

0cm 10cm
 DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES, IF IN DOUBT PLEASE ASK!
 USE PRINT CHECK ABOVE IN CENTIMETRE INCREMENTS
 ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE
 All figured dimensions are in millimetres unless otherwise stated.

Plans and Notes contained herein are for Planning and Building Regulations Approvals only. Plans and Notes are offered only as a guide to the Contractor, variations and alterations must be approved with Building Control.

The Builder/Developer will be ultimately responsible for ensuring that all construction is in accordance with the Approved Planning Permission and Building Regulations including any Conditions, relevant Trade and Professional Standards, Statutory requirements and product manufacturers' specifications, British Standards and Codes of Practice.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to Replan, so that design amendments may be considered.

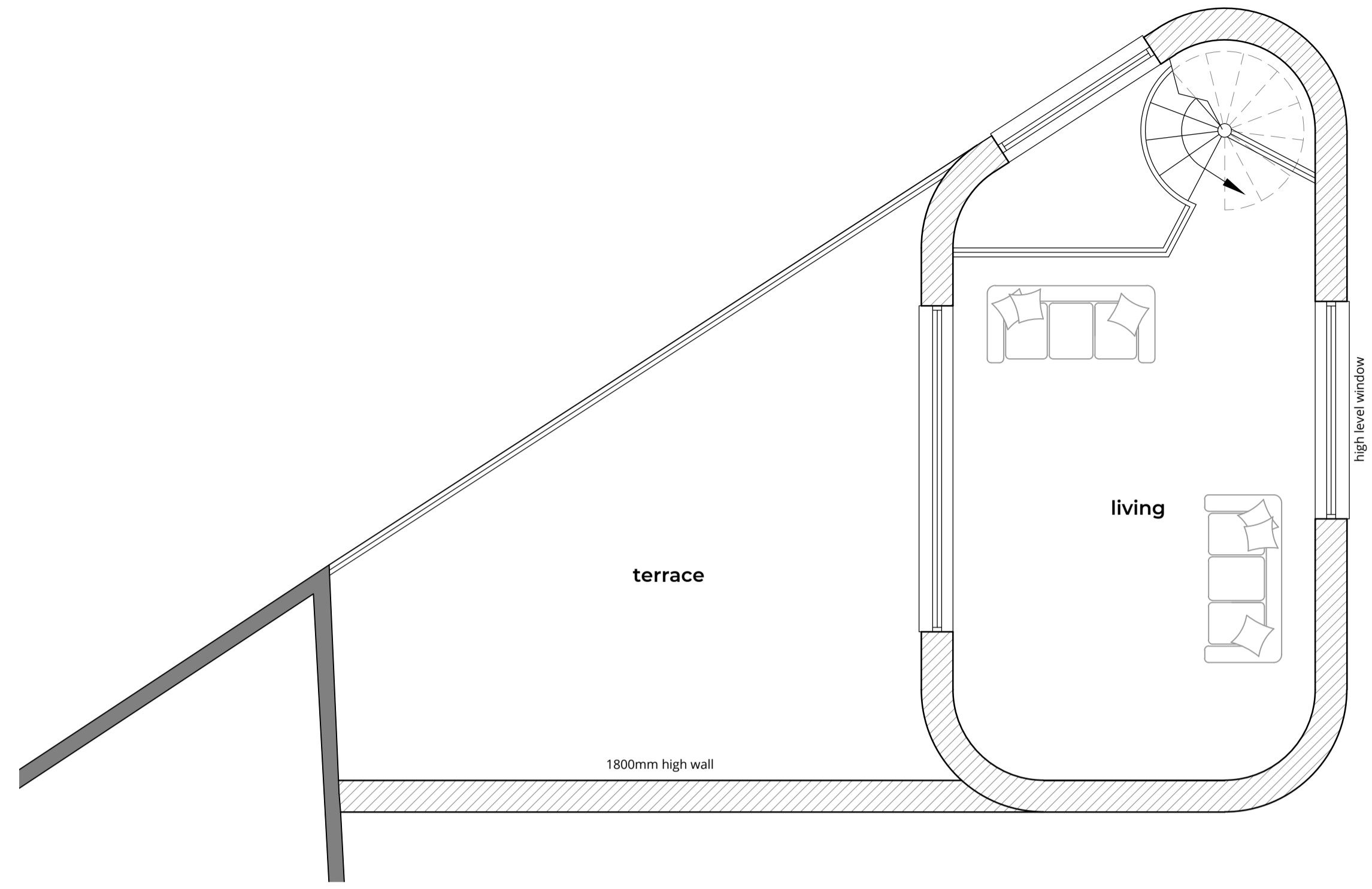
Position of all existing boundaries, walls, utilities, drains etc. (particularly in relation to the building) to be checked on site before start of any construction or ordering of any materials.

