

General Notes:
 This drawing is the copyright of N & J Design Limited and may not be copied in whole or in part without prior permission.
 It is the clients/developers responsibility to ensure all relevant approvals are in place and conditions satisfied prior to commencement of works, including, but not limited to:
 The Party Wall etc Act 1996
 Local Authority Planning Consent
 Highways (Road opening permit)
 Local Water Authority
 Building Regulations (Local Authority, NHBC etc)
 Environment Agency
 Due to the nature of oak, final component sizes and locations may vary slightly from those stated on this drawing.

Survey data supplied by Digital Terrain Surveys LLP.

LISTED BUILDING NOTES:
 1. All works should be undertaken in strict accordance with the Planning and Listed Building consents and approved documents:
 Planning Ref: 22/01614/HOU
 Listed Ref: 22/01615/LIS
 2. The works do not require the alteration to, or removal of, any historic fabric.
 3. No element of the new works, specifically the replacement 'link', shall be mechanically fixed to the main dwelling.
 4. Specific construction / joinery details can be found on drawing no: 2022.02.02/07.



B 02.03.23 Updated for planning condition
 A 01.07.22 Amended and prepared for planning application

Rev: Date: Description:

Status: **Planning**

Title: **Proposed: Ground Floor Plan**

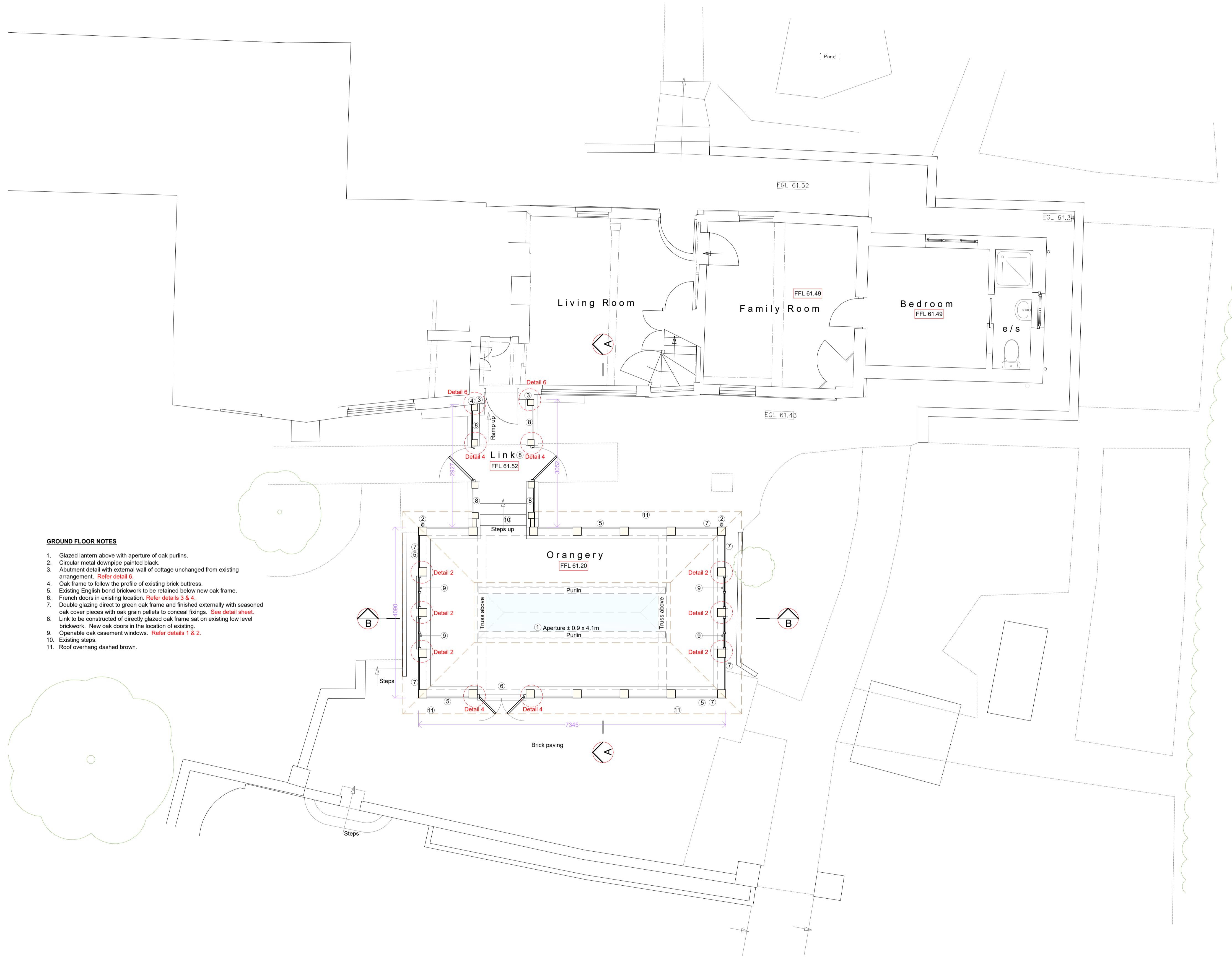
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Drawn: N. Keatley Date: 21.04.22

Scale: 1:50
 Drawing no: **2022.02.02/03** Revision: **B**



GROUND FLOOR NOTES

1. Glazed lantern above with aperture of oak purlins.
2. Circular metal downpipe painted black.
3. Abutment detail with external wall of cottage unchanged from existing arrangement. Refer detail 6.
4. Oak frame to follow the profile of existing brick buttress.
5. Existing English bond brickwork to be retained below new oak frame.
6. French doors in existing location. Refer details 3 & 4.
7. Double glazing direct to green oak frame and finished externally with seasoned oak cover pieces with oak grain pellets to conceal fixings. See detail sheet.
8. Link to be constructed of directly glazed oak frame sat on existing low level brickwork. New oak doors in the location of existing.
9. Openable oak casement windows. Refer details 1 & 2.
10. Existing steps.
11. Roof overhang dashed brown.

Proposed Ground Floor Plan scale 1:50

