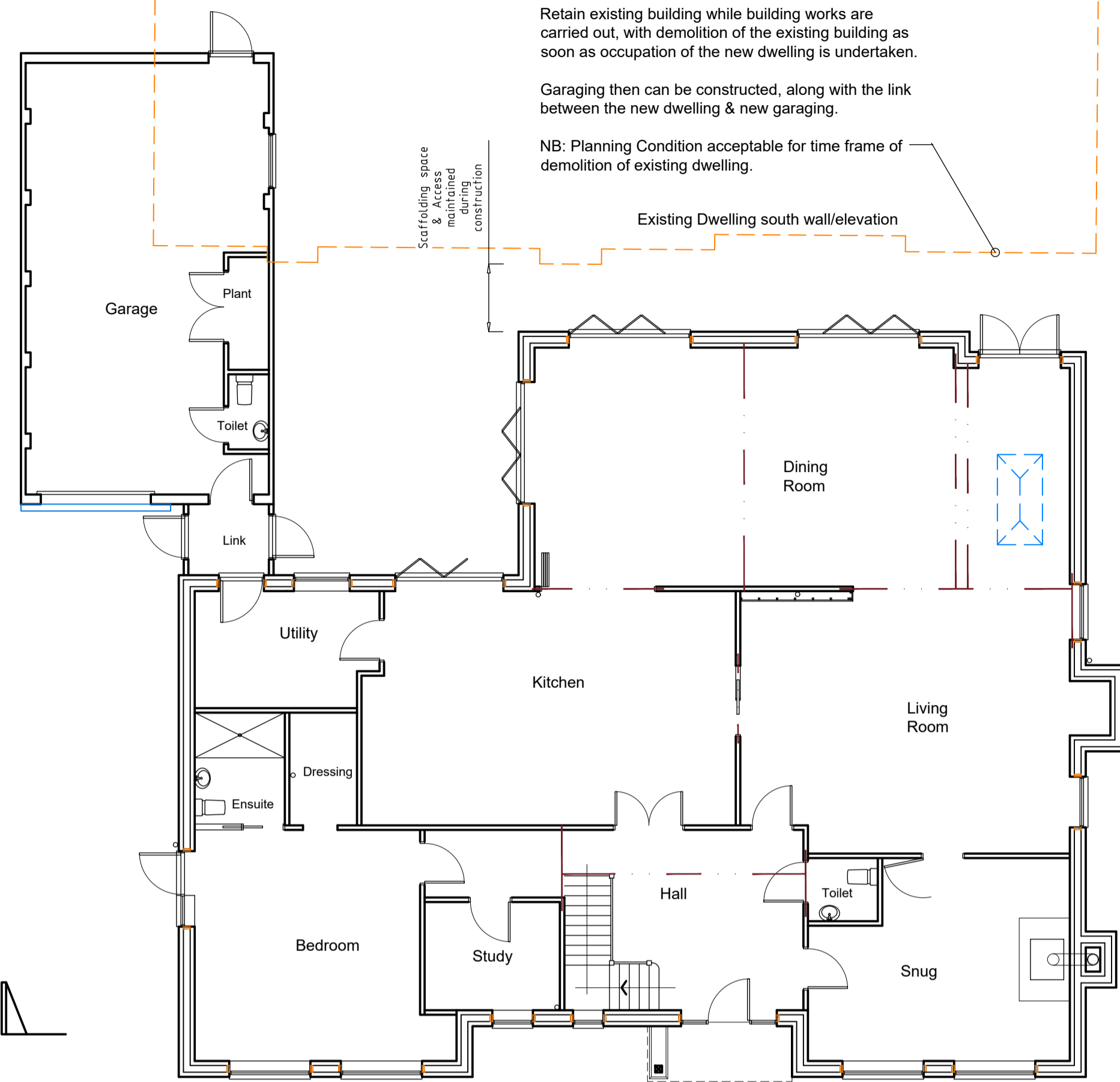


Existing Footprint Area - 175.7 sq m

Retain existing building while building works are carried out, with demolition of the existing building as soon as occupation of the new dwelling is undertaken.  
Garaging then can be constructed, along with the link between the new dwelling & new garaging.

NB: Planning Condition acceptable for time frame of demolition of existing dwelling.

