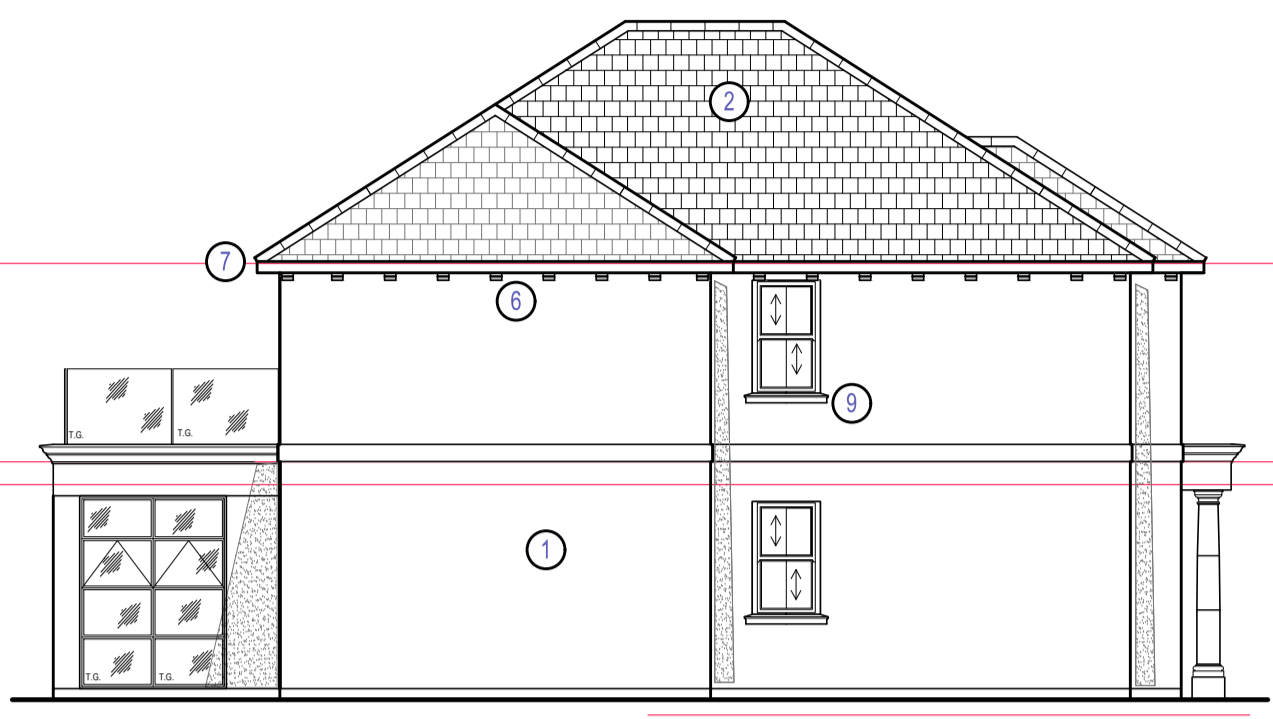
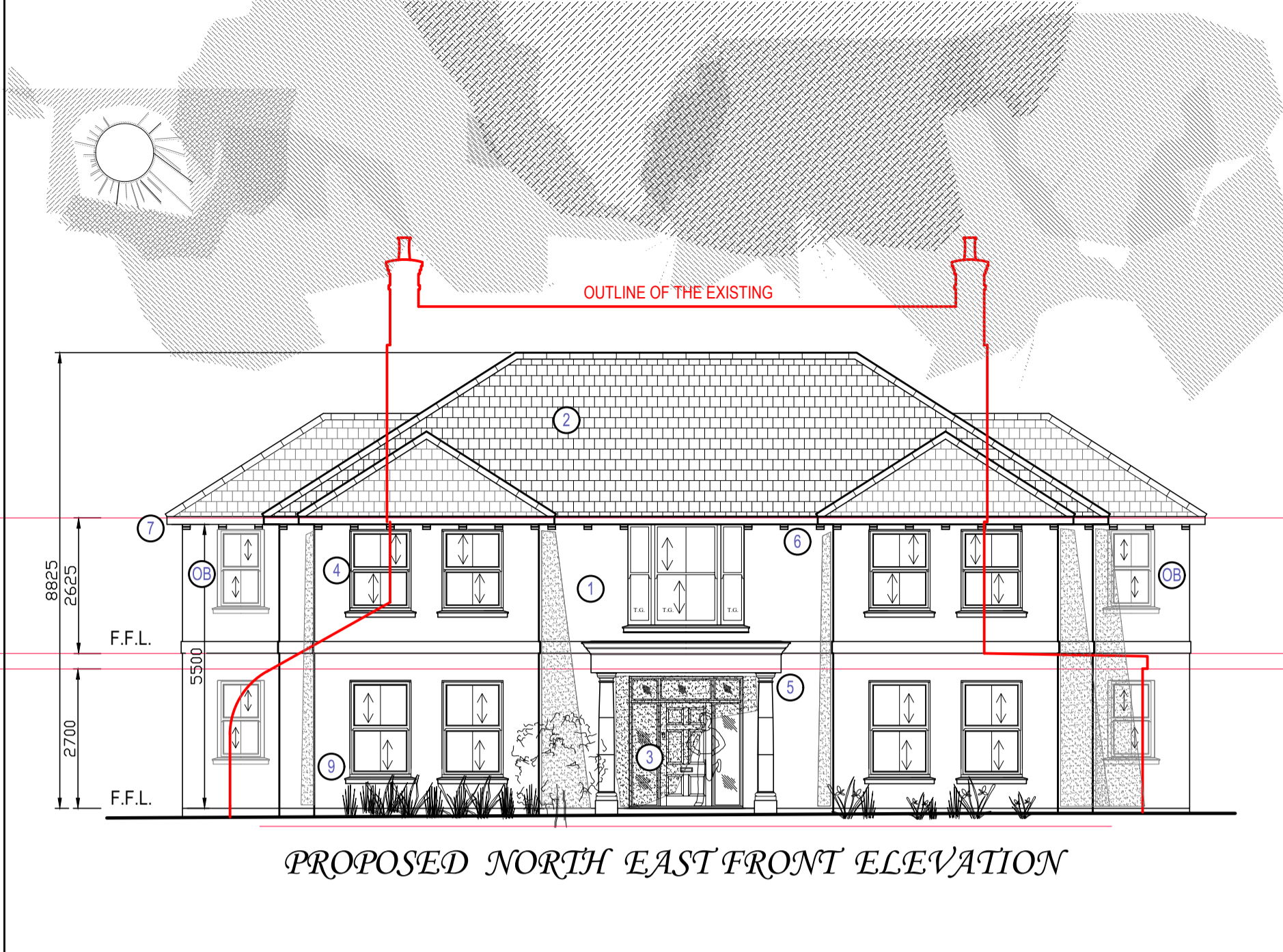


