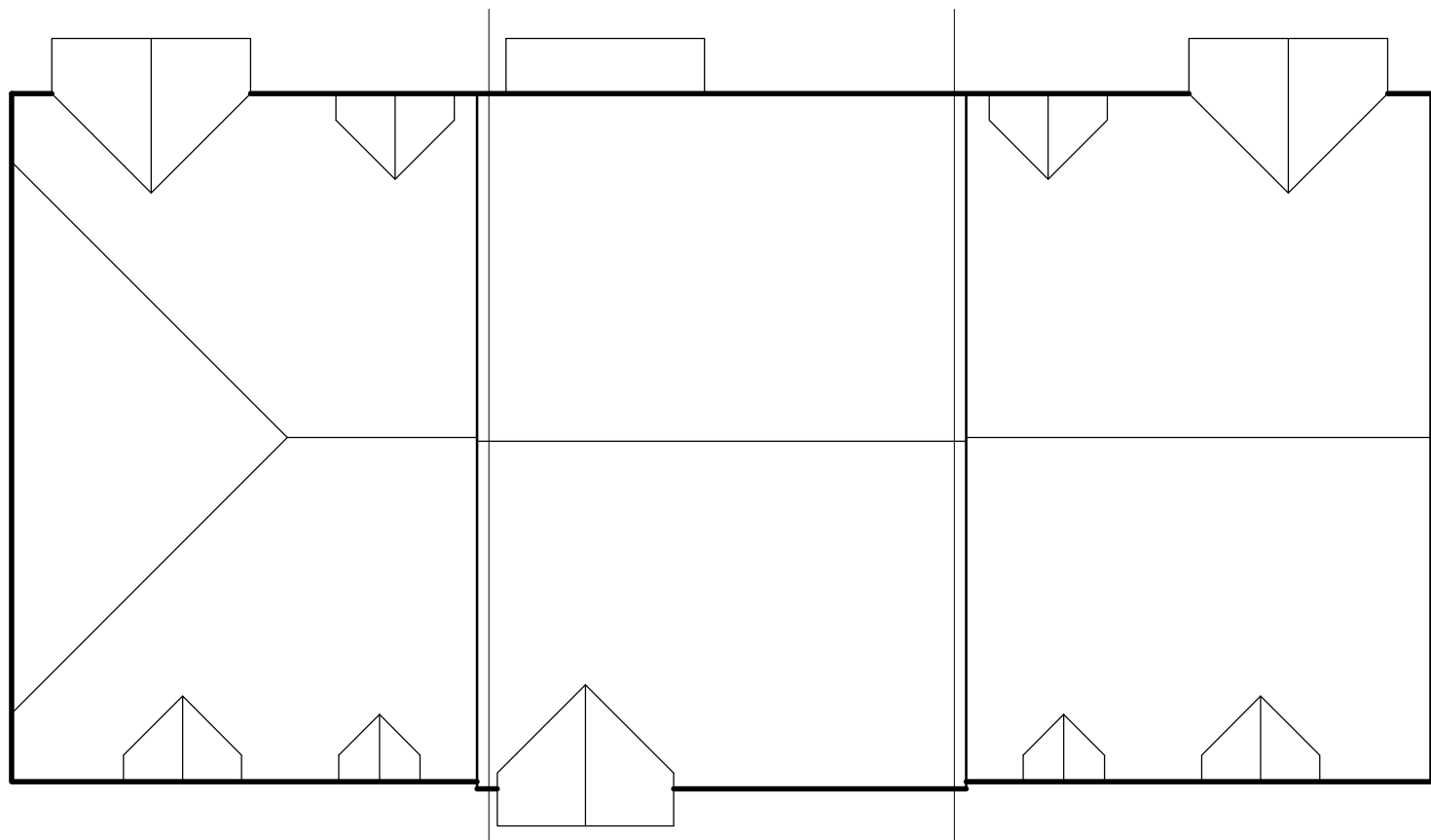
