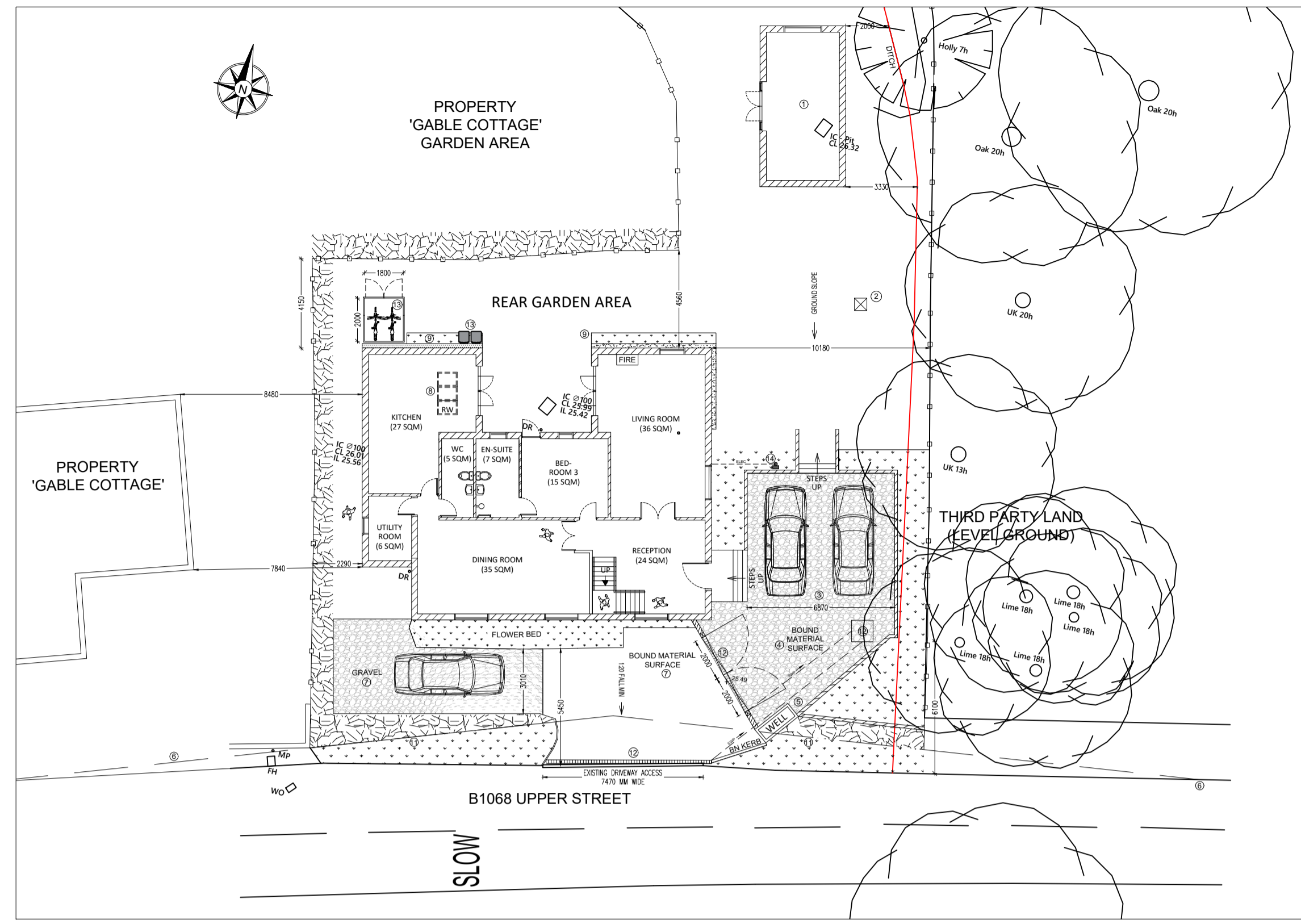


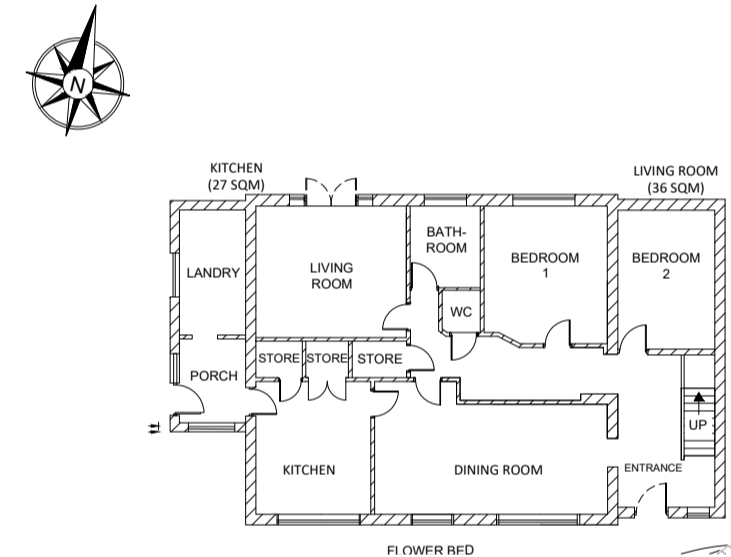
EXISTING GROUND- FLOOR LAYOUT



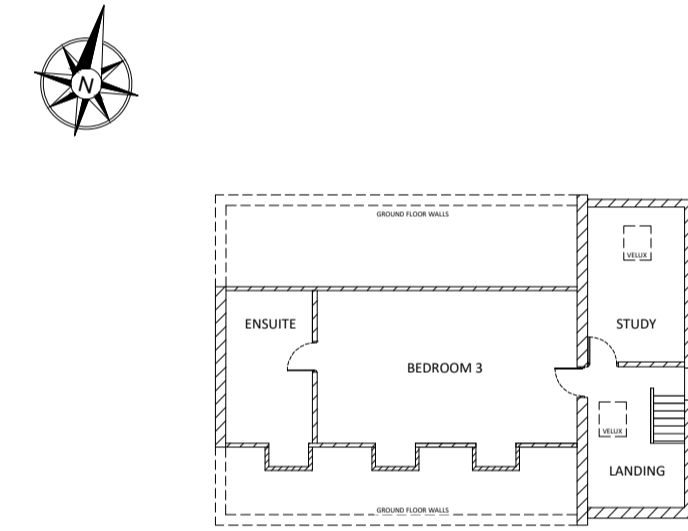
PROPOSED GROUND - FLOOR LAYOUT

ANNOTATIONS

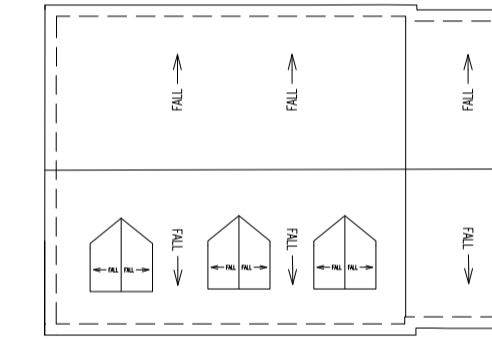
1. PROPOSED OUTBUILDING.
2. PROPOSED WATER TREATMENT LOCATION.
3. 2NO CAR PARKING SPACES WITH TURNING AREA WITHIN DRIVEWAY ALONG DWELLING FRONTAGE.
4. LEVEL DRIVEWAY SURFACE TO COMPRISE OF BOUND MATERIAL - WEATHERED COBBLES AT LEVEL 25.6M A.O.D WITH 1:12 MINIMUM GRADIENT TRANSITION TO MAIN CARRIAGEWAY. VEHICLE ACCESS FROM THE NEAR SIDE EDGE OF MAIN CARRIAGEWAY NO STEEPER THAN 1:20 FOR INITIAL 5 METRES.
5. RETAIN WELL AND CONSTRUCT NEW RETAINING WALL.
6. EXISTING VISIBILITY SPLAYS 2.4M X 29M (WEST) & 2.4M X 27M (EAST).
7. DRIVEWAY SURFACE TO COMPRISE OF ANTIQUE WEATHERED COBBLE STONES. LOCALLY SOURCED GRAVEL IN LINE WITH THE LOCAL NEIGHBOURHOOD TO BE LAID MINIMUM 5 METRES FROM THE MAIN CARRIAGEWAY.
8. 3NO OPENABLE ROOF WINDOWS, TOTAL OPENING 1980MM(W) X 978MM(L).
9. FLOWER BED FRONTING GRAVEL BED.
10. EXISTING SEPTIC TANK ACCESS.
11. NATIVE HEDGE TO BE MAINTAINED AT A HEIGHT OF 600MM ABOVE CARRIAGEWAY LEVEL WITHIN VISIBILITY ENVELOPE.
12. SURFACE WATER FROM PROPOSED DRIVEWAY HARD SURFACE BOUND MATERIAL AREA TO DISCHARGE INTO HEAVY-DUTY DRAINAGE CHANNEL LEADING TO NEW SOAKAWAY.
13. SHELTERED BICYCLE AND REFUSE BIN STORAGE AREA.
14. ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE.



