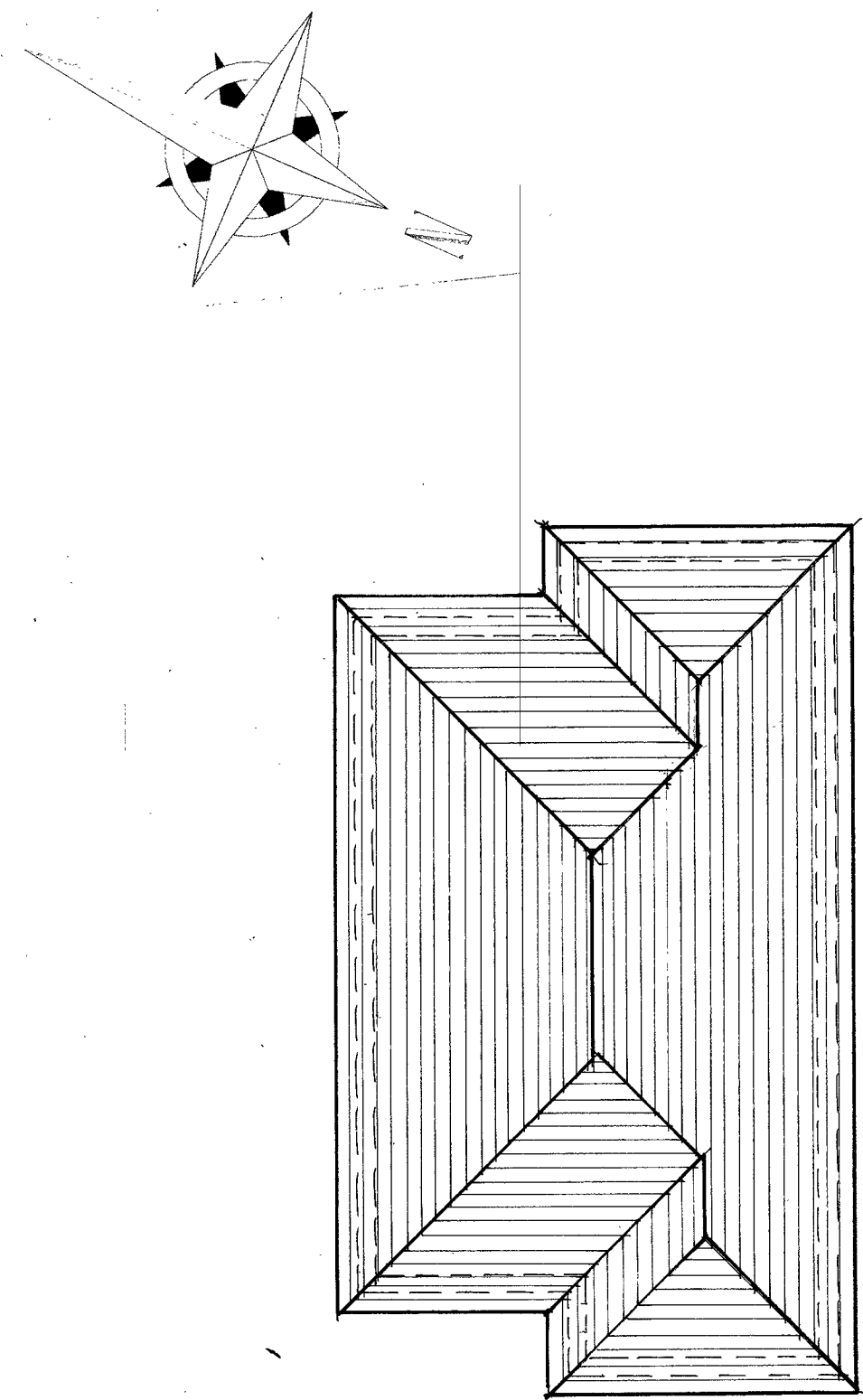


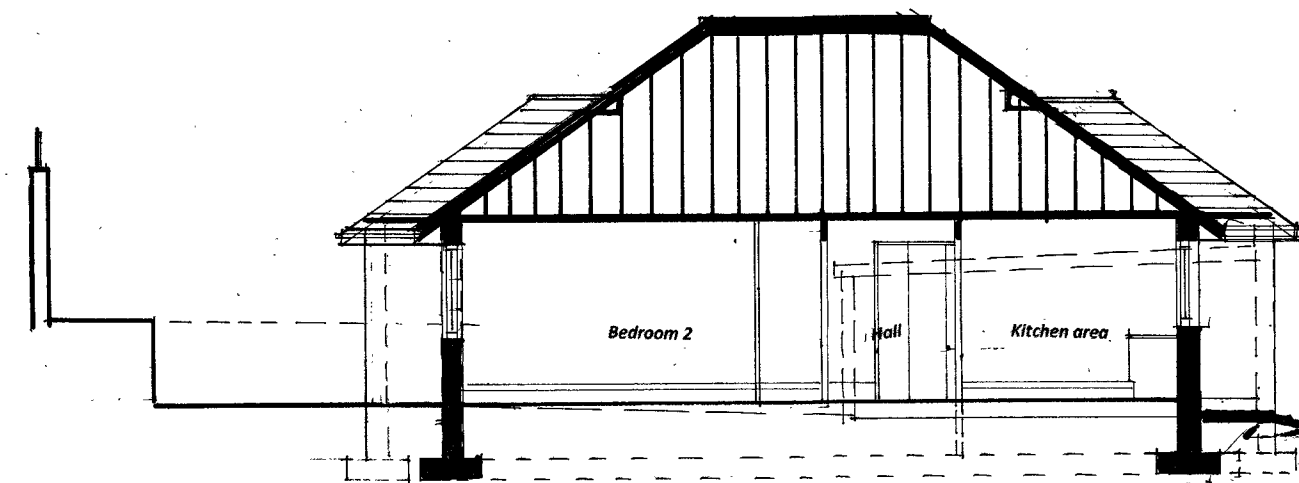
Proposed Material Key

New 35degree pitched roof is to be clad with artificial slates.
 Upvc soffit / fascia boards in Anthracite.
 Grey square rainwater guttering (colour to match roofing tiles)
 Grey coloured double-glazed windows
 Grey coloured double-glazed French doors to bedroom 1.
 White smooth finish render
 Grey smooth face brickwork up to floor level
 Bathroom / en-suite windows to be fitted with obscure glass
 Side facing windows are to be fitted with obscure glass
 Vertical cladding panels in teak colour. Boards are made from recycled wood / plastic. Board size 3.6m long x 215mm wide x 26mm thick by Artificial Living Ltd Units 46 / 47 Stakehill Business Park, Manchester M24 2FL tel 0161 509 8637 email hello@artificialliving.com
 Timber secure cycle store by Pent 1.95m wide x 0.87m deep x 145mm high 2000l capacity shiplap large pent outdoor store unit product code FGP217 by Garden Oasis tel 01543 889900
 Bin store is to be built with brickwork into garden banking with flat roof and open slot timber doors
 Home electric car charging point by Roloc 7.2kW type 1 5m tethered lead charging unit from CEF electrical experts Brighton East Store Unit 3a 1 Freshfield Industrial Estate Stephenson Road Kempdown Brighton BN2 0DF tel 01273 672541 email sales.brightoneast@cef.co.uk
 Block paving - Pavasett silver grey tumbled concrete block paving by Paving direct 01993 764669 support @ pavingdirect.com
 Rotary washing line - Brabantia 4 arm Liftomatic 50m adjustable height 1290mm x 1870mm