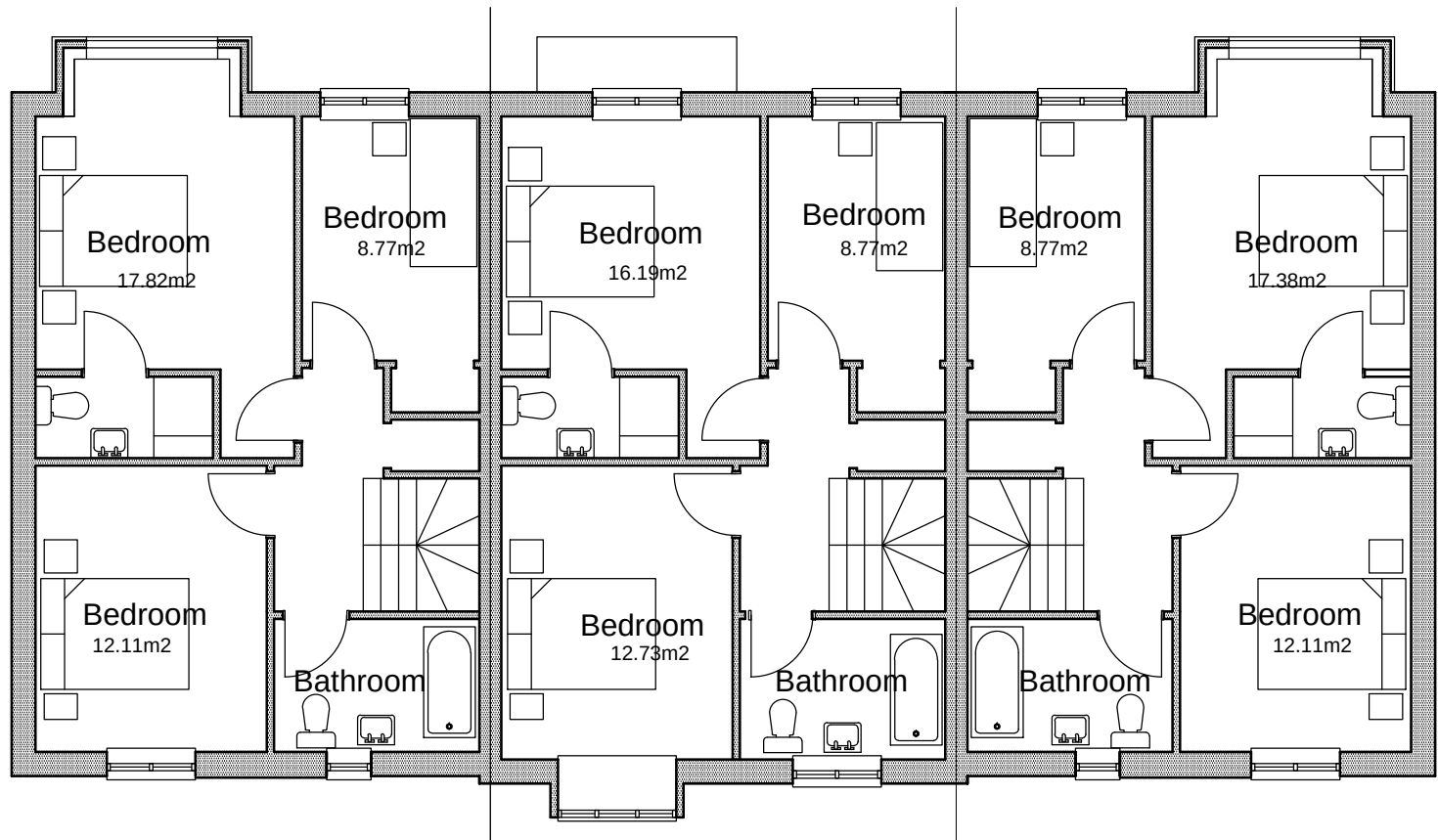