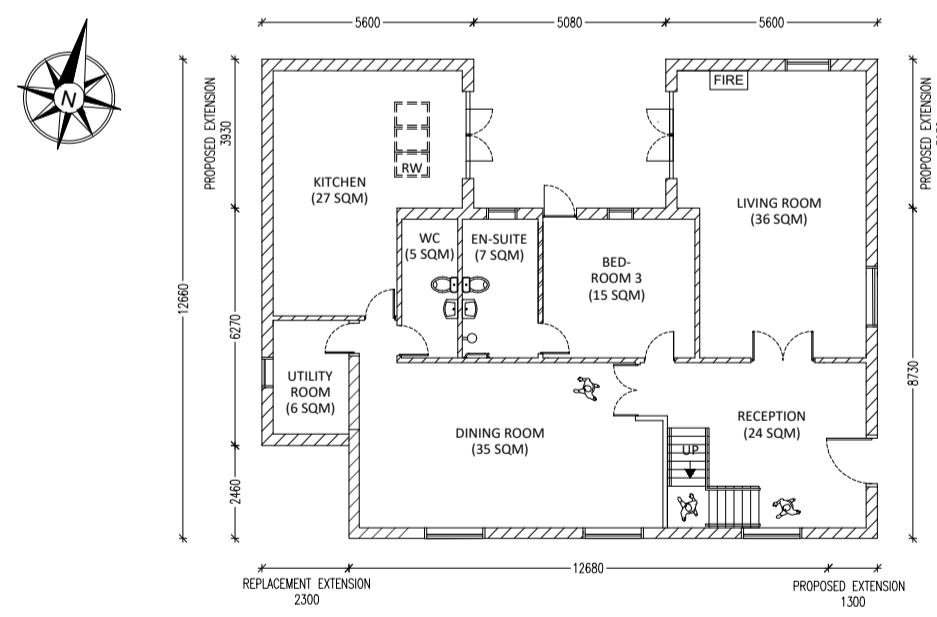
EXISTING GROUND- FLOOR LAYOUT



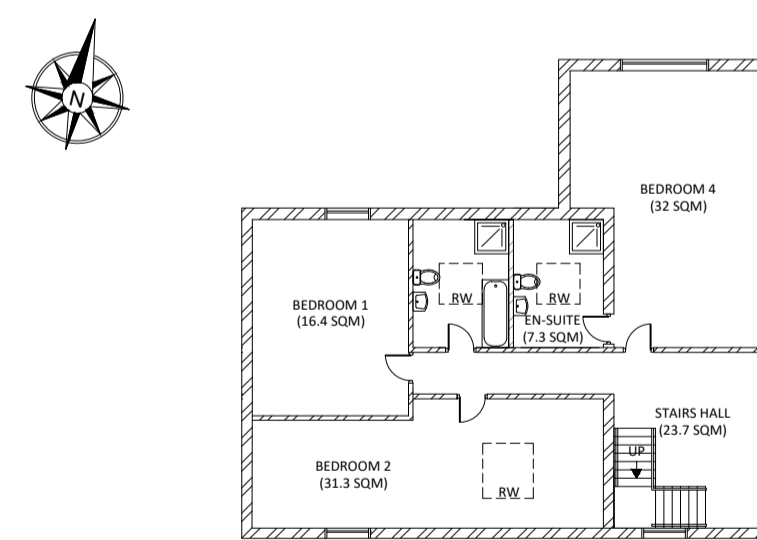
EXISTING FIRST-FLOOR LAYOUT



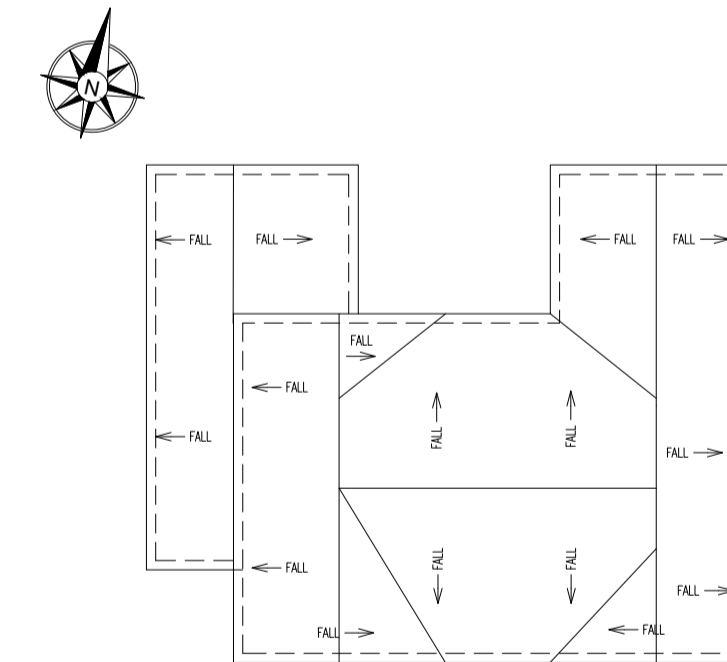
EXISTING ROOF PLAN



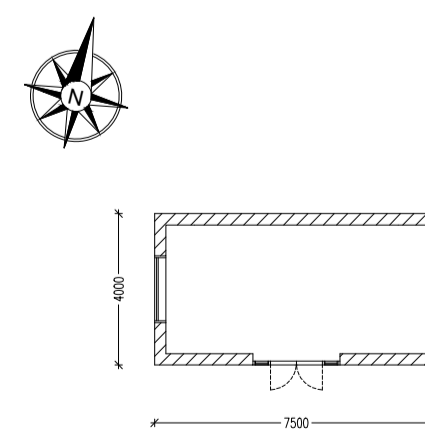
PROPOSED GROUND - FLOOR LAYOUT



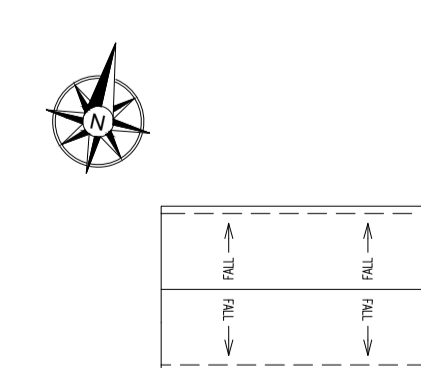
PROPOSED FIRST-FLOOR LAYOUT



PROPOSED ROOF PLAN



PROPOSED OUTBUILDING FLOOR LAYOUT



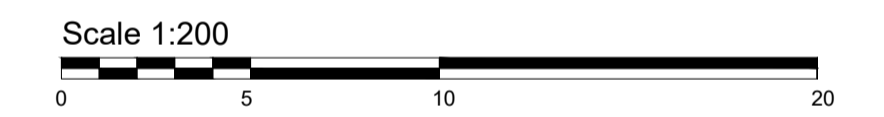
PROPOSED OUTBUILDING ROOF PLAN

GENERAL
 1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE DESIGNER IMMEDIATELY.
 2. THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION USE.
 3. THIS DRAWING EXCLUDES STATUTORY UNDERTAKERS QUERIES AND SURVEY DETAIL IS RECOMMENDED TO BE UNDERTAKEN PRIOR TO CONSTRUCTION. UTILITIES SHOWN IS INDICATIVE ONLY.

- KEY**
- EXISTING
 - - - PROPOSED
 - RED LINE BOUNDARY
 - RW ROOF WINDOW

GROSS INTERNAL AREAS

| FLOOR LEVEL | EXISTING | PROPOSED | VARIATION |