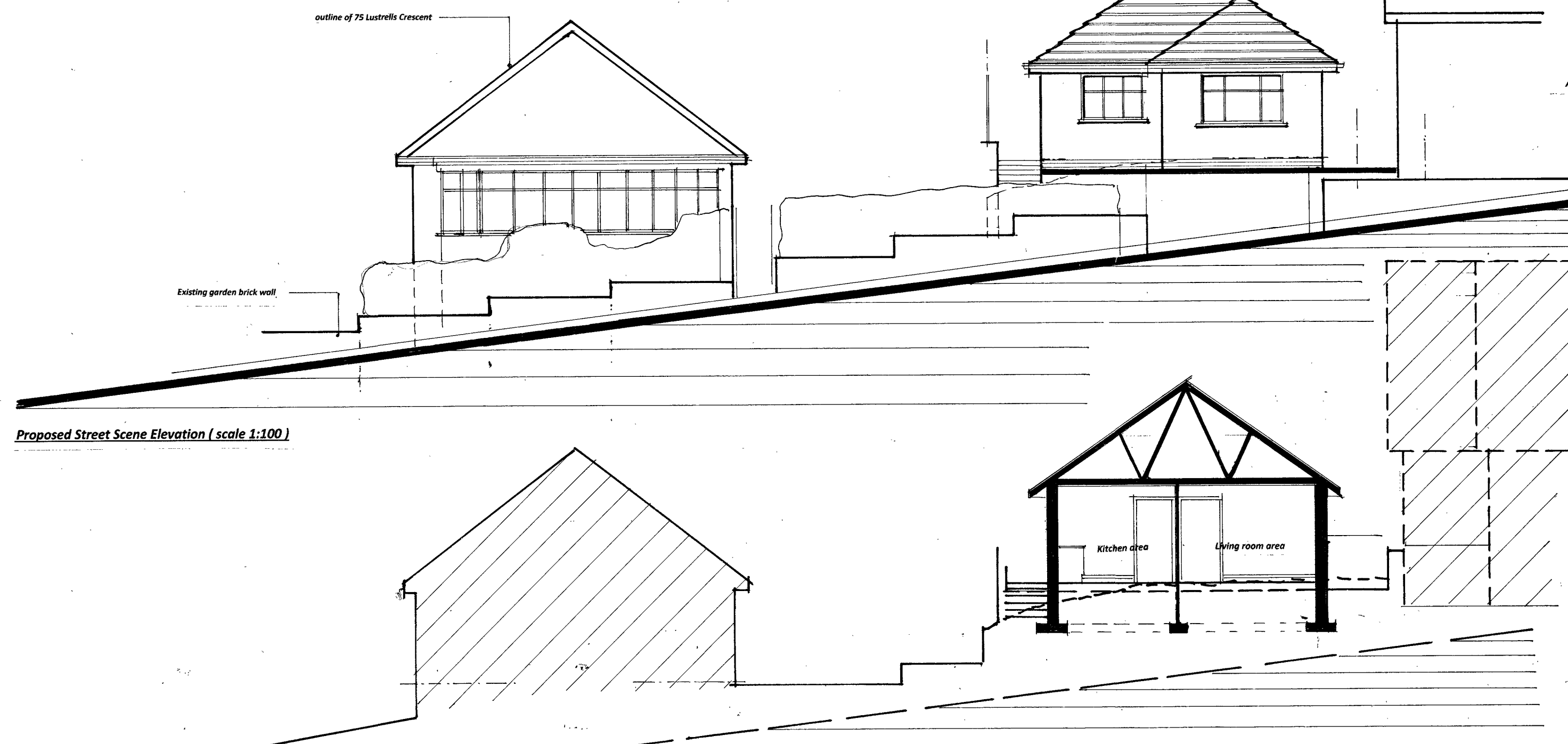
Existing off street parking area at the front of number 75



Proposed Roof Plan (scale 1:100)