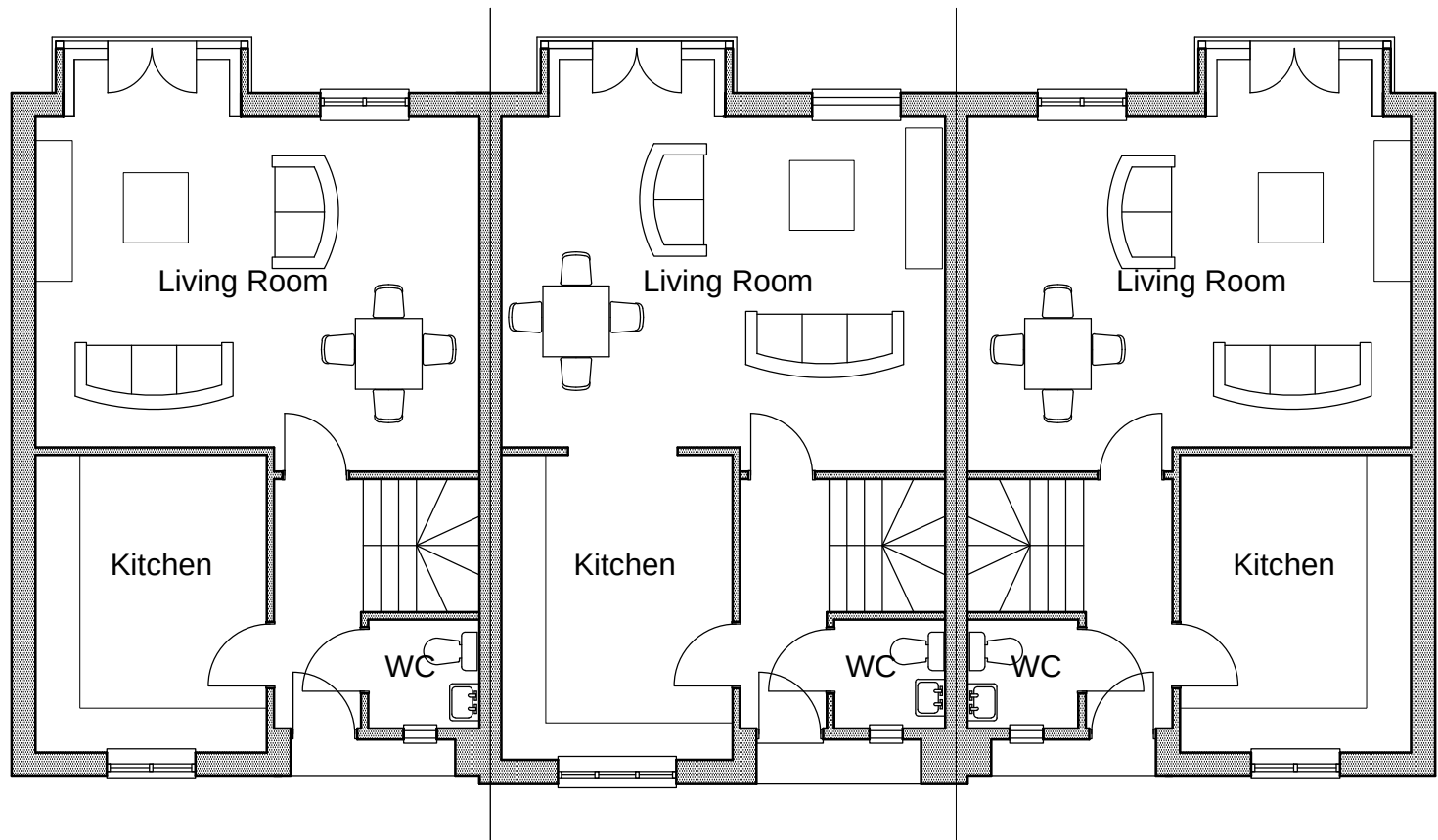




