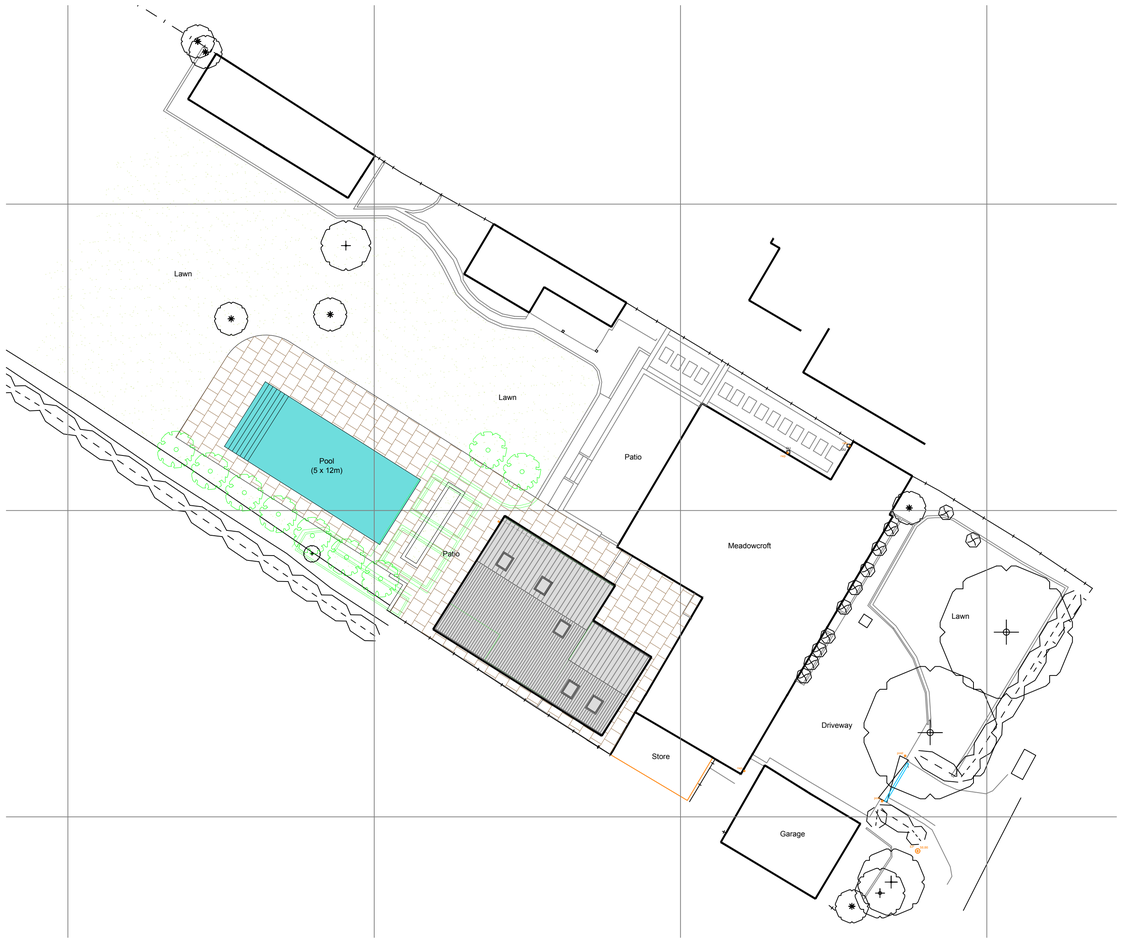
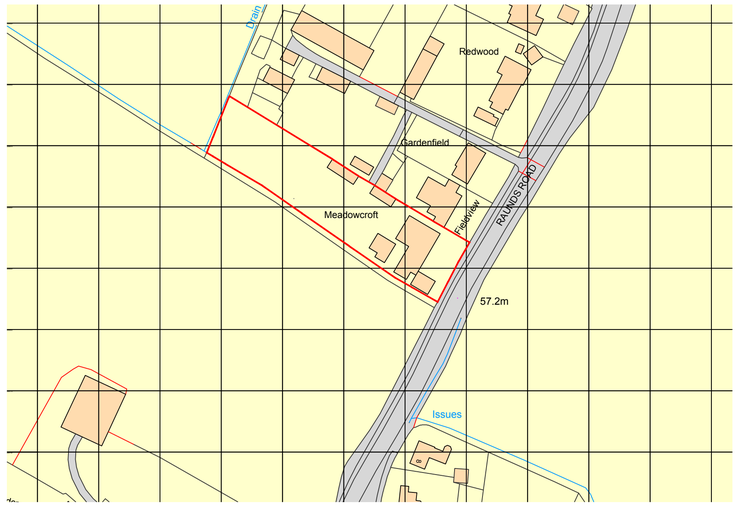