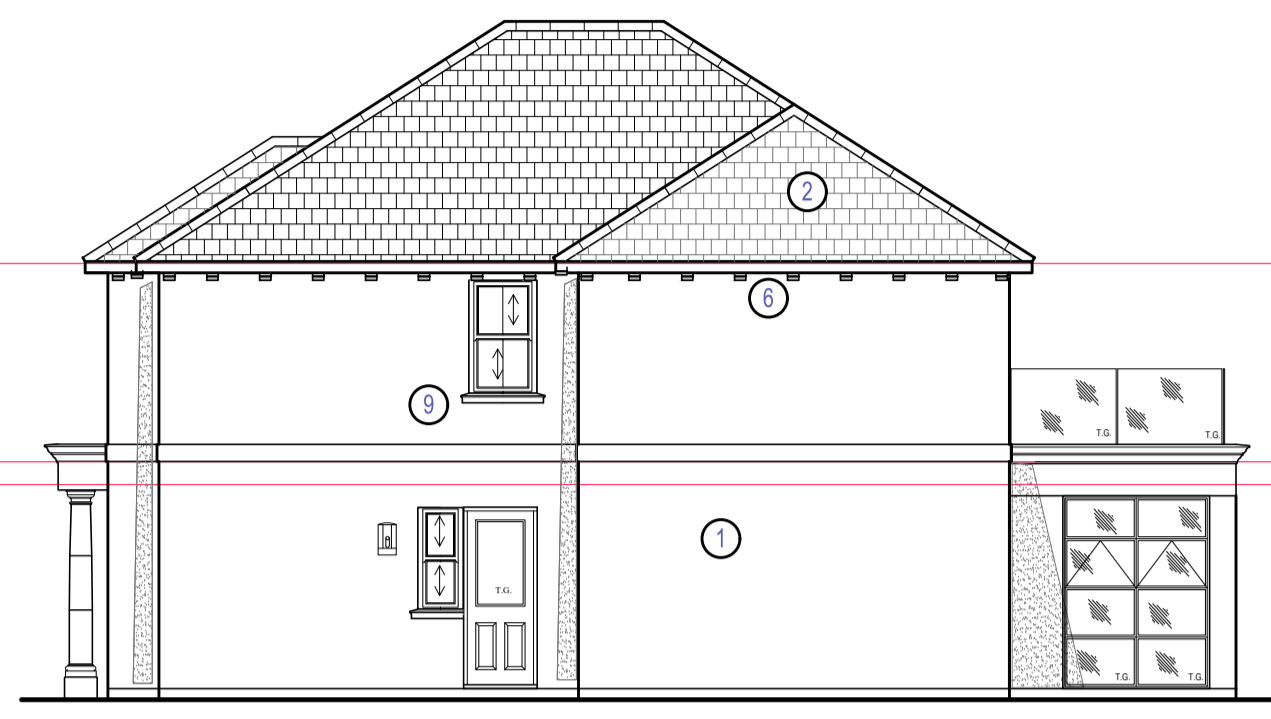
The scaling of this drawing for Town & Country Planning Act is permitted.
 Do not scale this drawing for construction. All dimensions are in millimeters.
 All dimensions to be checked on site before any work is commenced.
 Figured dimensions supersede scaled dimensions in all cases.



