

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.

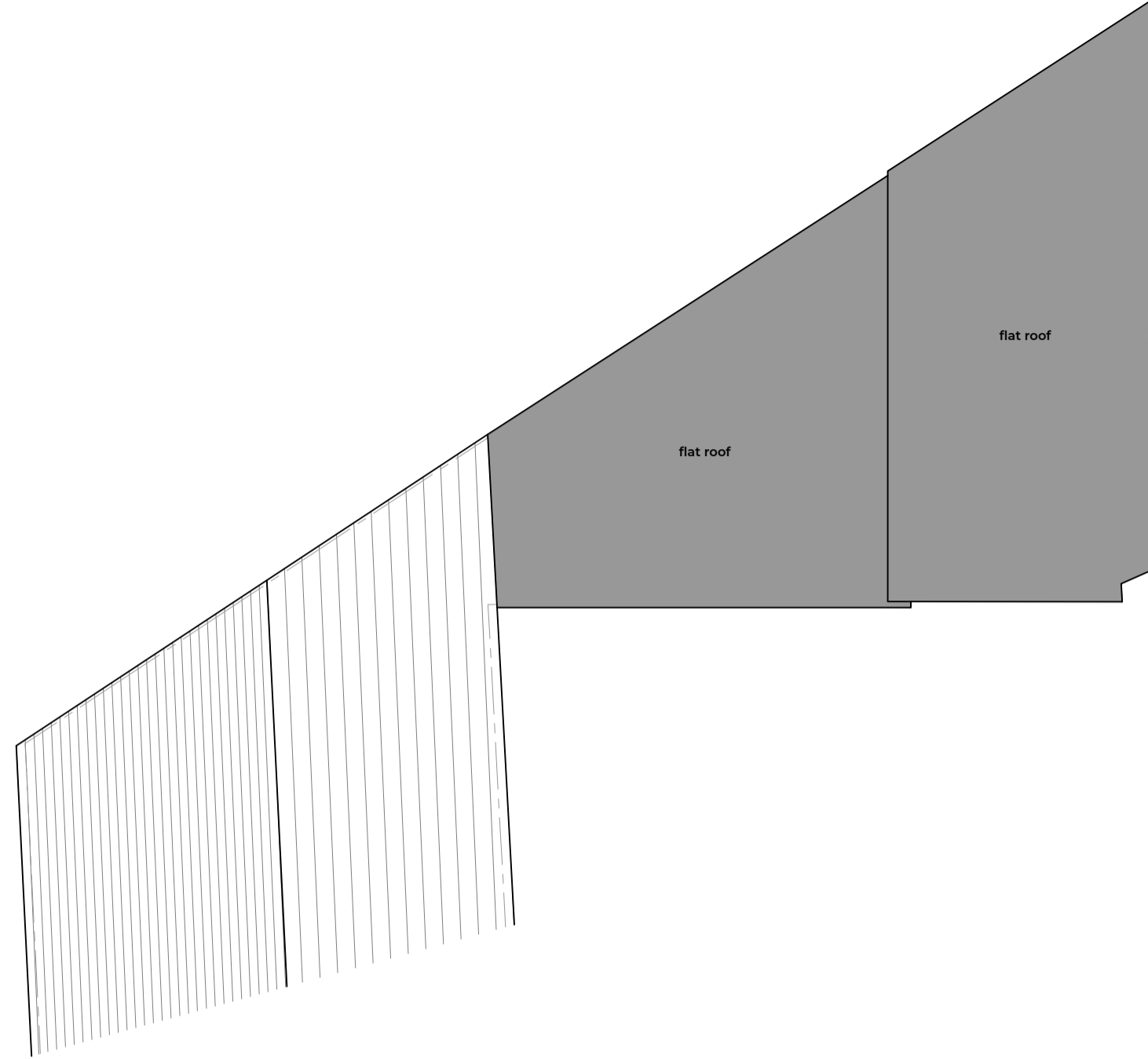
Position of all existing boundaries, walls, utilities, drains etc. (particularly in relation to the building) to be checked on site before start of any construction or ordering of any materials.