Site Layout Plan (Scale 1:100)

External Works Legend:

- Existing trees to be retained
- Proposed new trees and planting. Bird Cherry, Maple, Carpinus Betulus (Hornbeam) 3 - 3.5m high
- Existing trees to be felled
- Turf grassed areas to be graded as required
- Gravel areas
- Concrete Block Paviours to driveway TBA
- Concrete paving slabs to paths and patios with sand filled gaps TBA
- Soft landscaping - Shrubbed borders of mixed content with: Artemesia Arborescens; Cornus Alba; Contoneaster Horizontalis; Deutzia Alegantissima; Eleagnus Pungens; Euonymus Fortunei, Forsythia; Hebe'great orme'; Hypercum; Viburnum Plicatum; Vinca Major
- 1200mm close boarded fence.
- 1500mm post and rail fence.
- 1800mm close boarded fence.
- Existing boundary treatment retained.
- 97.90 Existing Levels
- 99.34 Proposed Levels (To be agreed on site)
- Line of demolition items.



Site Location Plan (Scale 1:1250)

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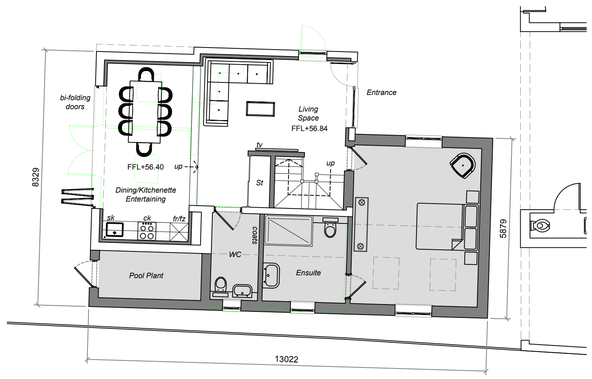
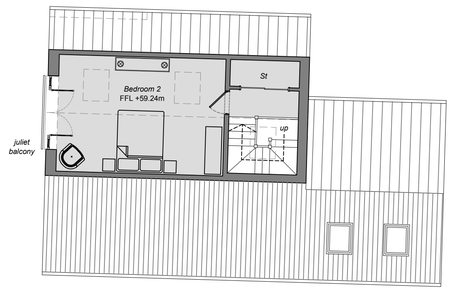


