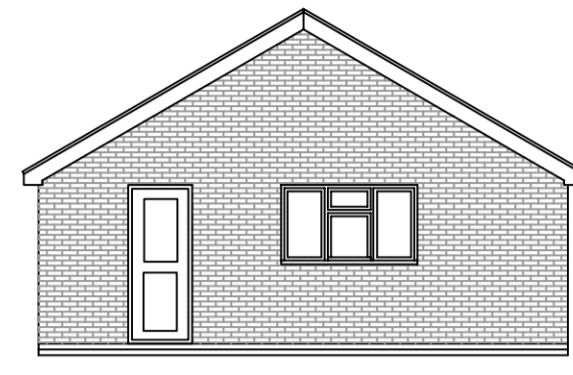


Notes :

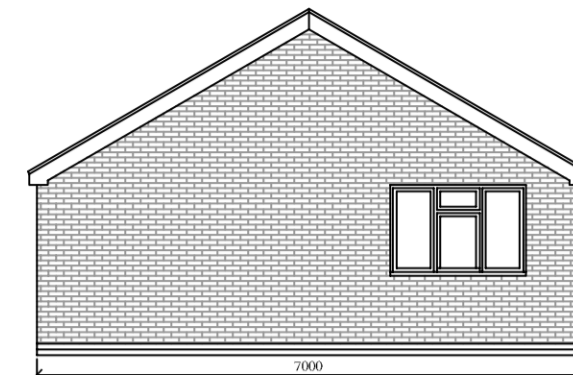
- All dimensions in millimetres unless otherwise stated.



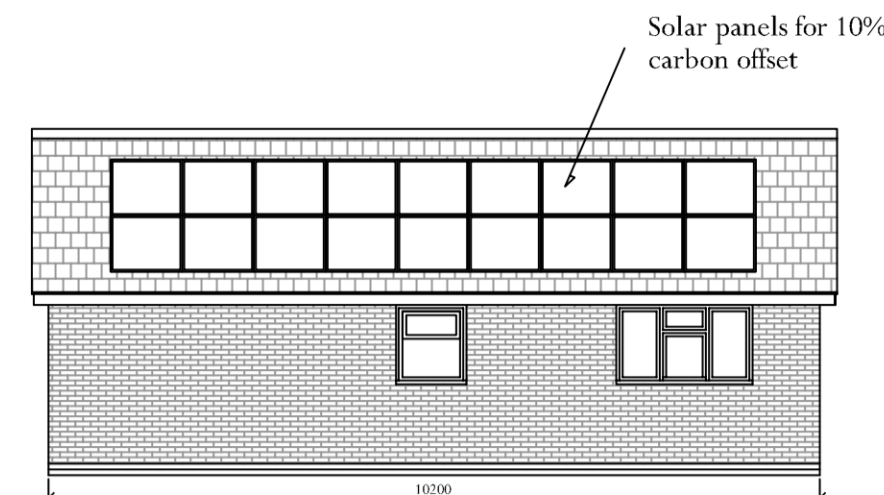
PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

NOTES -

Part M4 (2)

This proposed residential dwelling shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development. This is to ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of the Local Plan to 2036.

Water Efficiency

This proposed residential dwelling approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior to first occupation. Such provision shall be maintained for the lifetime of the development. This is to ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of the Local Plan to 2036.

Principal Entrance

Provide a level threshold at the principle entrance of the dwelling to accord with Part M. Principle entrance door to have a minimum 775mm clear opening between the door leaf and doorstops and to include flush threshold approached with max. 1:12 gradient to 1200x1200 level platform adjacent to door.

External steps and handrails to comply with Approved Document 'M'