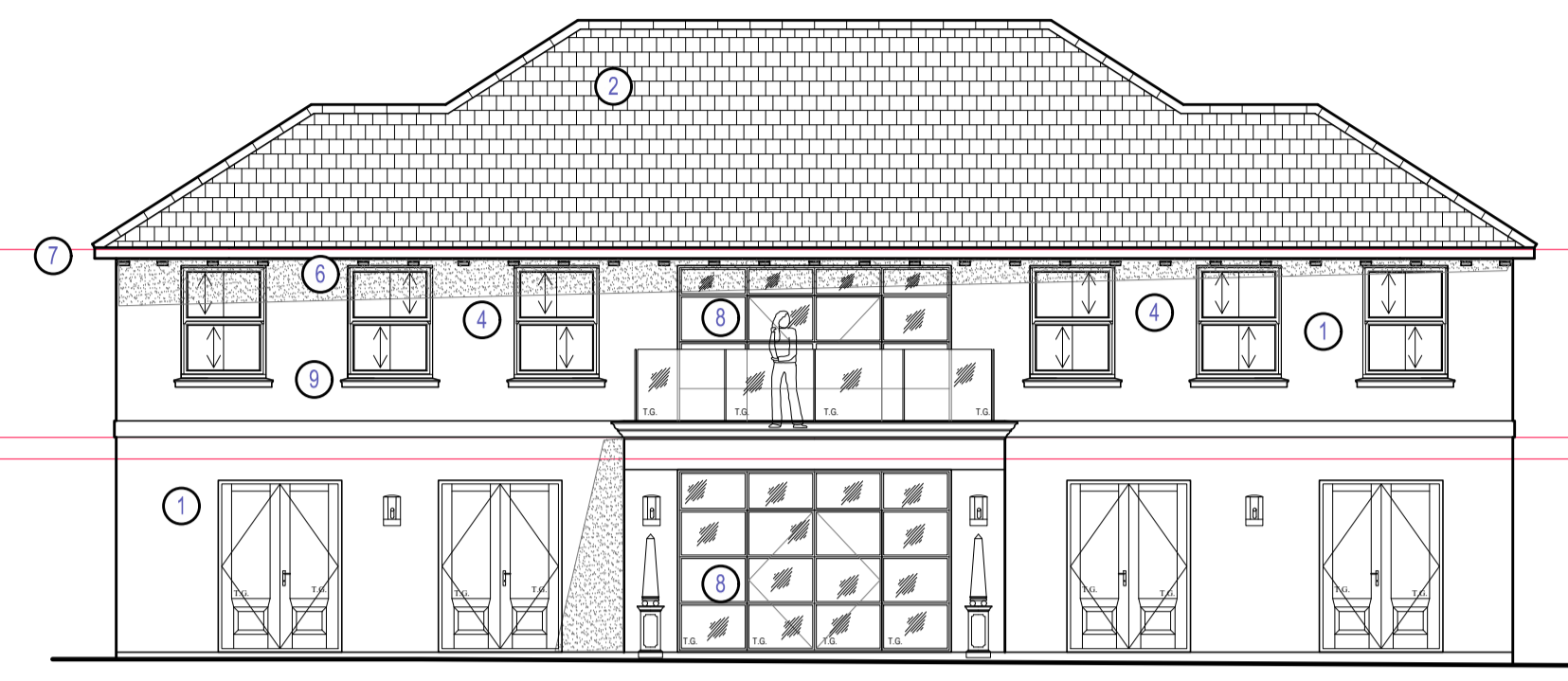
PROPOSED SOUTH EAST SIDE ELEVATION



PROPOSED NORTH EAST FRONT ELEVATION

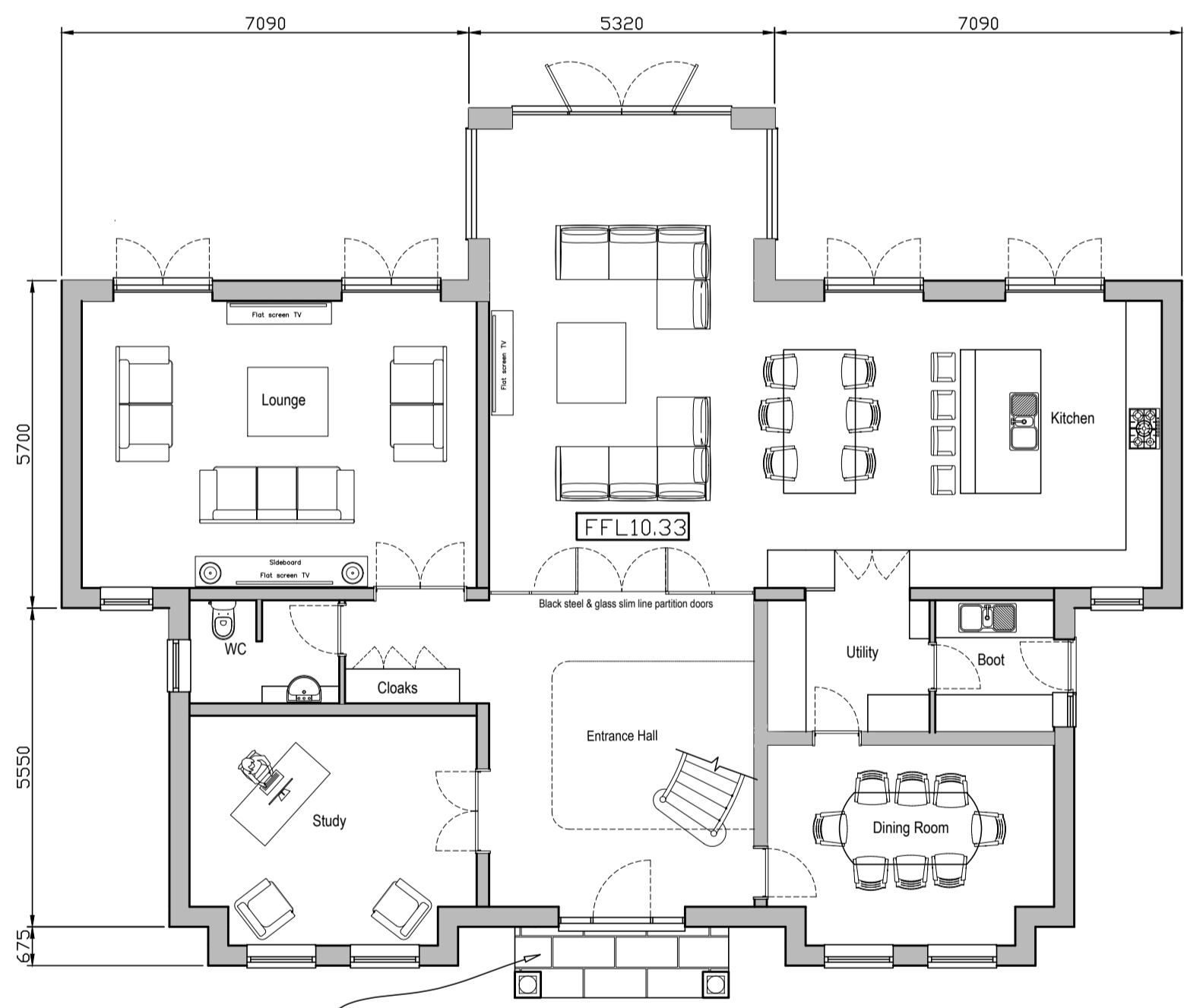


PROPOSED NORTH WEST SIDE ELEVATION



PROPOSED SOUTH WEST REAR ELEVATION