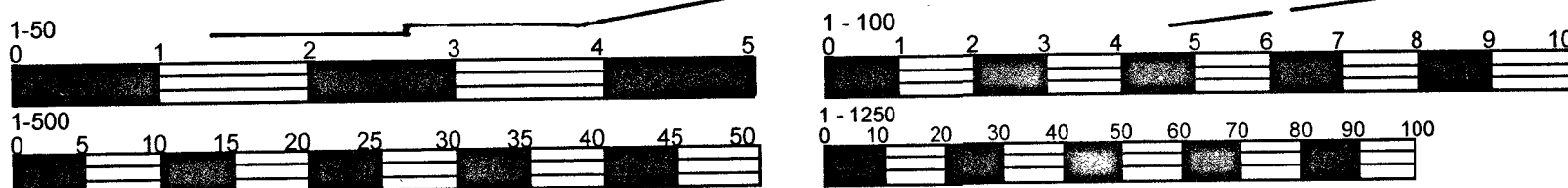
Proposed Site Cross Section A - A (scale 1:100)



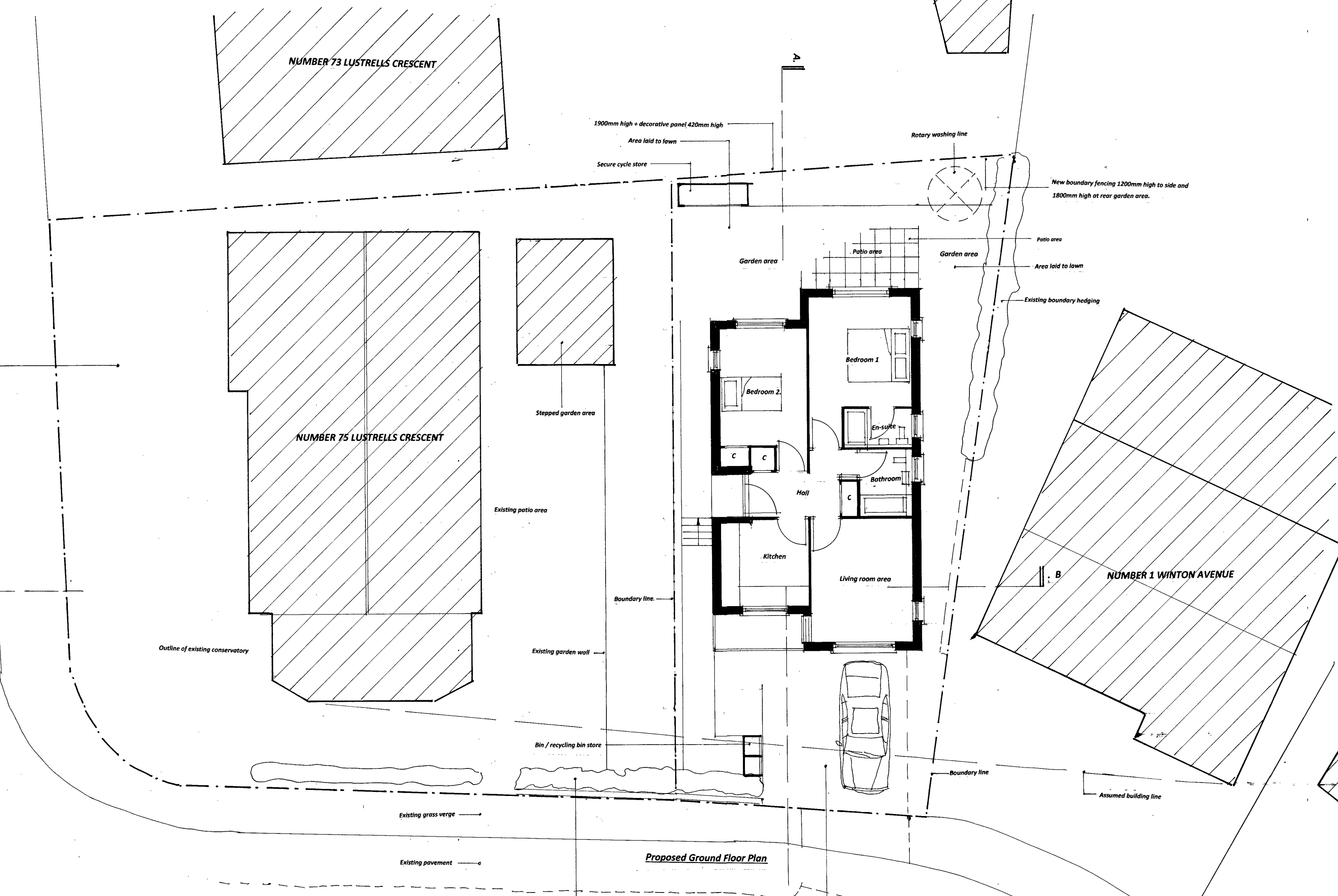
Proposed Street Scene Elevation (scale 1:100)