|--------------|---------------------|---------------------|----------------------------|
| GROUND | 109.4m ² | 161.5m ² | +52.1m ² |
| FIRST | 61.0m ² | 128.9m ² | +67.9m ² |
| TOTAL | | | +120.0m² |



| Rev. | Date | Description of revision | Drawn | Review'd | Issued | Approved |
|------|----------|-------------------------------|-------|----------|--------|----------|
| A | 08/11/23 | FOLLOWING PRE-PLANNING ADVICE | KA | - | - | - |
| - | - | - | - | - | - | - |
| - | - | - | - | - | - | - |

FOR PLANNING USE



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SCHEME TITLE
 PROPOSED DWELLING EXTENSION
 CROFTERS, UPPER ST, HIGHAM,
 COLCHESTER, CO7 6ND

DRAWING TITLE
 EXISTING & PROPOSED
 LAYOUTS

| DESIGNED | DRAWN | ISSUED |
|----------|----------|----------|
| KA | RF | KA |
| DATE | DATE | DATE |
| 20/01/22 | 01/07/23 | 21/07/23 |

DRAWING UNITS U.N.O. SCALE AT A1 U.N.O.
 DIMENSIONS IN MILLIMETRES
 LEVELS IN METRES **1:200**

DRAWING No. **220301/D/210/02** REV. **A**