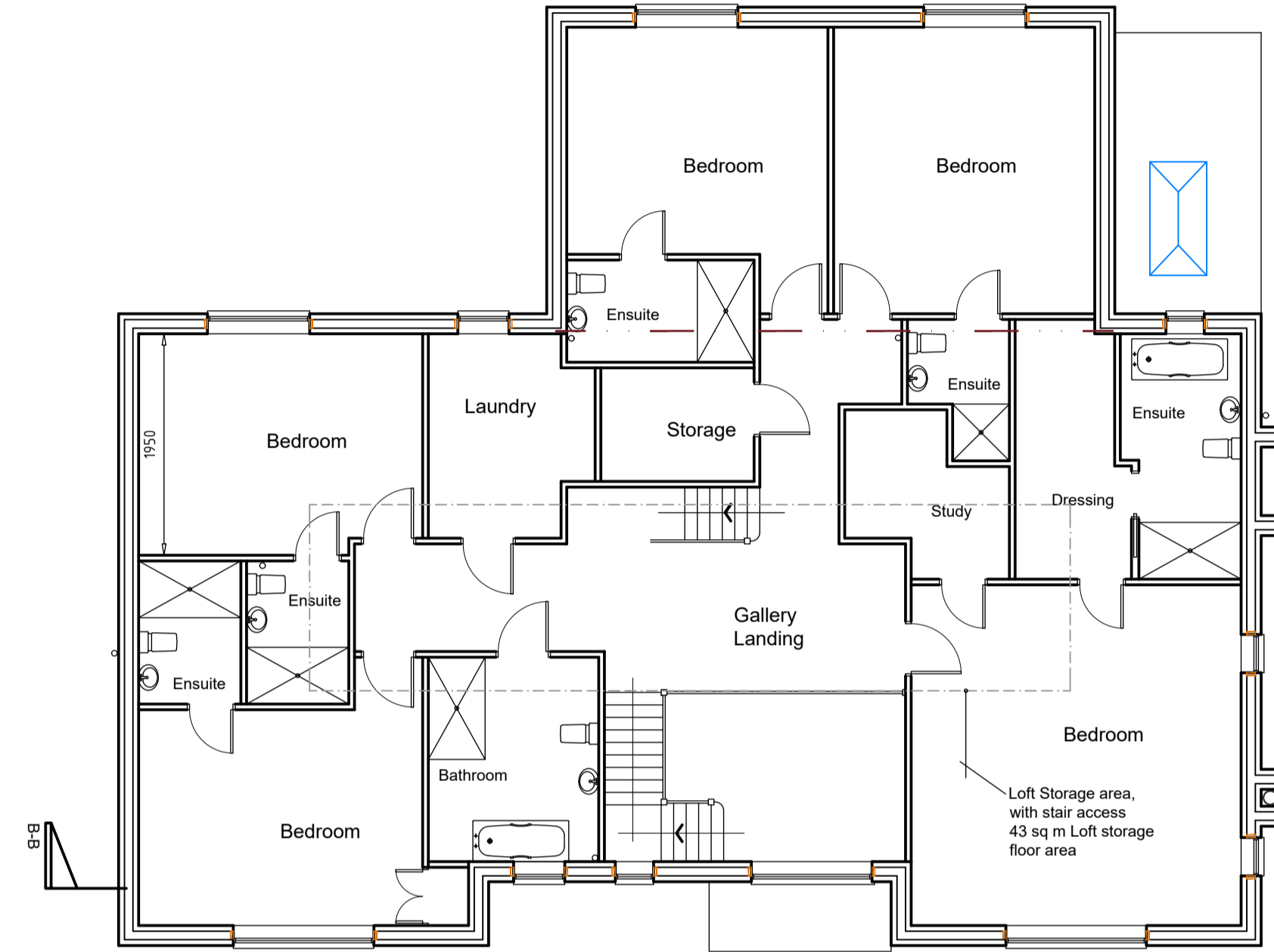
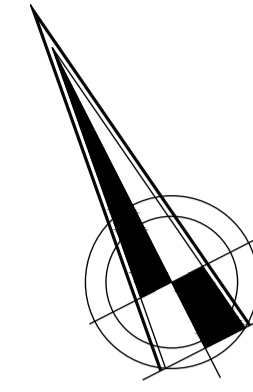


PROPOSED GROUND FLOOR PLAN

Scale: 1:100  
259 sq m floor area - Ground Floor  
51.5 sq m garage & plant room  
Scale: 1:100