In-building physical infrastructure

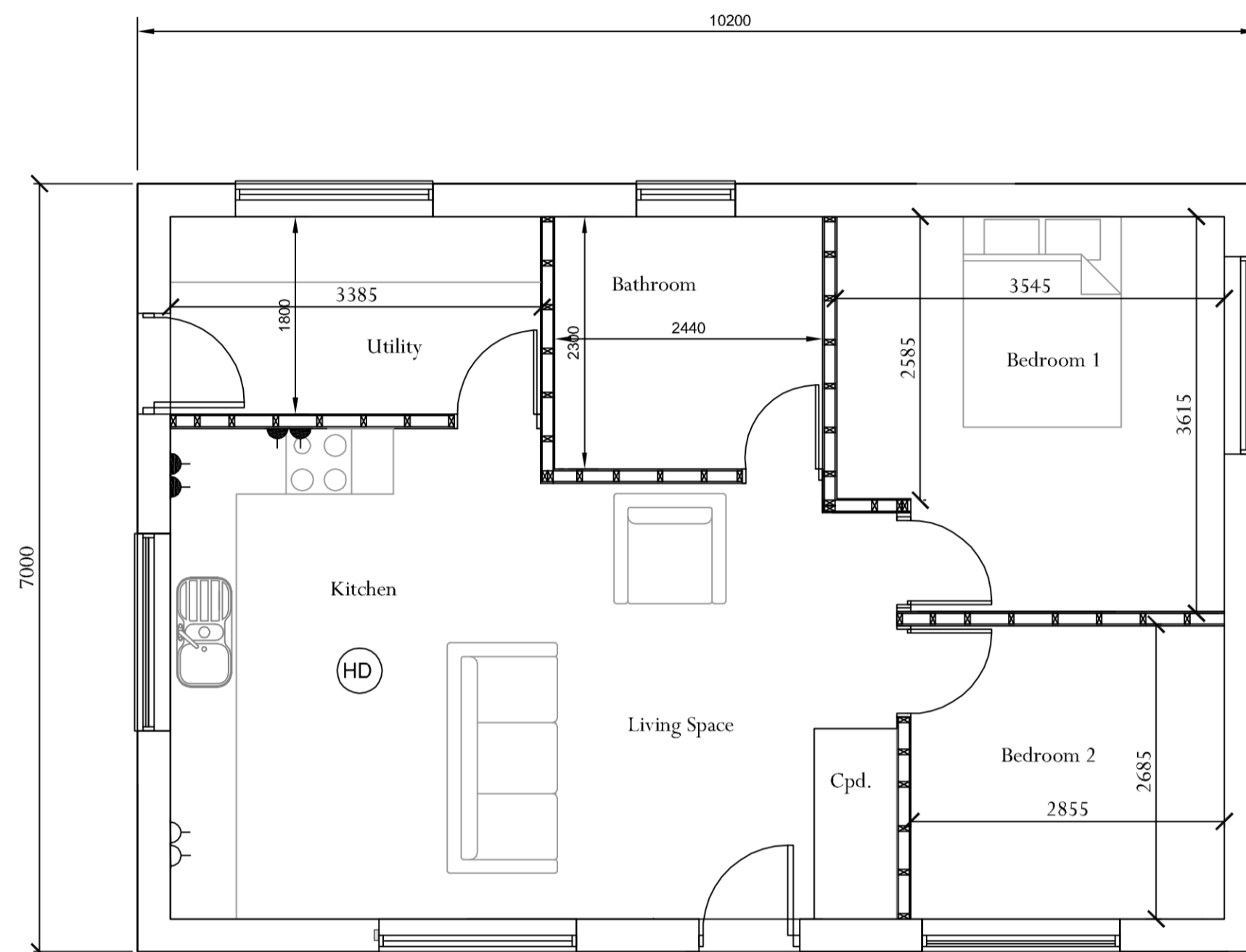
In accordance with Part R, R1 must be adhered too - Building work must be carried out so as to ensure that the building is equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks. (30mbps)

Floor area

The gross internal floor area is circa 69 sq.m., which exceeds the Government's Technical Housing Standards - Nationally Described Space Standard (2015) or successor document.

Materials -

- Roof tiles - Brown, plain concrete tiles
- Bricks - Leicester Multi cream, 1st stock external facing brickwork
- Fascia & Soffits - White upvc
- Windows - White Aluminium or UPVC double glazed units
- Gutter and down pipes - black UPVC (half round)
- Tarmac driveway
- Footpaths and patio - Marshalls, standard 600m x 600mm slabs, Buff, edged with Charcoal block paviours