Proposed Site Cross Section B - B (scale 1:100)

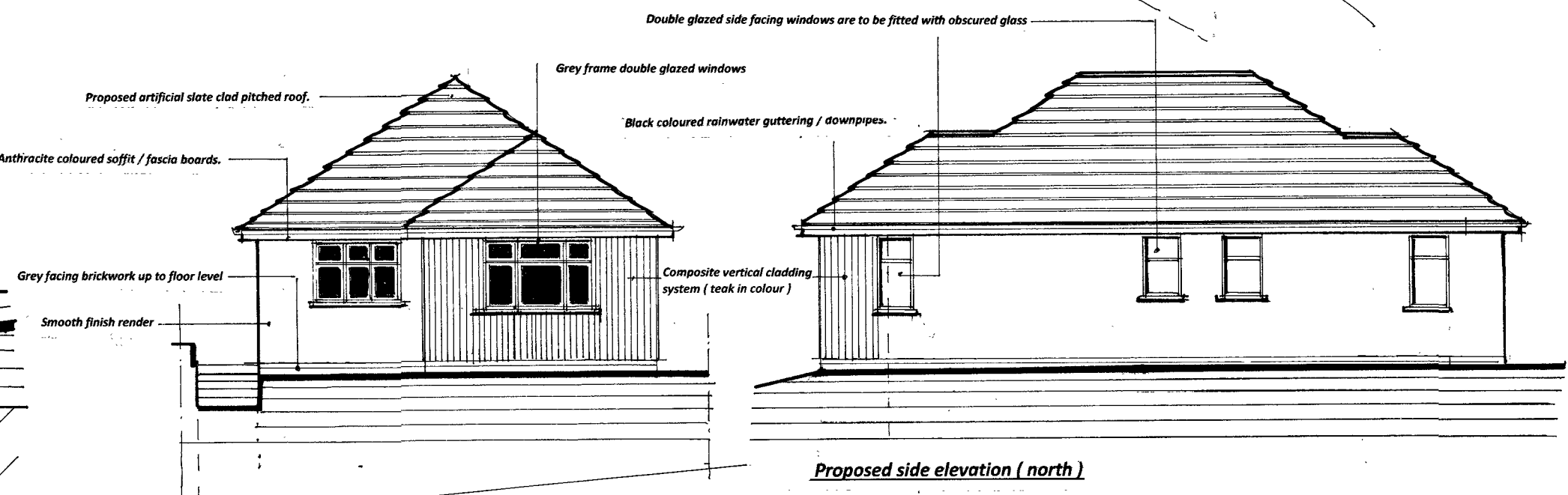


Proposed Site Layout Plan (scale 1:100)