N.B. The "owner" of the building to which this application relates carries the legal responsibility for any Building Regulation Faults

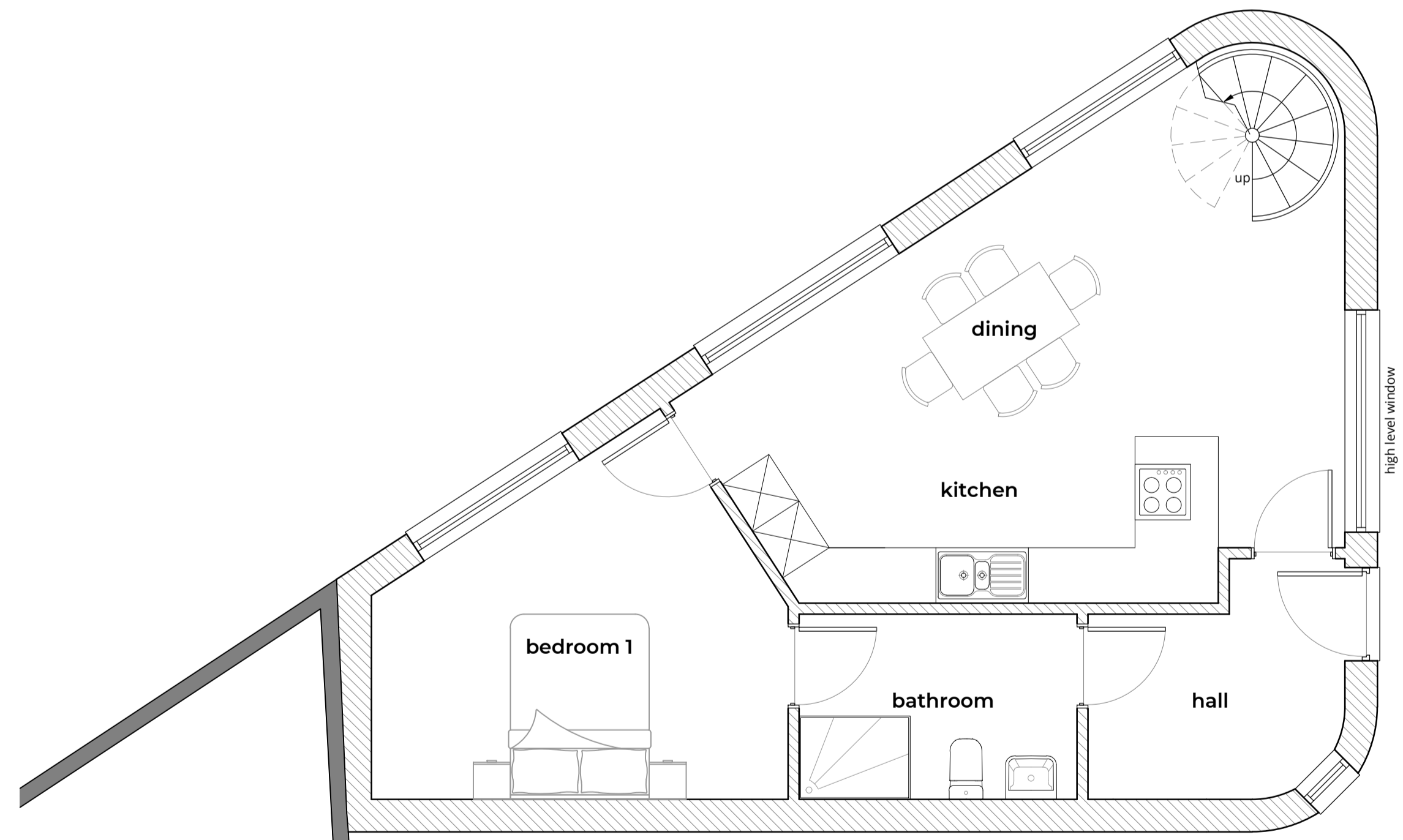
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GIVEN THE NATURE OF EXISTING BUILDINGS, ALL DIMENSIONS ARE TO BE DOUBLED CHECKED ON SITE PRIOR TO CONSTRUCTION / INSTALLATION / FABRICATION OF ANY BUILDING WORKS. DIMENSIONAL ACCURACY REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