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

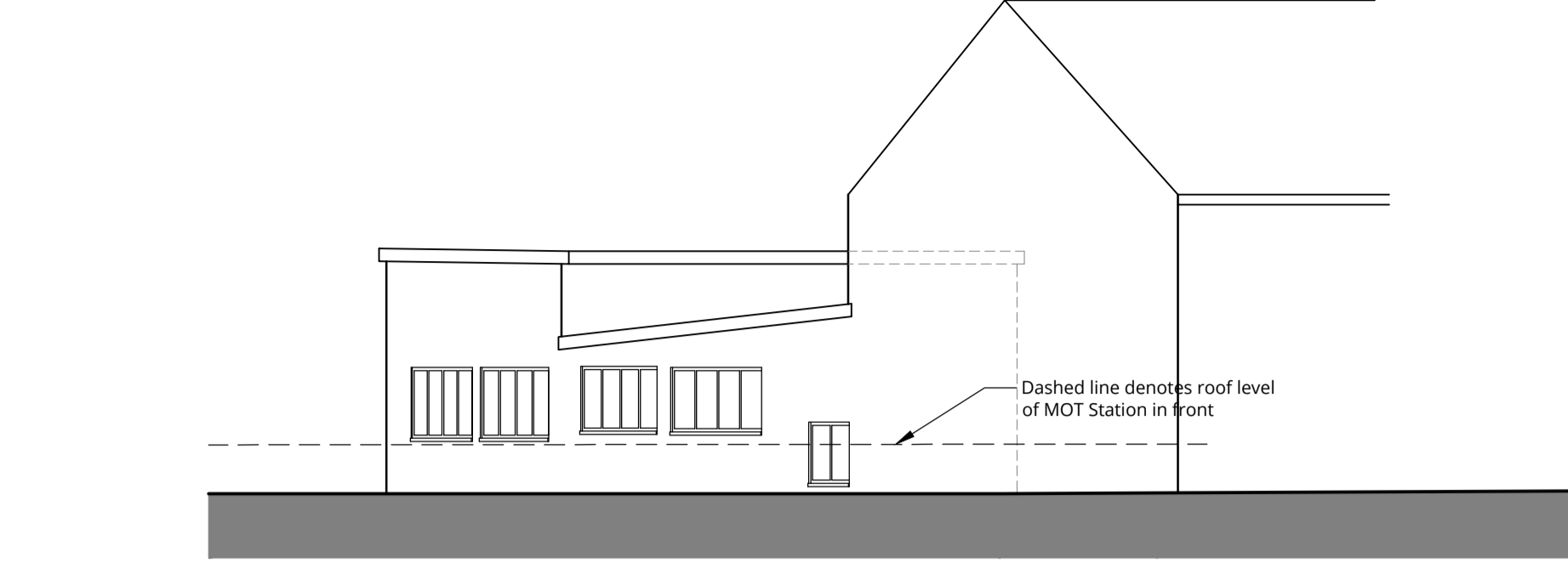
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GIVEN THE NATURE OF EXISTING BUILDINGS, ALL DIMENSIONS ARE TO BE DOUBLED CHECKED ON SITE PRIOR TO CONSTRUCTION / INSTALLATION / FABRICATION OF ANY BUILDING WORKS. DIMENSIONAL ACCURACY REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