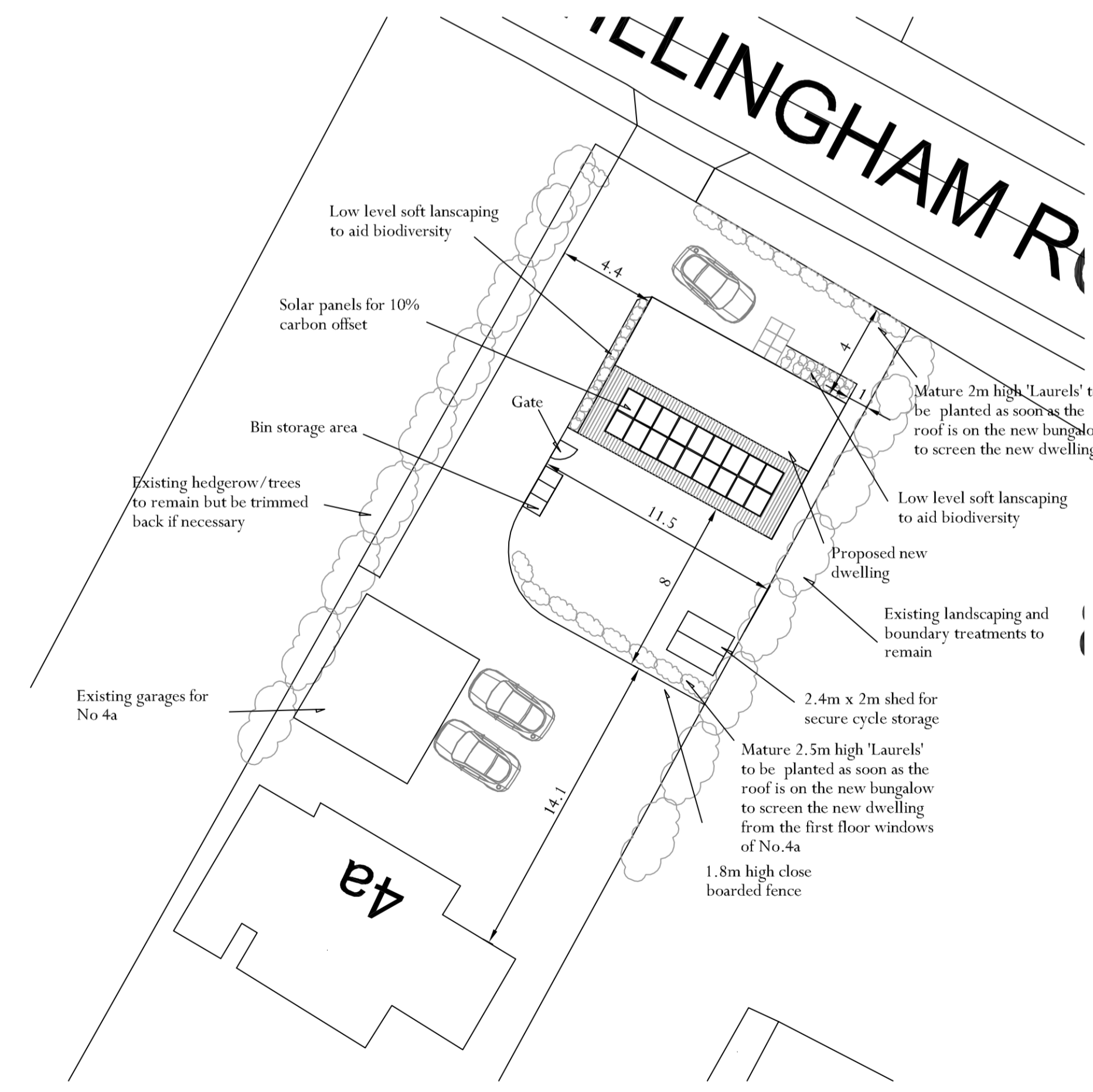
PROPOSED GROUND FLOOR PLAN
Scale 1:50



SITE LOCATION PLAN
SCALE 1:1250



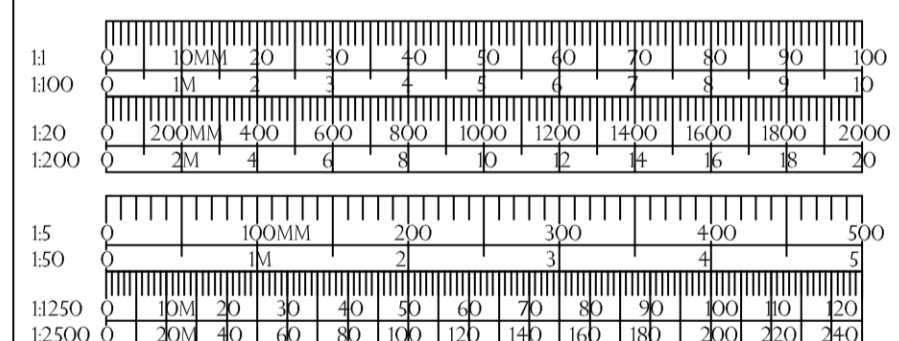
SITE PLAN
SCALE 1:500



PROPOSED BLOCK PLAN (Metres)
SCALE 1:200



SCALE RULER



JPT DESIGN

RESIDENTIAL PLANNING & DEVELOPMENT ENGINEERING

THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE CB23 6AX

WWW.JPTDESIGN.CO.UK

Drawing Title -

PROPOSED PLANS & ELEVATIONS

Client - MR COCKRAM

Address - 4A WILLINGHAM ROAD, OVER

Scale - AS SHOWN @ A1

Date - NOV 21

Dwg. No. - JPT/CRM/1121/003

Rev.