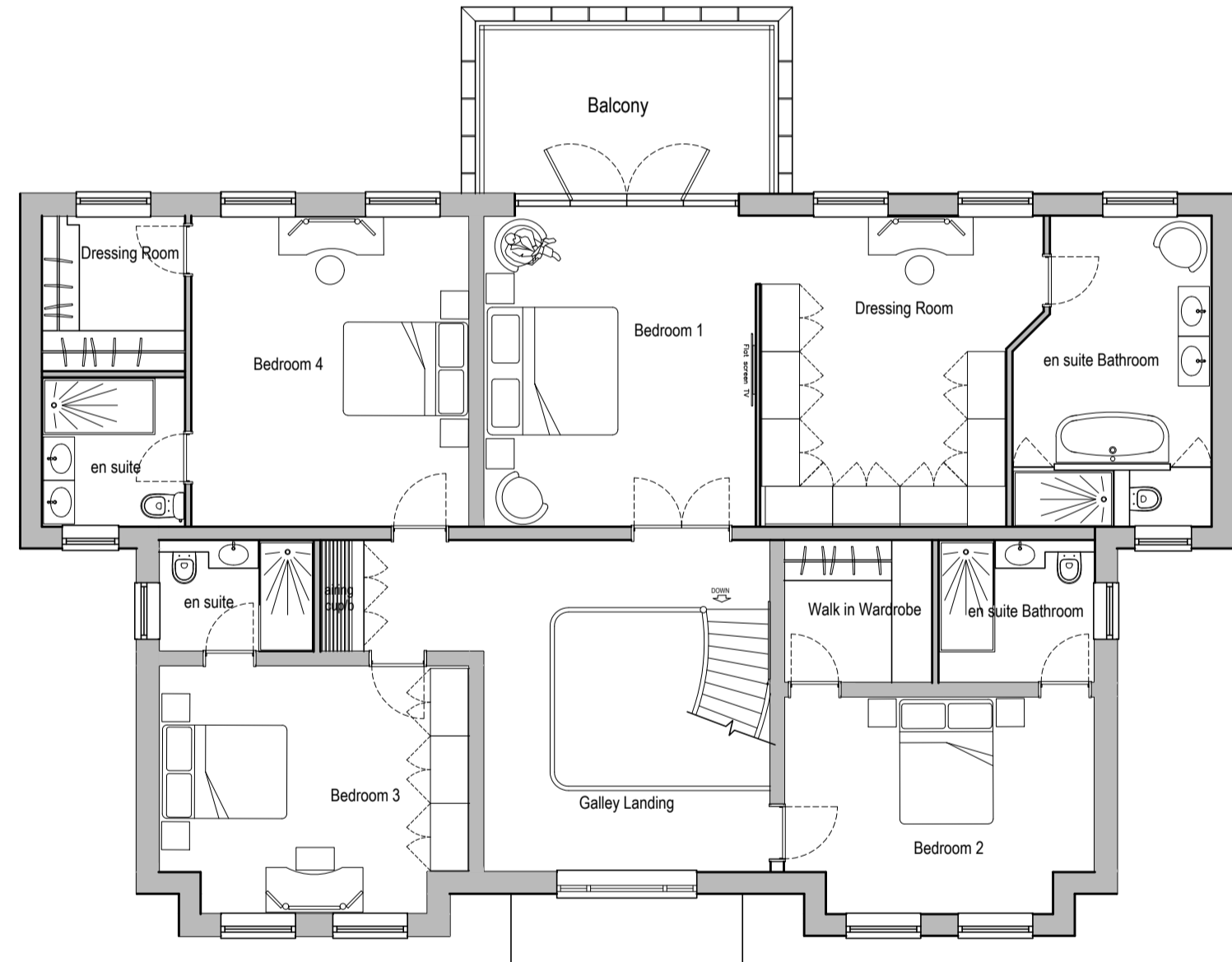
Details of materials external appearance	
① White painted smooth rendered walls	⑥ White painted timber eaves and fascia
② Natural Slate with square black ridges	⑦ Black UPVC guttering and downpipes
③ Traditional black wooden door set	⑧ Feature Black aluminium glazed windows
④ Traditional white wooden sliding box frame sashes	⑨ Architectural cast stone cills
⑤ Architectural cast stone Portico	⑩ Obscured glazing to be Pilkington Optifloat level 3 min.