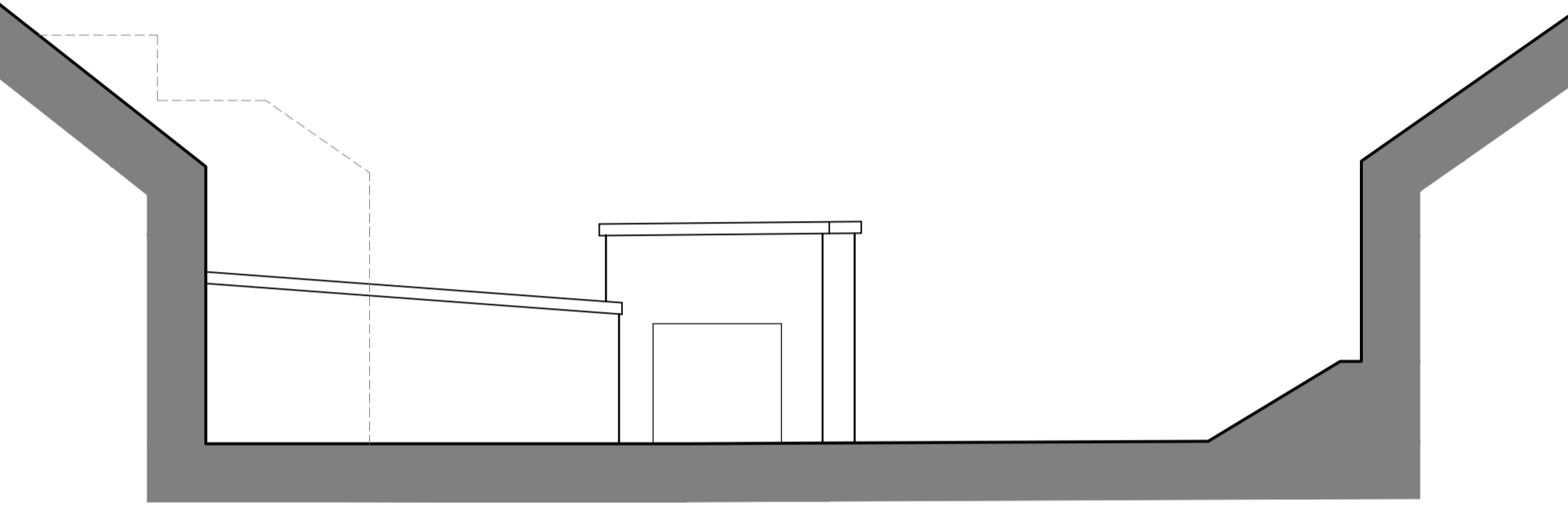
- Existing External Materials**
- Walls**
Mixture of smooth render, natural stone (painted white) and mineral fibre slate hanging
 - Roof**
Natural Slate (grey)
Terracotta Ridge (red)
Corrugated metal sheeting
 - Windows and Doors**
UPVC / timber items (white and brown)
 - Fascias and Soffits**
UPVC / timber items (white)
 - Rainwater Goods**
UPVC Gutters and Downpipes (white)