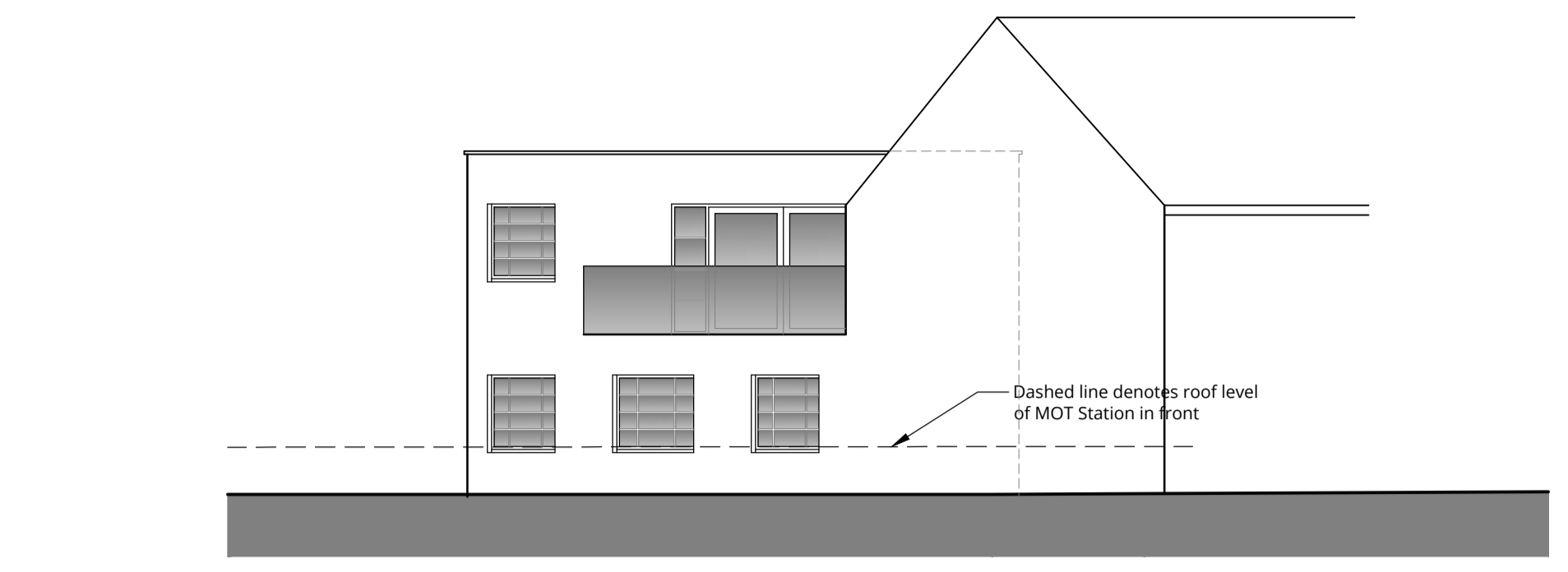
- Proposed External Materials**
- Walls**
Smooth render (painted white)
 - Windows and Doors**
UPVC items (grey)
 - Roof**
Single Ply Membrane
 - Fascias and Soffits**
UPVC items (grey)
 - Rainwater Goods**
UPVC Gutters and Downpipes (grey)