Metres

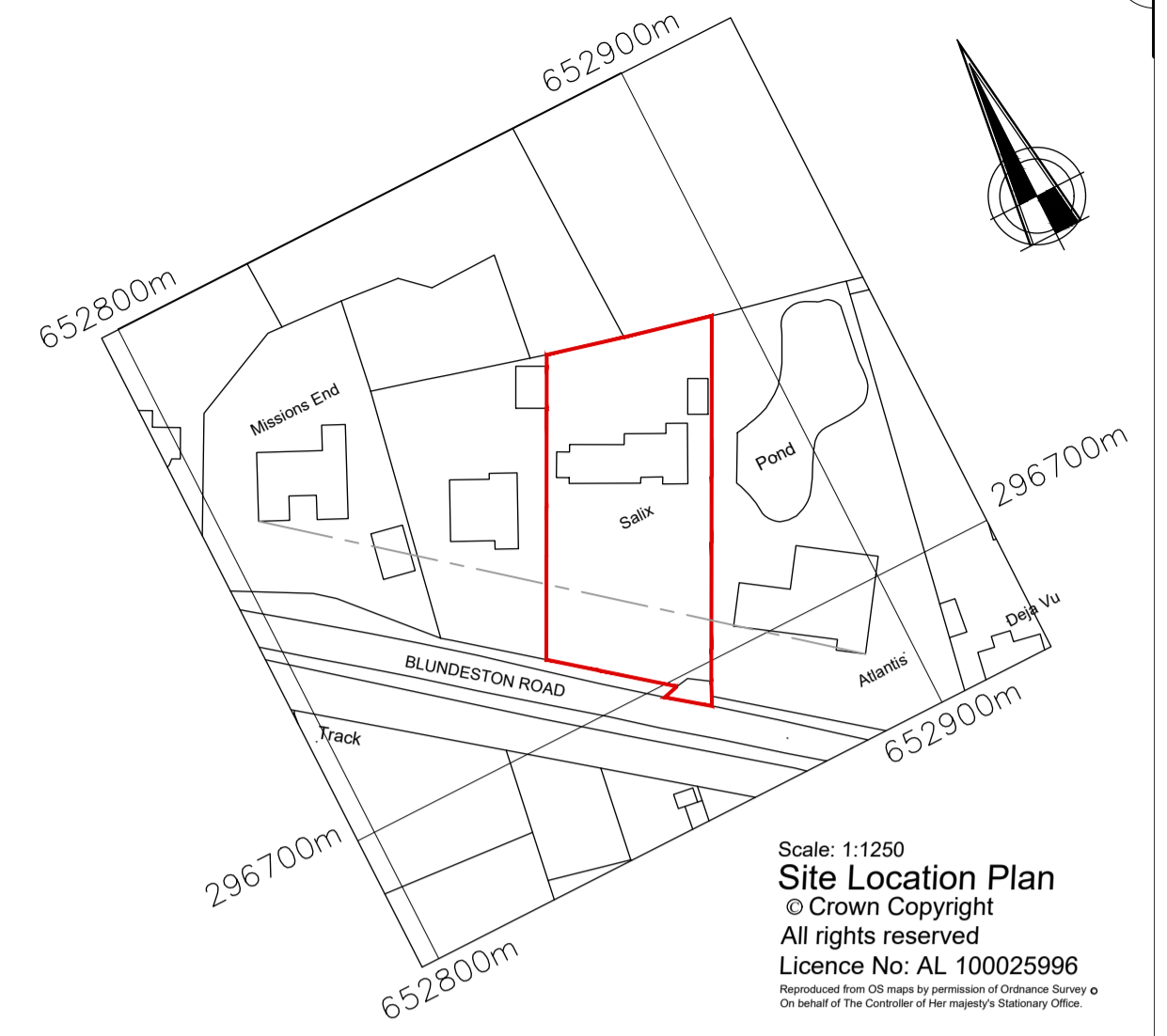
Proposed Materials:  
Brickwork - Imperial 272 - www.imperialbricks.co.uk  
Applies to dentile course & soldier course  
3 course soldiers course  
3 no: course dentile course - projecting brick detailing  
Flemish bond brickwork  
Rafter feet extended for eaves detailing -  
With rise & fall rain water gutting bracked - Rain water & down pipes black  
Slates - S&S DelCarmen - www.ssggroup.com  
Cills - Stone slip - www.addstone.co.uk  
Render - K Render - Sterling white www.k-rend.co.uk  
Windows - Pre-finished timber flush frames - Colour White



PROPOSED FIRST FLOOR PLAN

Scale: 1:100  
243 sq m floor area - First Floor  
43 sq m Loft storage floor area  
Scale: 1:100

Metres



Scale: 1:1250  
Site Location Plan  
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Revisions:	
Dated:	Description:
A	
B	
C	
D	
E	

