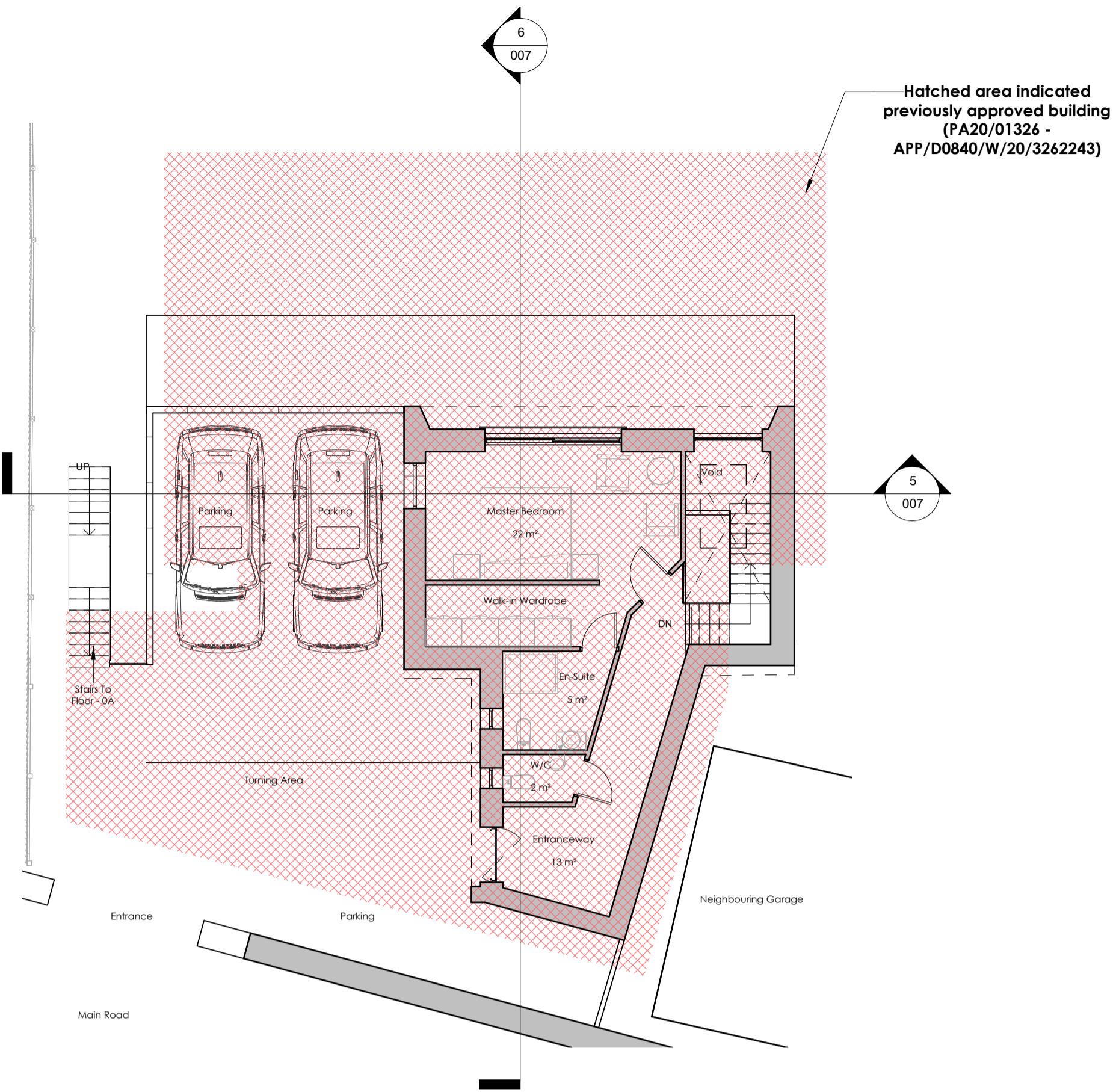