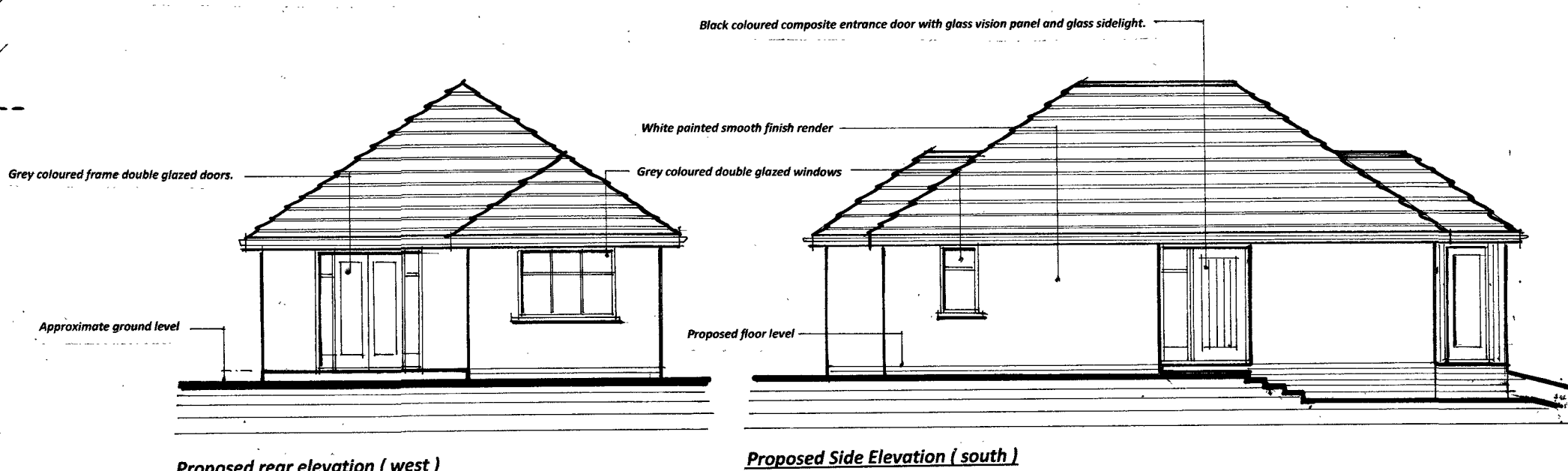


Proposed Ground Floor Plan

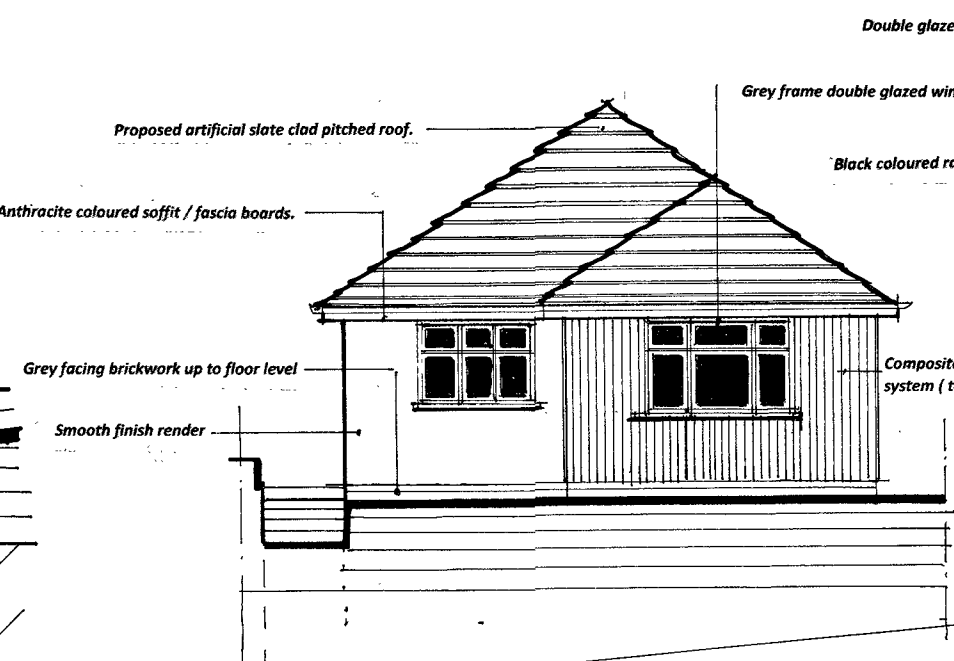
WINTON AVENUE



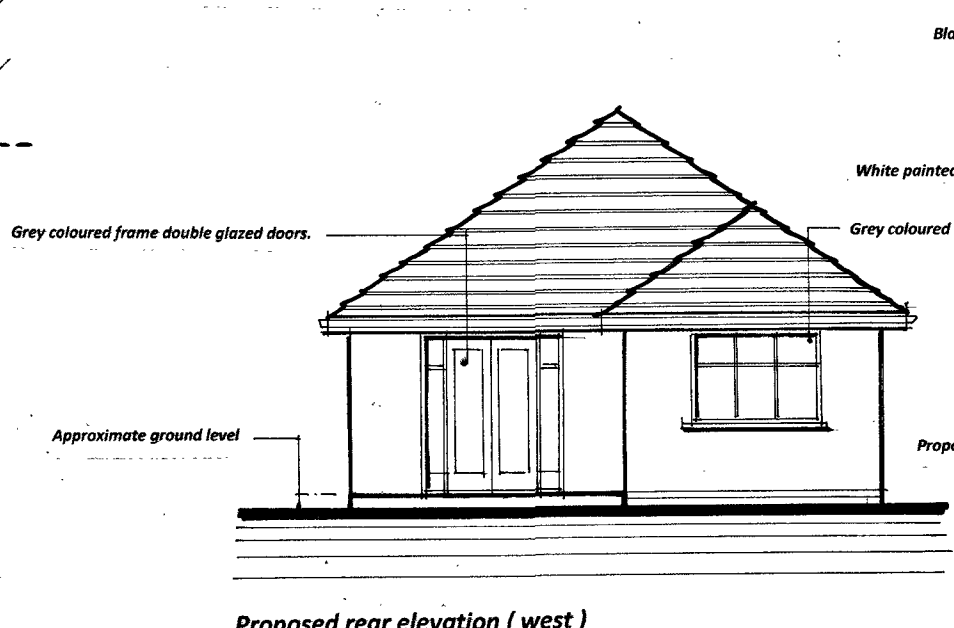
Proposed Front Elevation (east)



Proposed Side Elevation (south)



Proposed side elevation (north)



Proposed rear elevation (west)

PLANNING APPLICATION DRAWING

Notes:

GENERAL NOTES :-

- 1/ This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
- 2/ This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
- 3/ This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off-site fabrication work being carried out.
- 4/ Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
- 5/ Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and / or any off-site fabrication work being carried out.
- 6/ All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7/ It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM 2015) Regulations and current Health and Safety Legislation.
- 8/ The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
- 9/ The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

Date	Revisions

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SDR Designs

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 BN2 6RD
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 Email: sdr_designs@hotmail.com

Client

Mr. P. Rogers.

Job Title

Demolition of existing garage and erection of a detached dwelling.
 (detached 2-bedroom dwelling with kitchen, living room, bathroom and 2 bedrooms with an en-suite to master bedroom)
Land rear of 75 Lustrells Crescent, Saltdean, Brighton, East Sussex. BN2 8FL.

Drawing Title

Proposed Site Cross Sections A - A & B - B, Proposed Street Scene Elevation, Proposed Site Layout Plan, Floor Plans, Roof Plan & Elevations.

Scale 1:100 @ A1

Date November 2023

Drawn SLW

PROPOSED

Drg. No. **1282023 / .02.**

Rev.