Salix  
Blundeston Road  
Lowestoft  
NR32 5DE

Client: Mr & Mrs Rob Evershed

Proposed Replacement Dwelling Plans

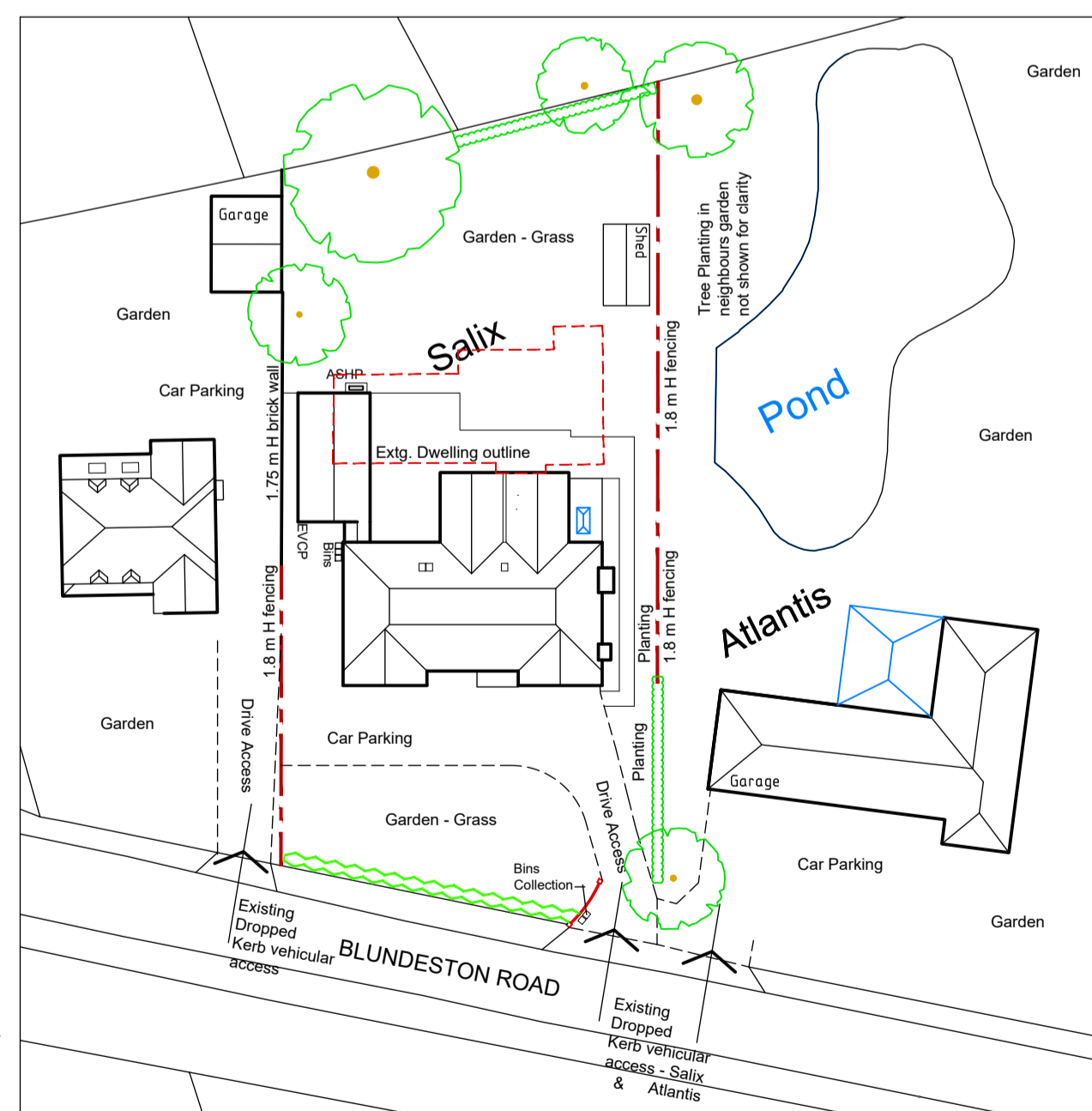
Drawing no: 3123.23.1

Date: November 2023  
Scale: 1:1250; 1:500; 1:100

**Ian Garrett**  
Building Design and Surveying Consultants

Ian Garrett Building Design Limited  
The Store, Oakwood Mews  
LOWESTOFT  
Suffolk  
NR32 2LS