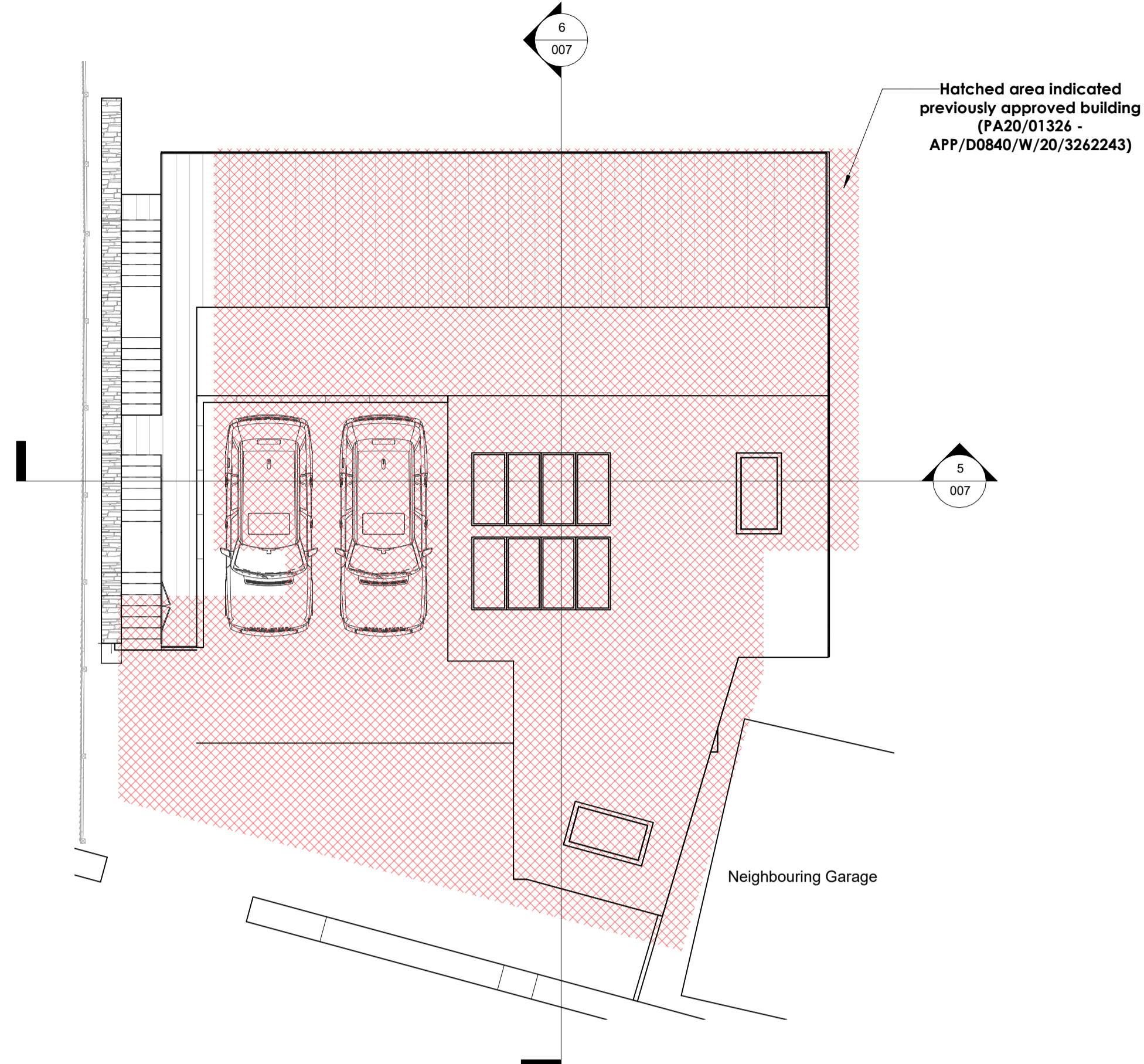


