



South-West Elevation

South-East Elevation

North-West Elevation

North-East Elevation

Elevations Scale 1:100

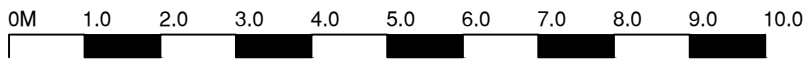


Photo 1



Photo 2



Photo 3



Photo 4

Existing Photos

Schedule of Materials

Walls

Existing Outbuilding; Main part - Corrugated asbestos cement cladding. Secondary Part timber cladding.
Proposed; Masonry walls to form structure and clad with green oak feather-edge cladding externally to be left to weather naturally.

Roof

Existing Outbuilding; Main part - Corrugated asbestos cement sheet roofing. Secondary Part - Felted flat roofing.
Proposed; 45 deg pitch roof with red/brown mix plain clay tiled gabled roof.

Windows

Existing Outbuilding - Main Part - steel crittall windows. Secondary Part - White UPVC casement window.
Proposed; Timber effect UPVC double glazed casement windows.

Doors

Existing Outbuilding; Main part - Dilapidated ledged and braced timber barn doors to front and opening with no door to side. Secondary part - openings with no doors.
Proposed; 3No. timber double side hinged 7'6" garage doors within oak framing and 1No. single timber door to match style.

Boundary Treatments

Existing; Hedging with isolated sections of timber fencing
Proposed; N/A to be retained as existing

Vehicular Access and Hardstandings

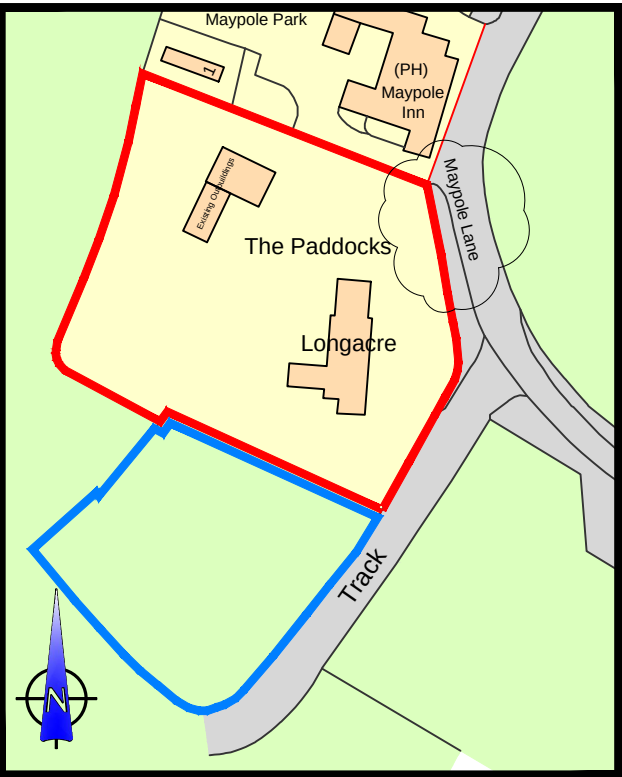
Existing; Tarmac ramp up from lane into existing concrete drive via timber 5 bared gate and matching pedestrian gate.
Proposed; Existing to be retained

Rainwater Goods

Existing; Grey plastic gutters and rainwater pipes.
Proposed; Black UPVC half round gutters and matching round rainwater pipes.