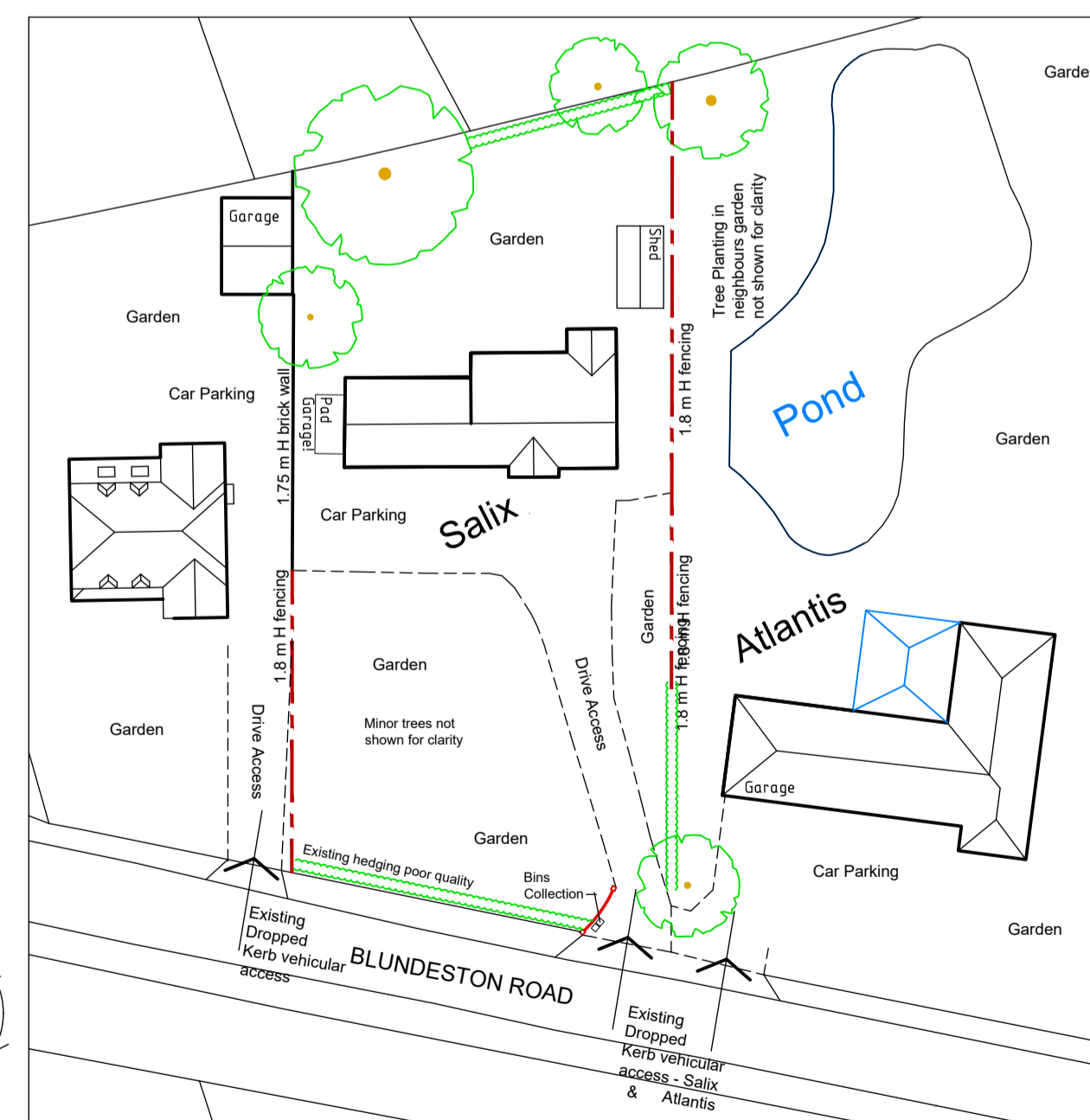
T: 01502-511821  
E: ian@garrettdesign.co.uk  
W: www.garrettdesign.co.uk  
Company Reg no. 07140861



Proposed Landscaping & Hard Surfacing:

- Fencing reused at boundaries
- Paving & Patio: Paved to clients design and layouts. Use york stone appearance paving.
- Drive and Parking areas: Permeable surface - Tarmac. Permeable. Reuse the entry & dropped kerbing detailing - Sustainable.
- Front & Rear Gardens: Garden - Grass Seeded or Turf.
- Shed: For cycle storage. Reuse Extg. Shed.
- Bin Storage and Presentation areas each shown on the plans.
- Poor (extg.) hedging reinforced with additional mixed native hedging, of Hawthorn, Holly, Blackthorn, etc.
- EVCP: EV Charging Point. Type - EO Mini Pro compatible with all plug-in vehicle brands power rating 7KW. Locations shown on plan - EVCP.
- ASHP: Air Source Heat Pump for heating & domestic hot water with buffer tank & equipment either in garaging & internal cupboards. Final design & layout to be agreed.

Scale: 1:500  
Proposed Site Layout Plan  
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