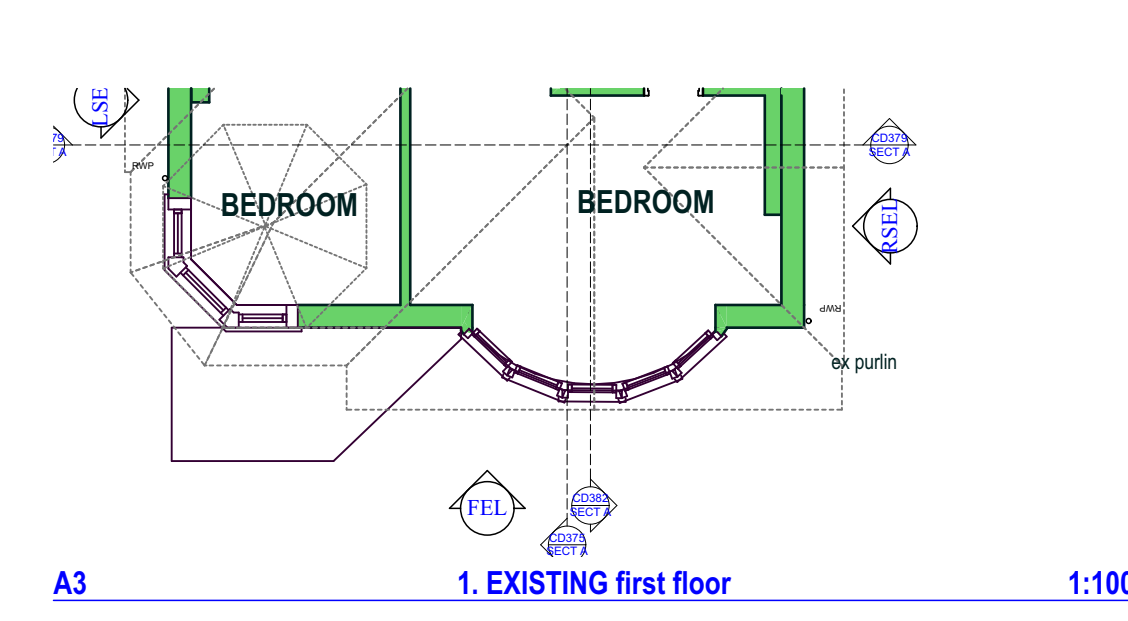
0. PROPOSED ground floor



0. EXISTING ground floor



A2 1. PROPOSED first floor 1:100



A3 1. EXISTING first floor 1:100

PROPOSED PLANS

***** Flood Risk assessment**
 The floor levels of the proposed extensions and building works will be no lower than the existing house/premises.
 Also note the flood proofing of the proposed development has been considered by the applicant and will be incorporated where appropriate

Homeplan Designs

(Incorporating Express Plans)
 49 East Beach, Lytham, Lancs FY8 5EY
 Architectural, Planning, Interior Design, CAD Consultants

Layout sheet
 Tel: (01253) 737724
 Fax: (01253) 732347
 Mobile: (0775) 293 182



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GENERAL NOTES

It is the responsibility of the Building Contractor to ensure that the work is carried out in a safe and satisfactory manner in accordance with the Health & Safety At Work Act 1974, COSHH Regulations 1988, & where applicable the requirements of the CDM Regulations 1994.
 Drawings are to approximate scale only and are to be read with associated documents.
 Contractors MUST check proposals and are to bring any doubts or errors to architectural consultant's attention before proceeding.
 NOTE: that windows for openings being prepared on site must NOT be ordered by builder/client before they are finished, as the physical finished opening sizes can vary due to brick coursing.
 All builders work must comply entirely with the current Building Regulations. Prior to start of work builder must be aware of any special planning conditions that may have been imposed by Council Planning Dept check APPROVAL DOCUMENTS.)
 All electrical work required to meet the requirements of part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so in accordance with BS 7671. A copy of the certificate should be forwarded to the council immediately following the completion of the electrical installation.
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REV B Further client changes FEB 21
 REV A Client updates JAN21

JOB PROPOSED REPLACEMENT FRONT PORCH PLANNING	CLIENT MR PETER CHENEY	
	DRAWING TITLE PLANS AND ELEVATIONS- EXISTING AND PROPOSED.	
SITE 467 CLIFTON DRIVE SOUTH ST ANNES	SCALE 1:100	DATE FEB 21
	DRAWING No HP 2794B PL / 21 / 07.4	REV ID