PROPOSED GROUND FLOOR PLAN

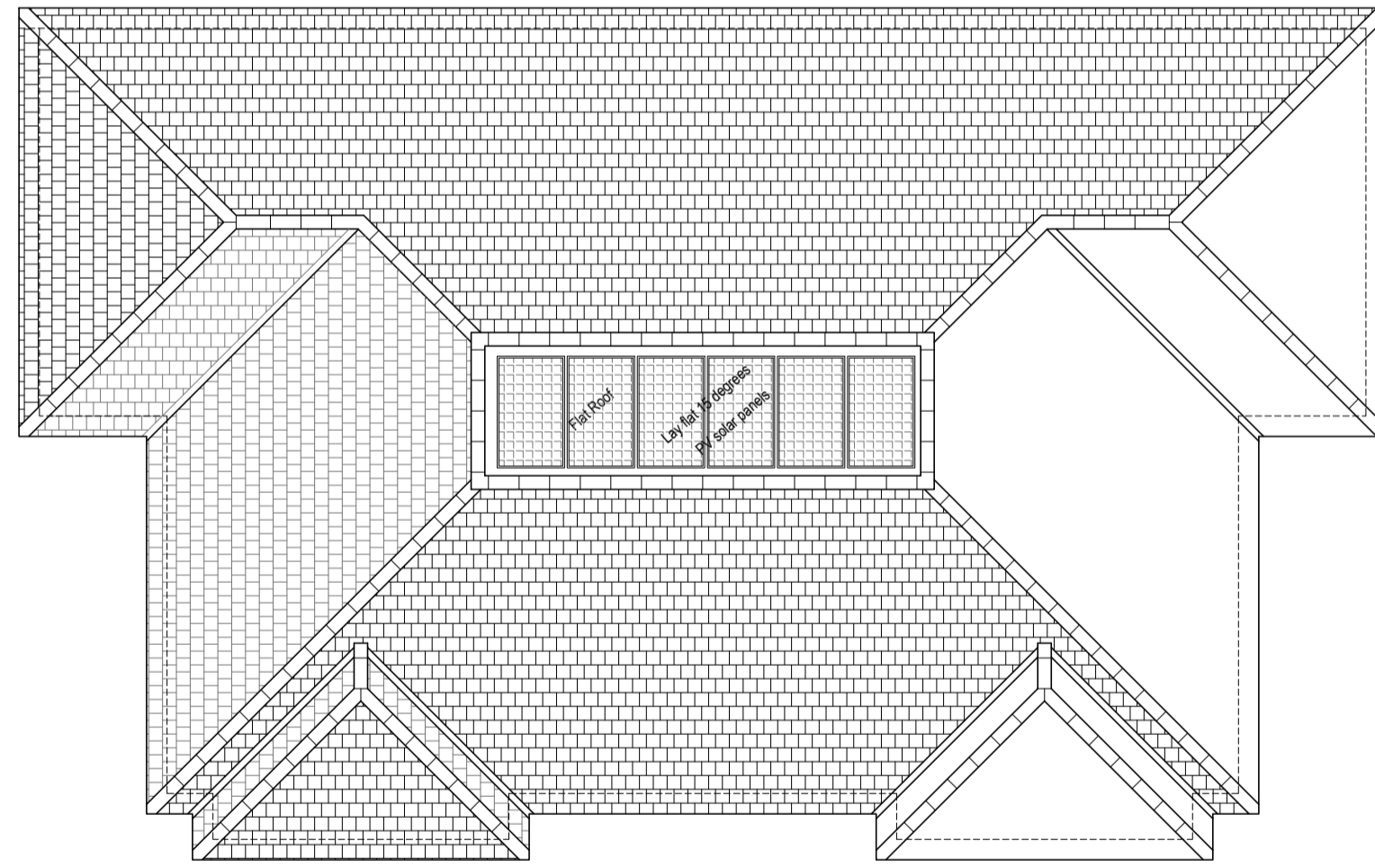
Access for disabled people max 15mm high threshold
 min clear opening 775MM
 1200 x 1200mm min level platform outside dwelling. 1:40 max disabled ramp access to front entrance, the surface of an approach to a wheelchair user should be firm enough to allow support the weight of the user and be smooth enough to permit easy manoeuvre.