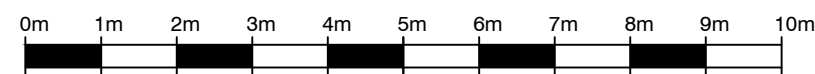
Roof Plan



First Floor



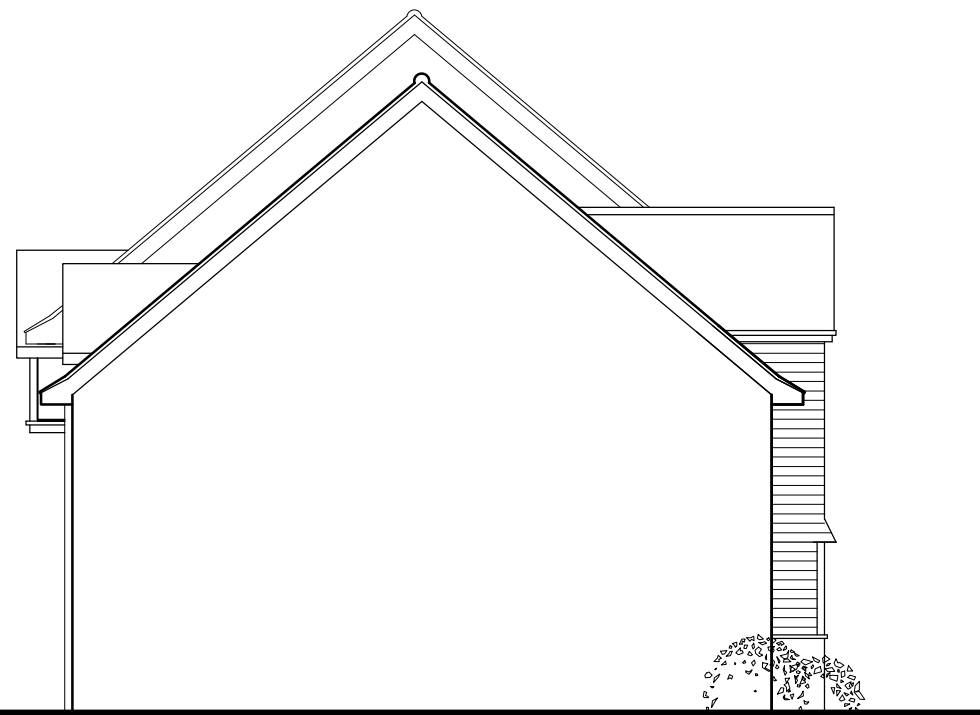
Ground Floor



Scale bar - 1:100 @ A1



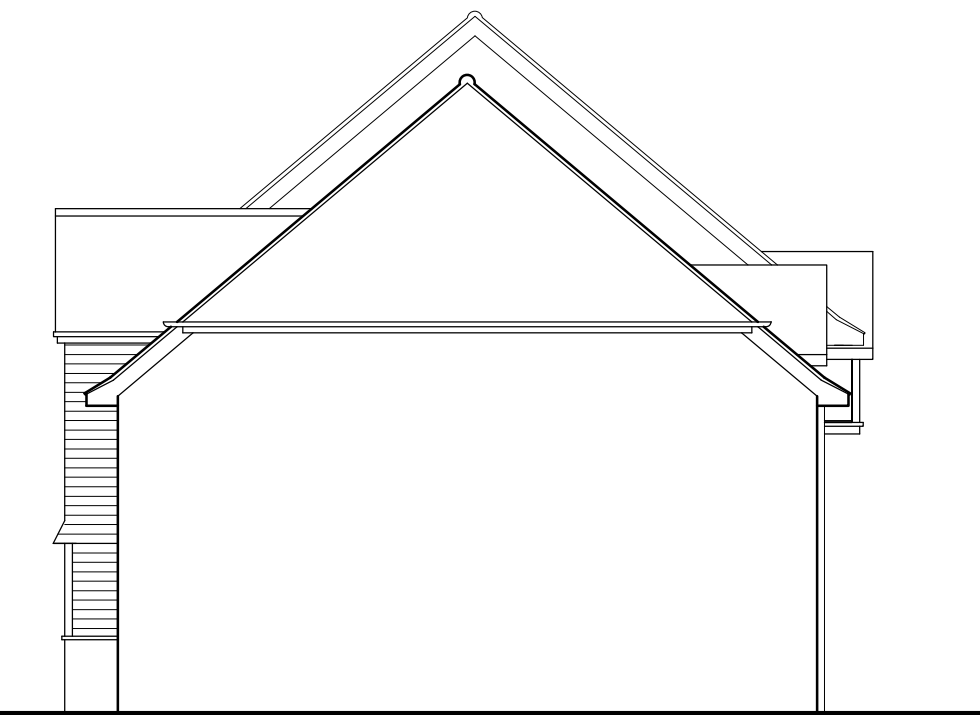
South Elevation



East Elevations



North Elevation



West Elevation

SPACE STANDARDS

UNITS 1 and 3 (3B/5P) –
FLOORSPACE (GA – GROSS INTERNAL AREA)
105.48sq.m. (1135.sq.ft) WITH 93sq.m MINIMUM REQUIRED.
BEDROOM FLOOR AREAS:
BEDROOM 1 – 17.82sq.m. WITH 11.5sq.m MINIMUM REQUIRED
BEDROOM 2 – 12.11sq.m. WITH 11.5sq.m MINIMUM REQUIRED
BEDROOM 3 – 8.77sq.m. WITH 7.5sq.m MINIMUM REQUIRED
REAR GARDEN AREA = UNIT 1 82sq.m. and UNIT 3 – 66sq.m WITH
65sq.m MINIMUM REQUIRED.

UNIT 2 (3B/5P) –
FLOORSPACE (GA – GROSS INTERNAL AREA)
104.81sq.m. (1128.16sq.ft) WITH 93sq.m MINIMUM REQUIRED.
BEDROOM FLOOR AREAS:
BEDROOM 1 – 16.19sq.m. WITH 11.5sq.m MINIMUM REQUIRED
BEDROOM 2 – 12.40sq.m. WITH 11.5sq.m MINIMUM REQUIRED
BEDROOM 3 – 8.77sq.m. WITH 7.5sq.m MINIMUM REQUIRED
REAR GARDEN AREA = 66sq.m. WITH 65sq.m MINIMUM REQUIRED.

ALL IN ACCORDANCE WITH THE LATEST (DEPARTMENT FOR COMMUNITIES
AND LOCAL GOVERNMENT) SPACE STANDARDS.

EXTERNALS MATERIALS SCHEDULE

ROOF – TO BE COVERED IN PLAIN CLAY ROOF TILES, INCLUDING BONNET
HIPS.
WALLS –
FRONT; UNITS 1 AND 3 IN RANDOM LAID FLINT WITH BRICK PLINTH AND