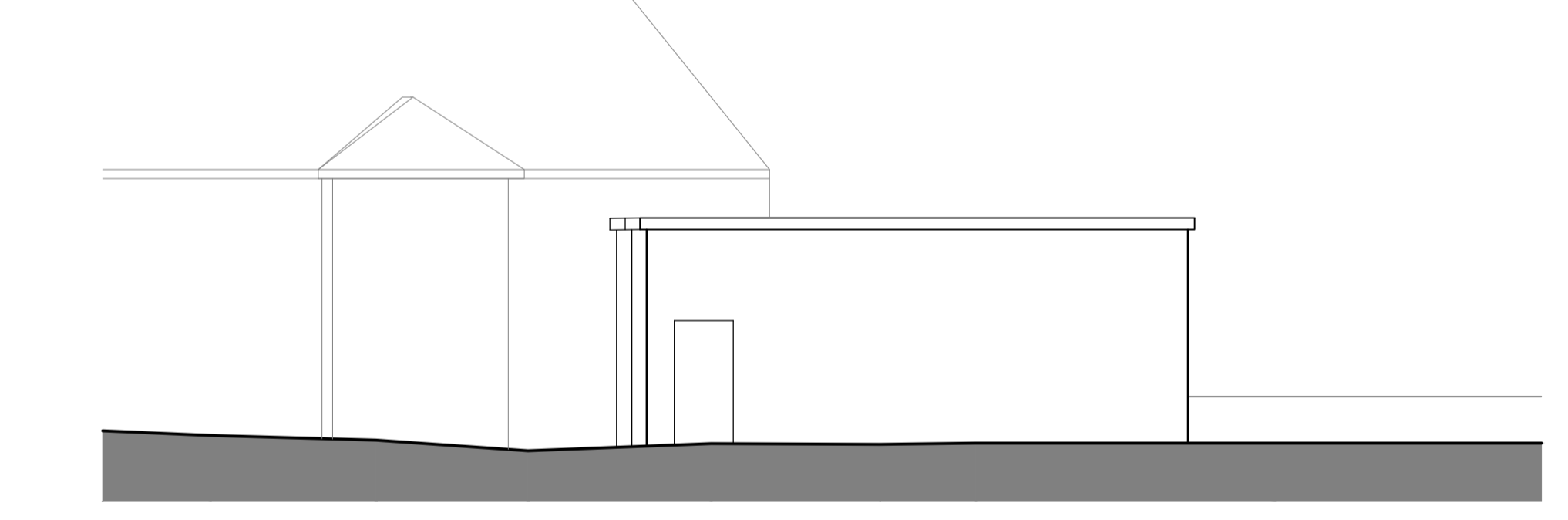
02 Existing Roof Layout
1:100



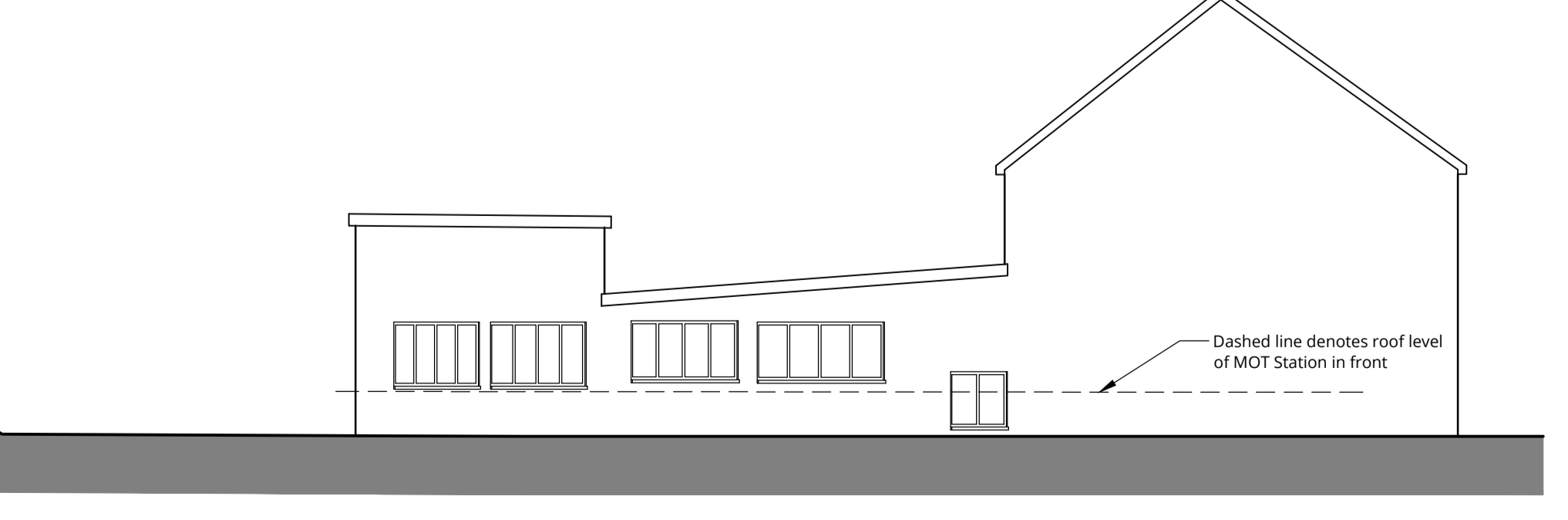
03 Existing South Elevation
1:100



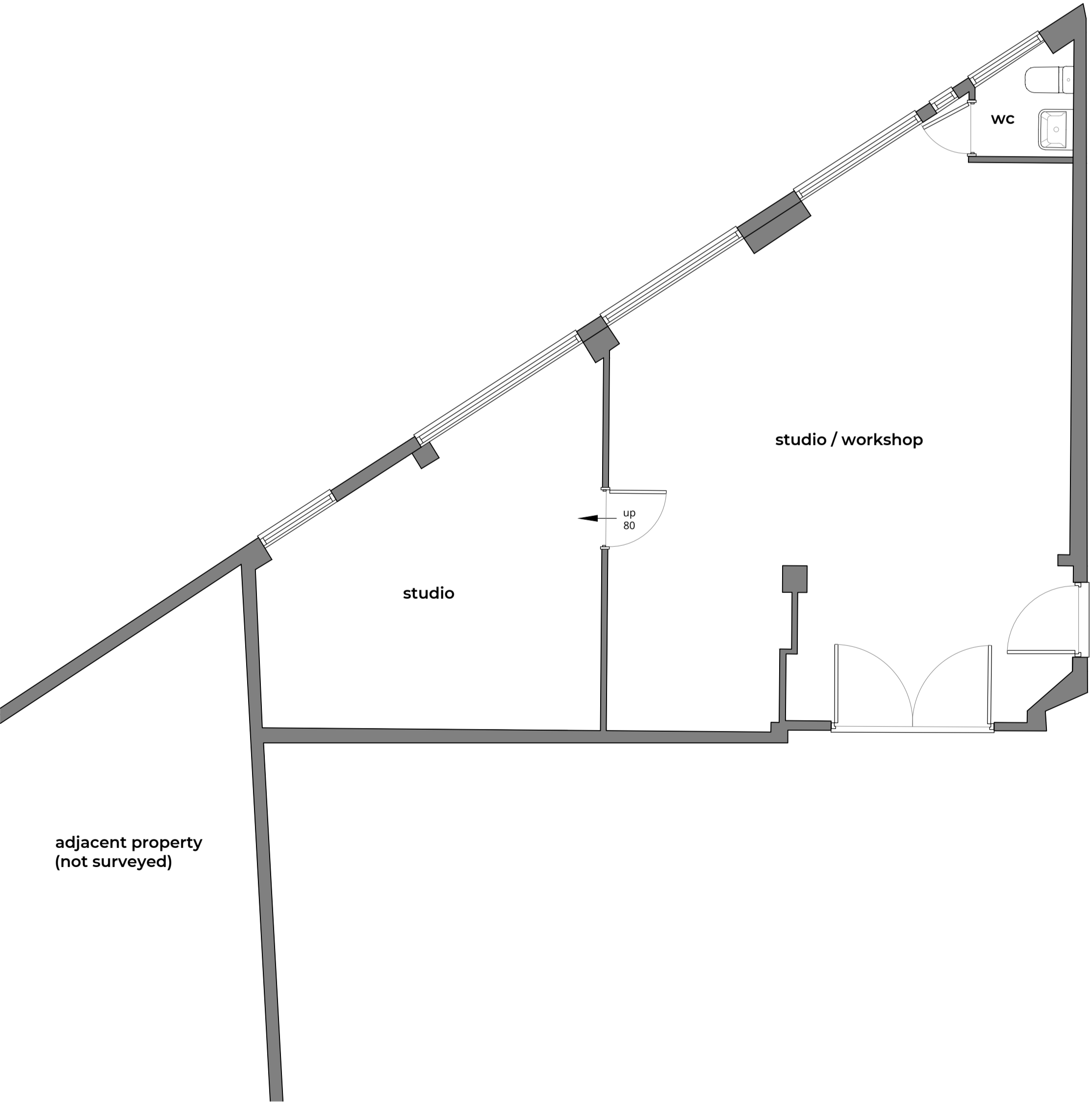
04 Existing East Elevation
1:100



05 Existing North Elevation
1:100



06 Existing East Elevation
1:100



01 Existing Ground Floor Layout
1:50

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
Existing Floor Plans and Elevations

Scale: As Shown @A1
 Date: Oct '23
 Project No: 2305
 Drawn: DJN
 Drawing No: SD03
 Checked: DJN
 Revision:



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