1. This drawing is the copyright of Cornwall Planning Group and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFRED/ILR guidance document "Limiting Thermal Bridging & Air Leakage: Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.

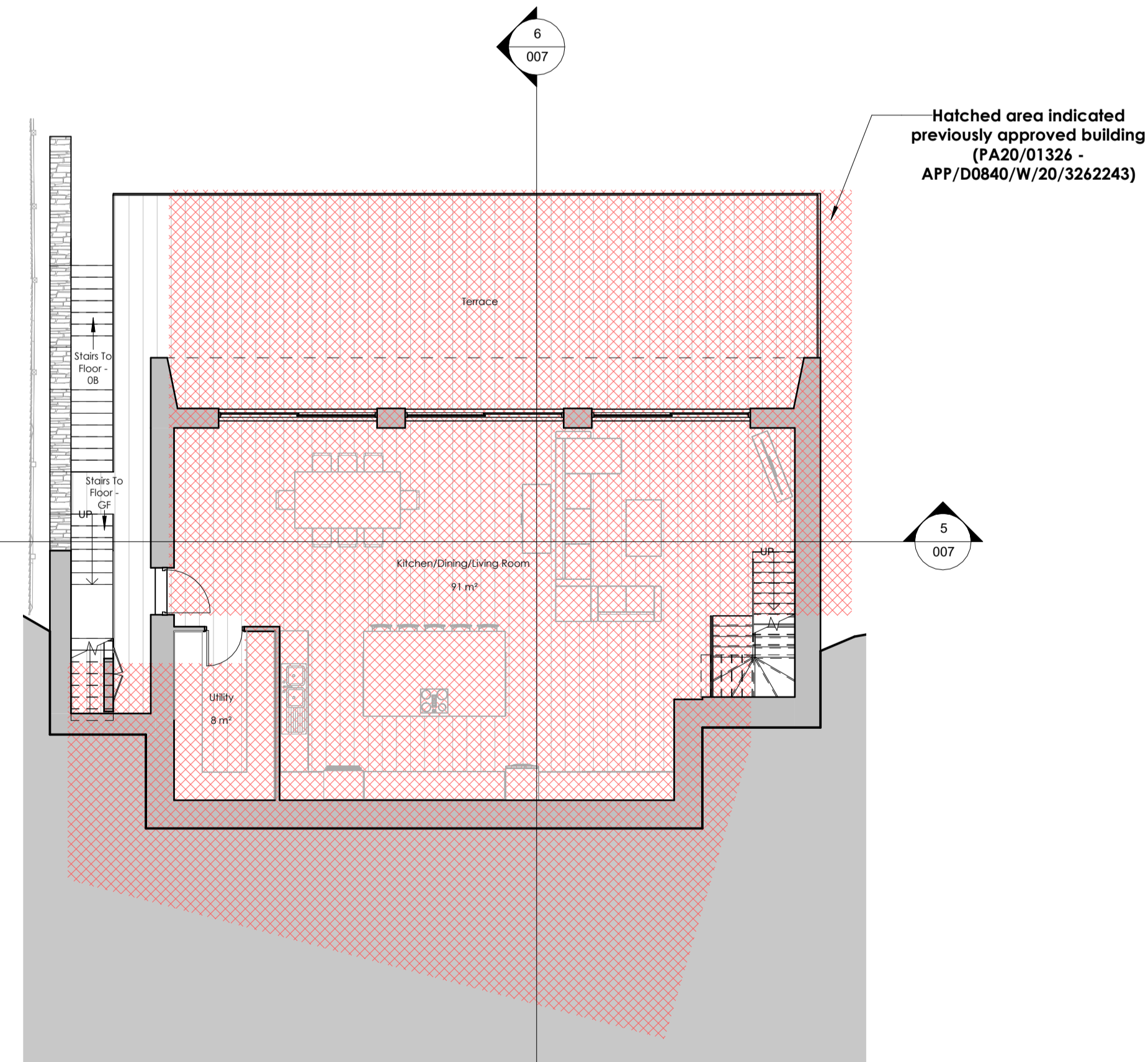
Room Schedule		
Level	Name	Area
00 - GF		
00 - GF	En-Suite	5 m ²
00 - GF	Entranceway	13 m ²
00 - GF	Master Bedroom	22 m ²
00 - GF	W/C	2 m ²
		41 m ²
0A - Basement A		
0A - Basement A	Kitchen/Dining/Living Room	91 m ²
0A - Basement A	Utility	8 m ²
		99 m ²
0B - Basement B		
0B - Basement B	Bathroom	10 m ²
0B - Basement B	Bedroom	16 m ²
0B - Basement B	Bedroom	45 m ²
0B - Basement B	Boat Room	6 m ²
0B - Basement B	En-Suite	12 m ²
0B - Basement B	Gym	11 m ²
0B - Basement B	Hallway	16 m ²
0B - Basement B	Plant Room	2 m ²
0B - Basement B	Utility	6 m ²
		124 m ²
Total GIA:		264 m ²