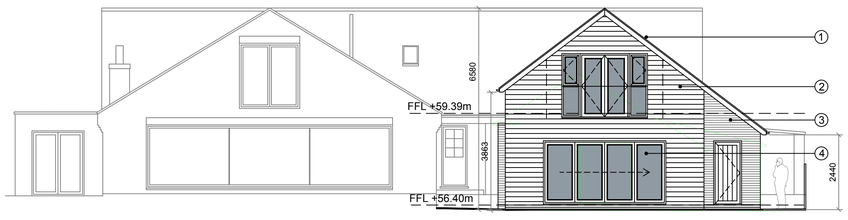
Proposed Ground Floor Plan

0m 1 2 3 4 5 6 7 8 9 10m
Scale 1:100



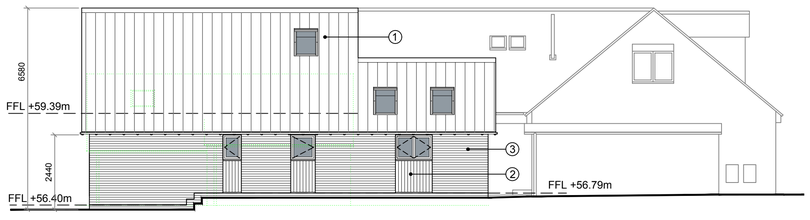
Proposed First Floor Plan

0m 1 2 3 4 5 6 7 8 9 10m
Scale 1:100



datum +55.00m

Proposed West Elevation



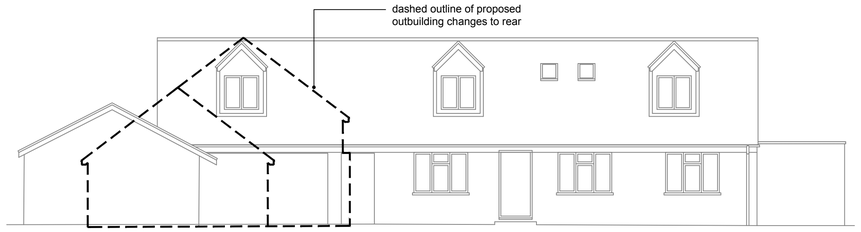
datum +55.00m

Proposed South Elevation

Materials:

1. Roof 1 - Pantile to match existing
2. Wall 1 - Dark stained timber cladding
3. Wall 2 - New brickwork to match existing
4. Windows & Doors to be powder coated aluminium

   Rainwater Goods to match existing

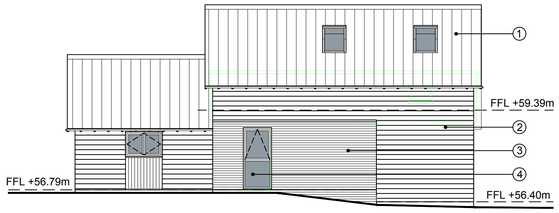


datum +55.00m

Proposed East Elevation

datum +55.00m

Proposed East Elevation



datum +55.00m

Proposed North Elevation

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The main contractor must not scale off the drawing for the purposes of ordering materials or prefabricated components. use figured dimensions only. All dimensions and levels to be checked on site by main contractor before placing any orders.

The drawing is to be read in conjunction with all relevant consultant and/or specialist drawings and documentation. Any discrepancies or variations MUST be notified to the author.

CDM Regulations 2015

Whilst every care has been taken to reduce the risks associated with the design, we respectfully remind the Client that the nature of building operations carries an inherent risk and as such, only competent contractors who have a valid safety policy and are able to provide method statements where required, should be employed.

Risk of back injury -
where weight is over 20kg, use appropriate lifting methods/ devices in accordance with manual handling operators regulations 1992

Risk of ground collapse -
refer to site investigation report with structural engineer's site specific assessment for foundation design

Risk of roof collapse -
design assumes mechanical lifting and handling of roof trusses/components

Risk of electric shock -
site operatives to refer to electrical contractor when power is live, prior to drilling or fixing

Risk of falling -
design assumes mechanical lifting and handling of materials up to close proximity of installation with appropriate guarding and protection from falling

Risk of falling objects-
design assumes full training is given for manual handling of objects, use of appropriate guards, toe boards etc, and an enforced hard hat policy

Notes:

1. The Architectural drawings have been prepared using existing / survey drawings supplied by others and as such Leaf Architecture & Design Ltd accept no liability for errors due to the inaccuracy of those drawings.

2. All architectural drawings are to be read in conjunction with Structural Engineers drawings and calculations to ensure that all structural elements are incorporated. Any discrepancies are to be notified to the architect / structural engineer.

3. All internal finishes and fittings including all layouts for kitchens and bathrooms etc. and the specification of the appliances to be used is the responsibility of the client / interior designer. Any layouts on these drawings are for indicative purposes only.

4. The Contractor is to provide trial holes to expose existing foundations and notify the Structural Engineer to determine the suitability of the existing conditions.

5. The Contractor is to notify the local authority building control department at an appropriate time at all relevant stages of construction to carry out the necessary inspections.

6. The Contractor is to carry out his own inspection to satisfy himself of the existing building conditions and to ensure that all the necessary builders work can be identified and quantified prior to the commencement of the works.

7. Where materials and components are specified, these can be substituted with similar approved materials subject to the substituted item being of equal or improved performance.

Rev	Date	Revision Note	Drawn

leaf architecture

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Client Name:
Mr & Mrs J. Bowes

Project Title:
Proposed extensions to outbuilding to create annex accommodation & pool house.

Project Address:
'Meadowcroft'
Chelveston
Northamptonshire
NN9 6AB

Drawing Title:
Location, proposed site & roof plan, proposed floor plans and elevations

Drawn:	Date:	Scale @ A1:
RDRN	Nov 2023	1:1250/200/100

Status: PLANNING SUBMISSION
Checked By: RN

Project Ref:	Drawing No:	Rev:
9862	L.10	