QUIONS (FLUSH TO THE MAIN BRICKWORK) TO DOORS, WINDOWS AND
CORNERS OF BUILDING IN FACE BRICKWORK WITH VERTICAL BOARDING,
COLOUR GREY TO RECESSED ENTRANCES.
FRONT; UNIT 2, GENERALLY GROUND FLOOR IN FACE BRICKWORK WITH
VERTICAL BOARDING, COLOUR GREY TO RECESSED ENTRANCE.
FIRST FLOOR IN HORIZONTAL WEATHERBOARDING, COLOUR GREY.
SIDES AND REAR IN FACE BRICKWORK EXCEPT THE PROJECTING BAYS
AND DORMER WINDOWS TO THE REAR WHICH IS IN HORIZONTAL
WEATHERBOARDING, COLOUR GREY.
DOORS AND WINDOWS – IN WHITE UPVC
FASCIA AND SOFFITS – IN WHITE UPVC
GUTTERS AND DOWNPIPES – 100mm DIAMETER HALF ROUND GUTTER
AND/ 70mm DIAMETER DOWNPIPES, ALL BLACK UPVC

NOTES

DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS
COMMENCED
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM
WITH CURRENT BUILDING REGULATIONS, BRITISH
STANDARDS AND CODES OF PRACTICE
COPYRIGHT OF THIS DRAWING IS RETAINED BY THE
ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT
WRITTEN CONSENT

REV	DATE	BY	AMENDMENT

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CLIENT
Dearden Homes

JOB TITLE
**Proposed Development at
Beechlands Close, East Preston**

DRAWING TITLE
Proposed Plans and Elevations

DATE Feb 2017	SCALE	DRAWN BY GIM
		CHECKED BY
JOB NO. 17009	DRAWING NO. 2.01	REVISION