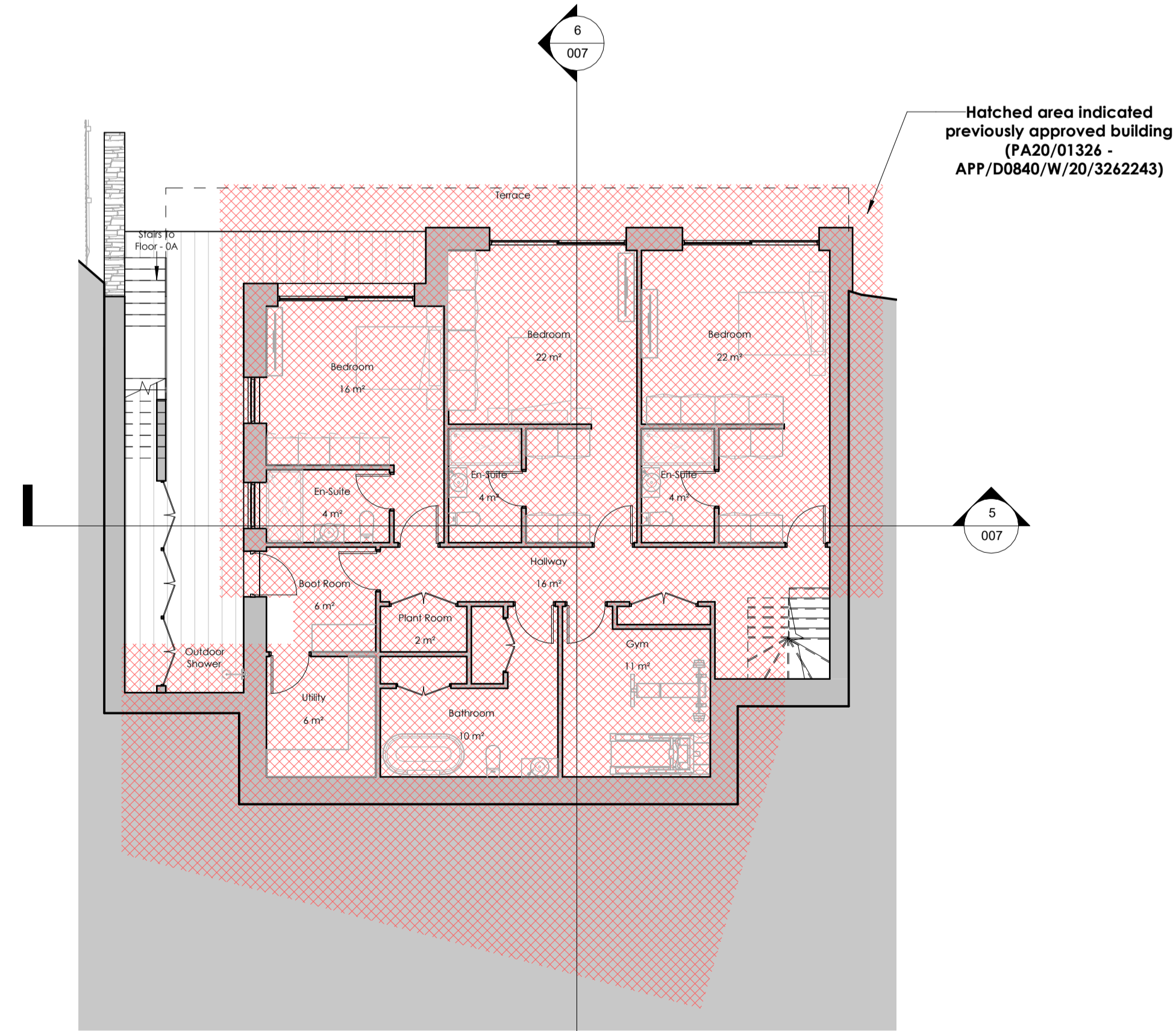
1 00 - GF w/Approved
1 : 100



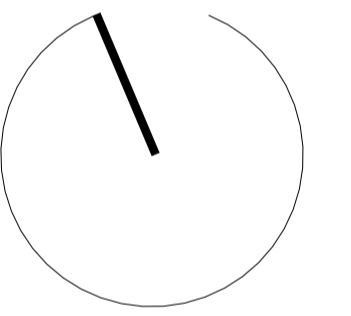
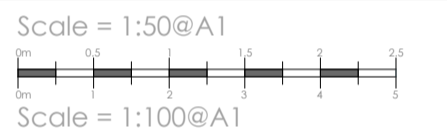
2 01 - Proposed Roof Plan w/Approved
1 : 100



3 0A - Basement A w/Approved
1 : 100



4 0B - Basement B w/Approved
1 : 100



Cornwall Planning Group

Head Office: Chi Gallos,
Hayle Marine Renewables Business Park,
North Quay, Hayle,
Cornwall, TR27 4DD
Phone: +44 (0)1736 448 500
Email: office@cornwallplanninggroup.co.uk
Web: www.cornwallplanninggroup.co.uk

Client: Mr Paul Buchanan

Project: Cliff Cottage - Section 73 Variation of
Planning Condition for Erection of a
Detached Dwelling & Associated Works
(PA20/01326)

Address: Land Adj to Cliff Cottage, Porthrepta
Road, Carbis Bay, TR26 2NN

Title: Proposed Plans w/Approved

Revisions			
Rev.	Issue Date	Description	Issued by
P1	04/12/2023	Planning Issued	HRH

Stage: Planning

Scale: 1 : 100

Date: 26/07/2023

Drawn: HRH Checked: CM

Project No: 2396 Drawing No: 005

Rev: P1