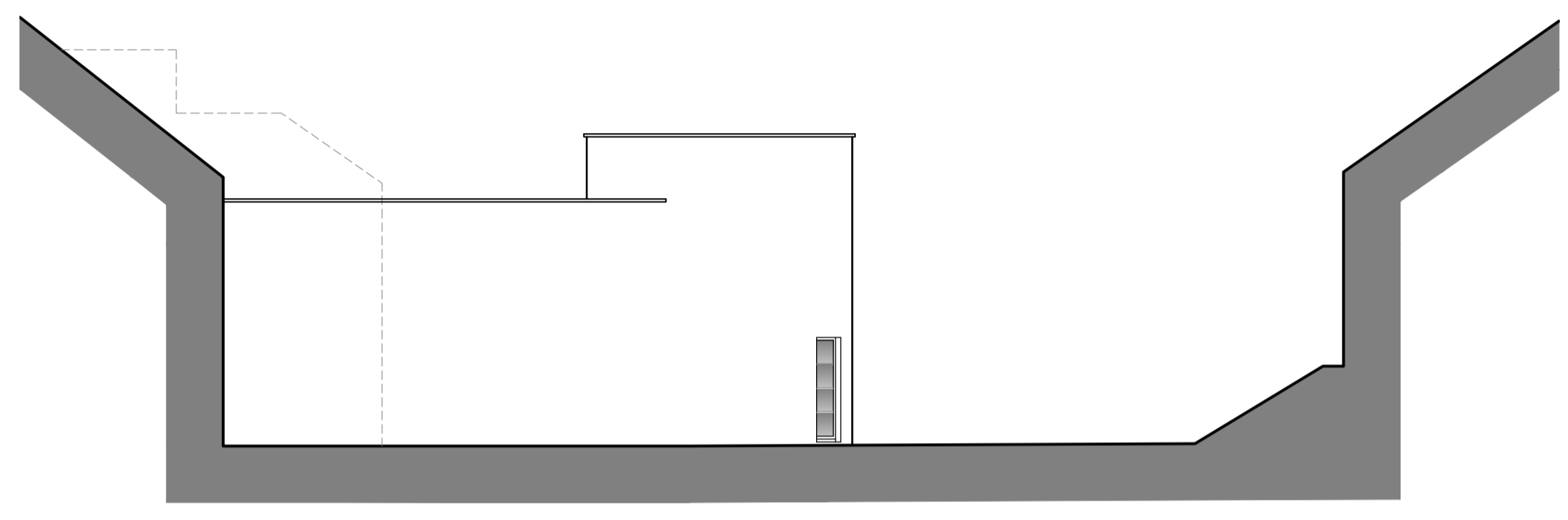
02 Proposed First Floor Layout
1:50



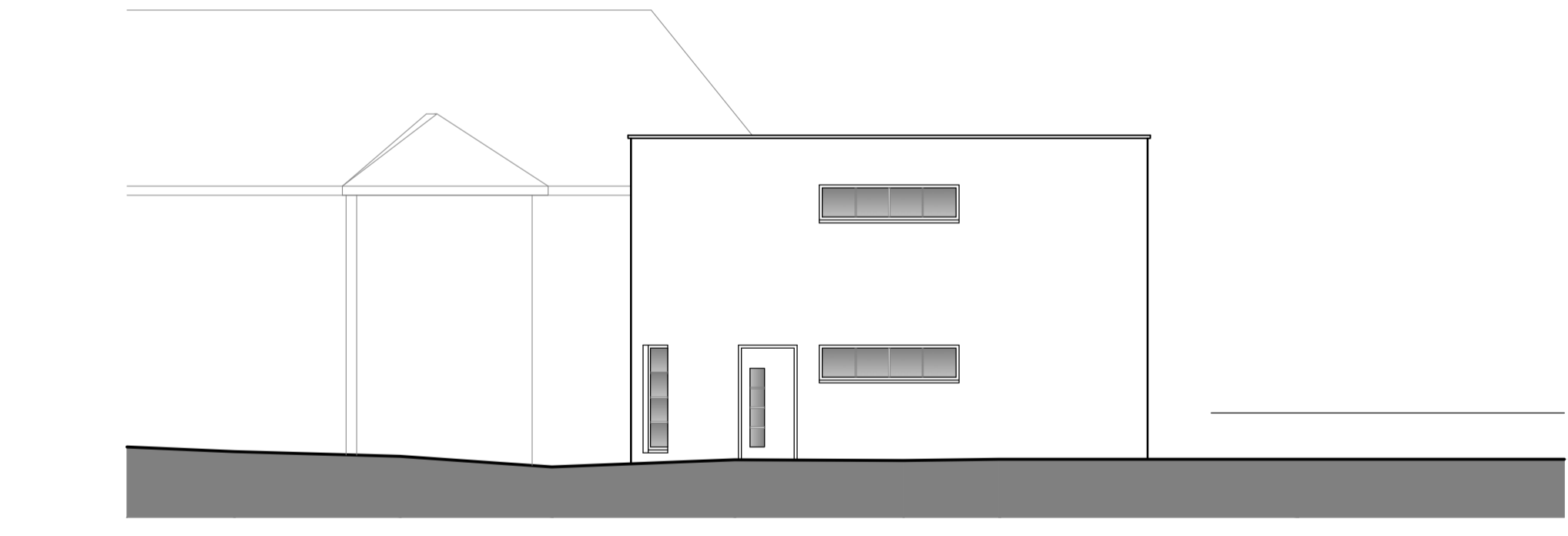
01 Proposed Ground Floor Layout
1:50



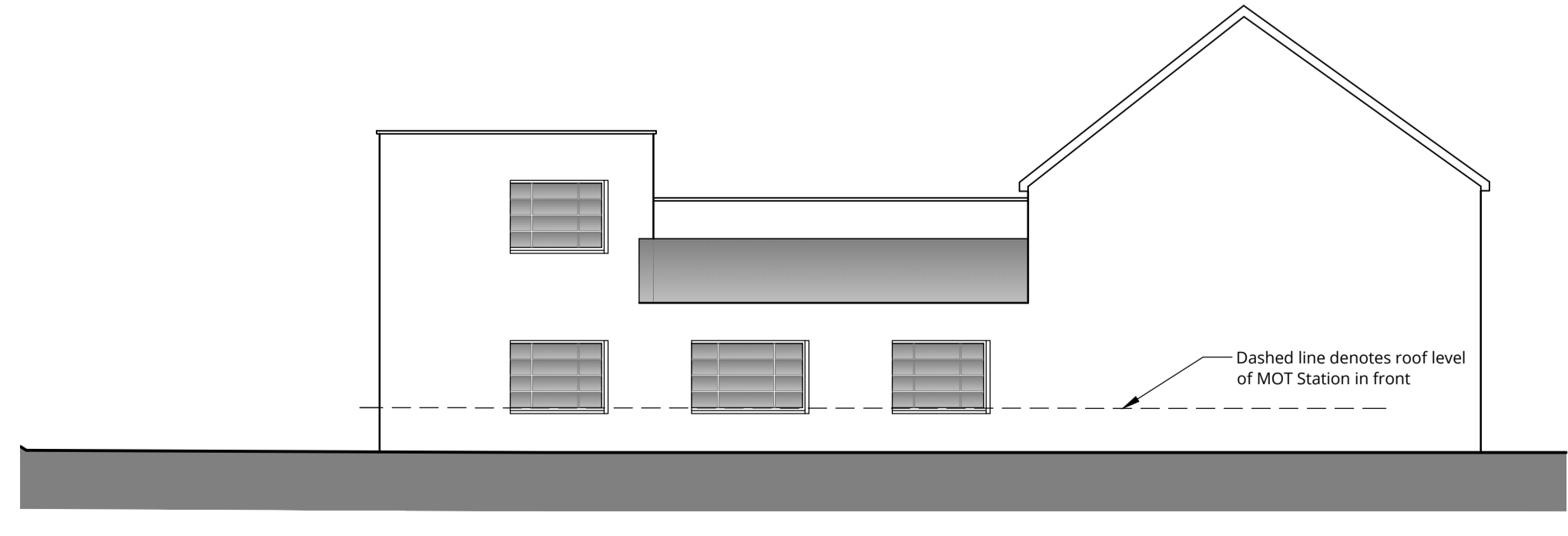
03 Proposed South Elevation
1:100



04 Proposed East Elevation
1:100



05 Proposed North Elevation
1:100



06 Proposed East Elevation
1:100

A	Entrance relocated at client request	15.12.23	DJN	DJN
REV	DESCRIPTION	DATE	INIT	CHKD
	STATUS	PLANNING		

Client
Mr S Wagstaff

Project
 Proposed Replacement Property to provide Dwelling @ The Studio, St Thomas Rd, Newquay, TR7 1RS
 Title
Proposed Floor Plans and Elevations

Scale	Date	Drawn	Checked
As Shown @A1	Oct '23	DJN	DJN
Project No:	Drawing No.	Revision	
2305	SK01	A	



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