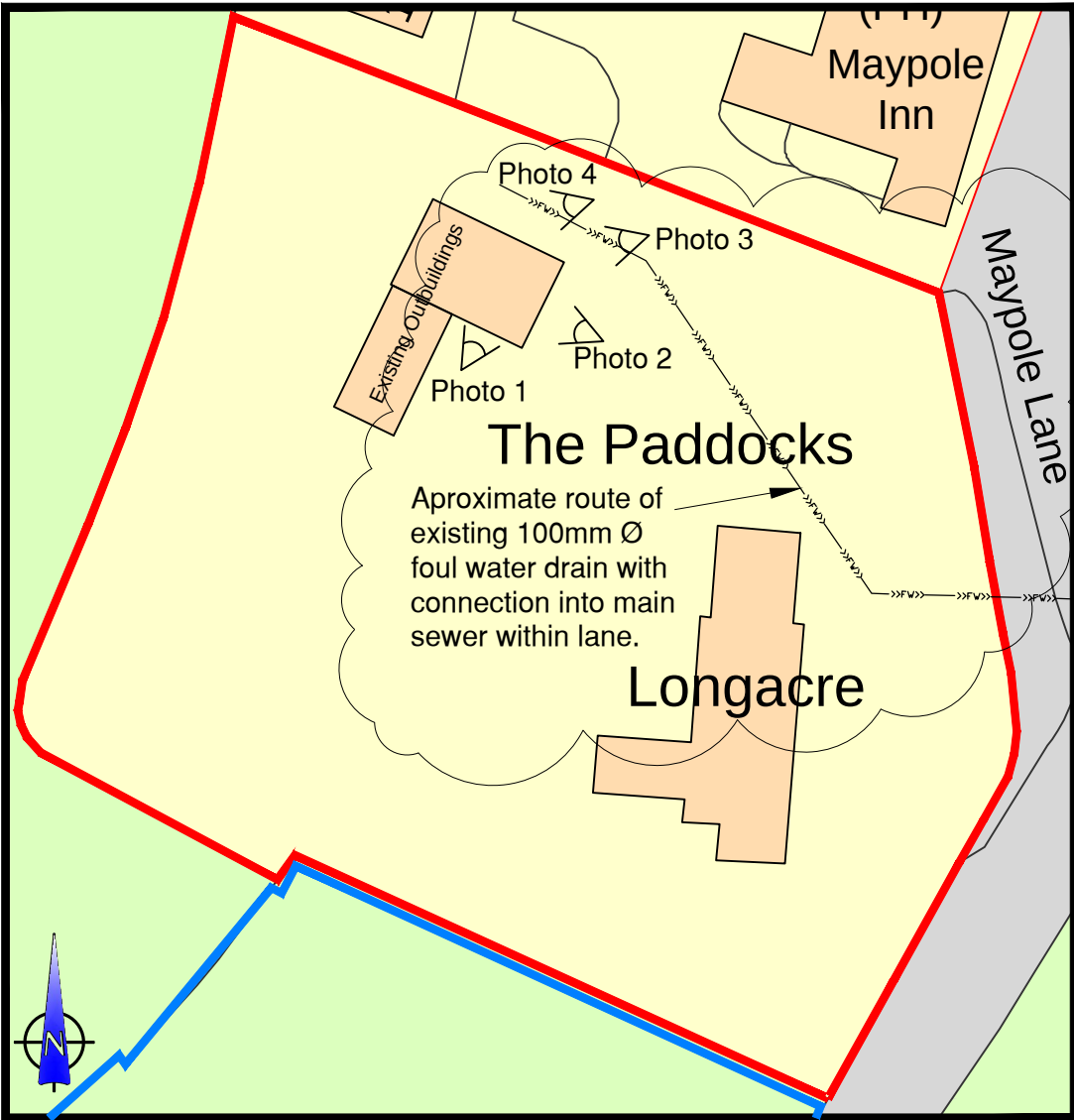
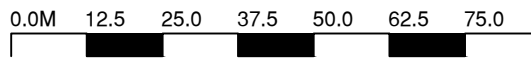
Foul Water

Proposed Foul water from the new office kitchen and toilet to connect into the existing 100mm Ø foul water drainage with final discharge into the mains sewer.