GROUND FLOOR GROSS EXTERNAL = 220.0 M2

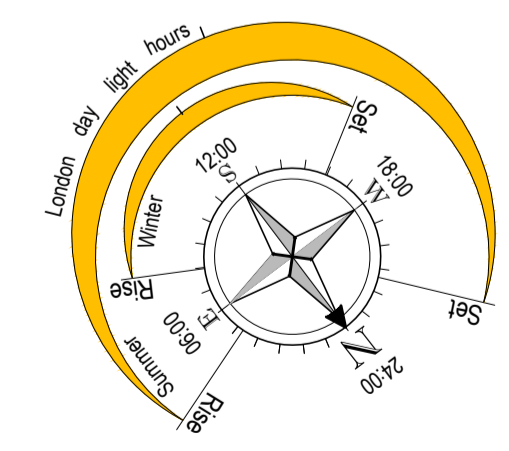


PROPOSED FIRST FLOOR PLAN

FIRST FLOOR GROSS EXTERNAL = 204.0 M2



PROPOSED MAIN ROOF PLAN



"ORIGINAL": TOTAL EXTERNAL GROSS FLOOR AREAS = 303.2 M2
 50% ALLOWABLE INCREASE OVER THE PRE 1949 DWELLING = 151.6 M2 GIVES A GRAND TOTAL = 454.80 M2

PROPOSED: TOTAL EXTERNAL GROSS FLOOR AREAS = 424.0 M2

REV D 1. Project Description change (reference to part cellar basement removed.)
 2. Position of the Proposed Dwelling moved away from highway by 5 metres
 3. Removal of of the Proposed Basement

FOR GUIDANCE ONLY
 Figured areas and dimensions supersede scaled dimensions in all cases. Before scaling any electronic printed copies check the scale bar for the calibration of your printing

SCALE BAR (Represents on plan 1:0 metres)

Design & Planning		This drawing is issued solely and only to be as indicated below	
architectural drawing services Tel : 07793 453427 iain.thrower@btinternet.com The Orchard House, Chart Lane, Brasted Chart, Kent, TN16 1LR		Design Information	<input type="checkbox"/>
		LPA Approval	<input checked="" type="checkbox"/>
© I. Thrower Copyright 2021. All rights reserved. Drawing and/or documents, are not to be reproduced whole or part without written permission. In cases Copyright is retained by I. Thrower.		Building Notice	<input type="checkbox"/>
		Tender	<input type="checkbox"/>
Client Mr Grant Seeds Project Address "Hawthorns" Eggpie Lane, Weald, Sevenoaks, Kent. TN14 6NP		Construction	<input type="checkbox"/>
		Drawn by I. T.	Checked by
Project Description To demolish Existing 5 bedroom detached house and a detached garage. Replace it with a 4 bedroom detached house and a detached garage with a 50% increase in floor area.		Date 19/10/2021	
		Scale 1:100 @ A1 paper size	
Drawing Description PROPOSED Plans & Elevations		PROJECT NO: 21/310	Rev. D
		Drwg. No. P4	

All work to be carried out to the complete satisfaction of Building Control Officer, & is to comply strictly with all current British Standards, Codes of Practice and of the Environment Agency.
 All Electrical work to conform to current IEE regulations & by a fully qualified Electrician.
 All Gas installations to be installed by a Registered Gas safe installer.
 All Plumbing works to be designed & installed by a competent & fully qualified Plumber.
 All New Windows should comply with FENSA scheme, run by the Glass & Glazing federation.