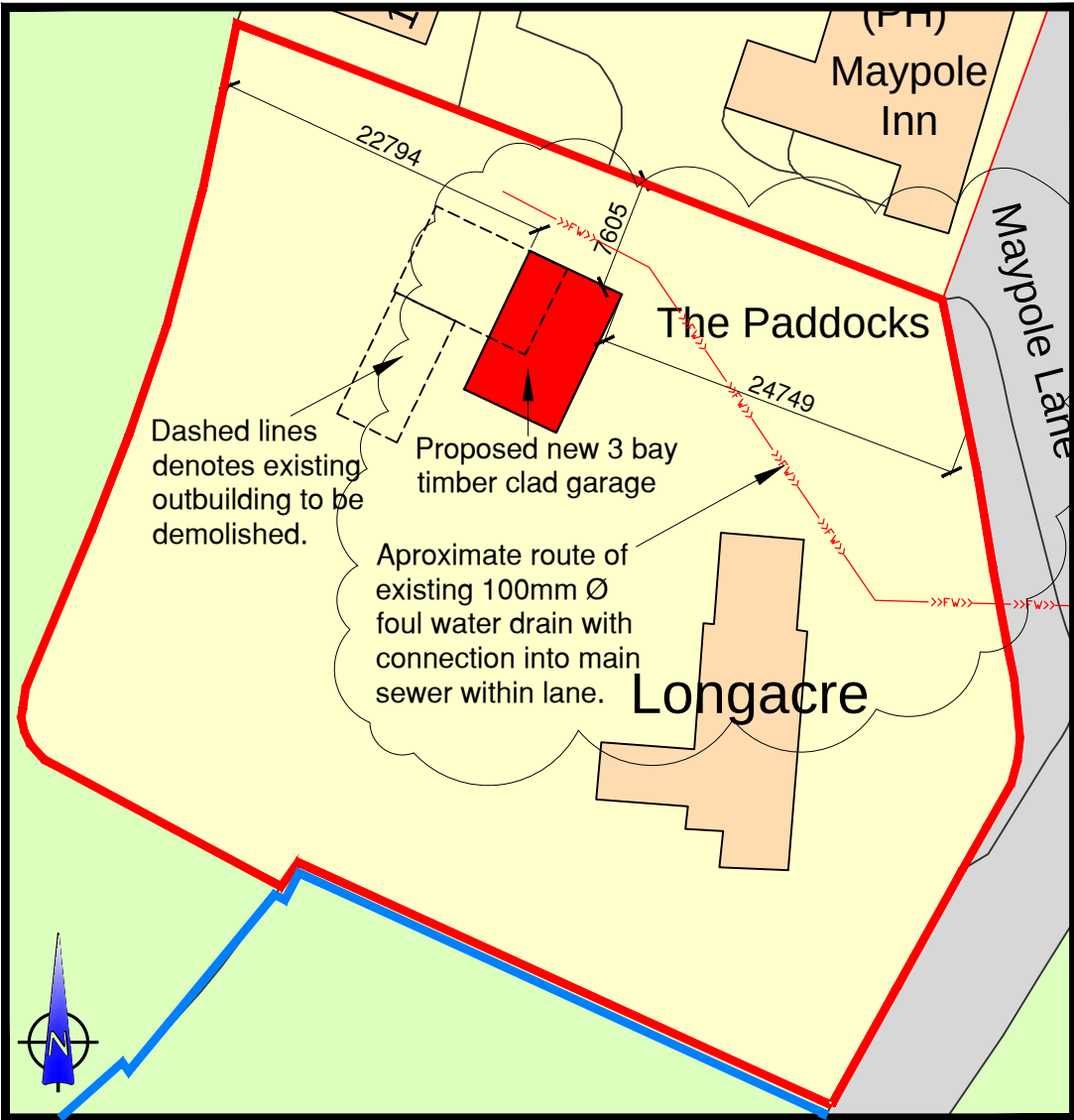
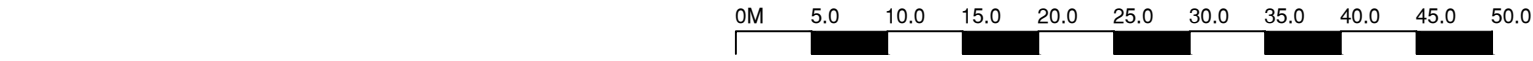
Location Plan

Scale 1:1250



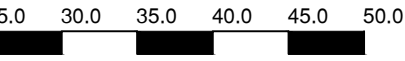
Existing Block Plan

Scale 1:500



Proposed Block Plan

Scale 1:500



Notes
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Surveyors LLP.

A	ALTS. ADC comments	04.03.15	GRM
Rev.	Amendments	Date	Drw.

PS PHILIPS SURVEYORS
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RICS

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PROJECT: Longacre, Maypole Lane, Yapton,
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**Removal of Existing Out Buildings and
Replacement with New Garage Block
with Home Office Above**

DRAWING TITLE:
PLANNING

Location & Block Plans; Existing
Photos; Proposed Plans &
Elevations.

DRAWN: GRM	JOB NO: 1937/14	SCALE: 1:1250, 1:500 1:100 @A2
CHECKED: POW	DRAWING NO: PL-01	REV: A
DATE: Feb 15		

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