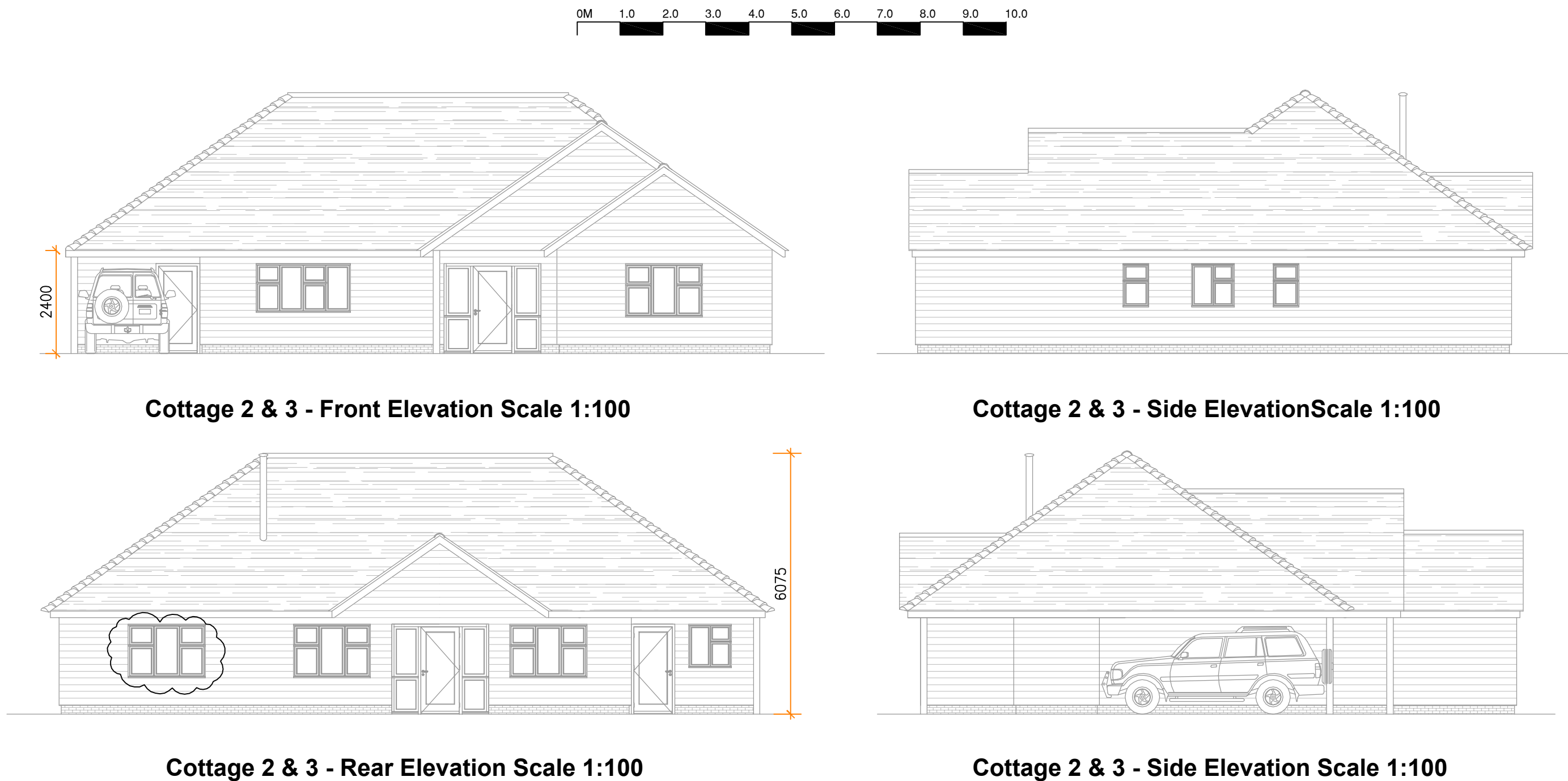


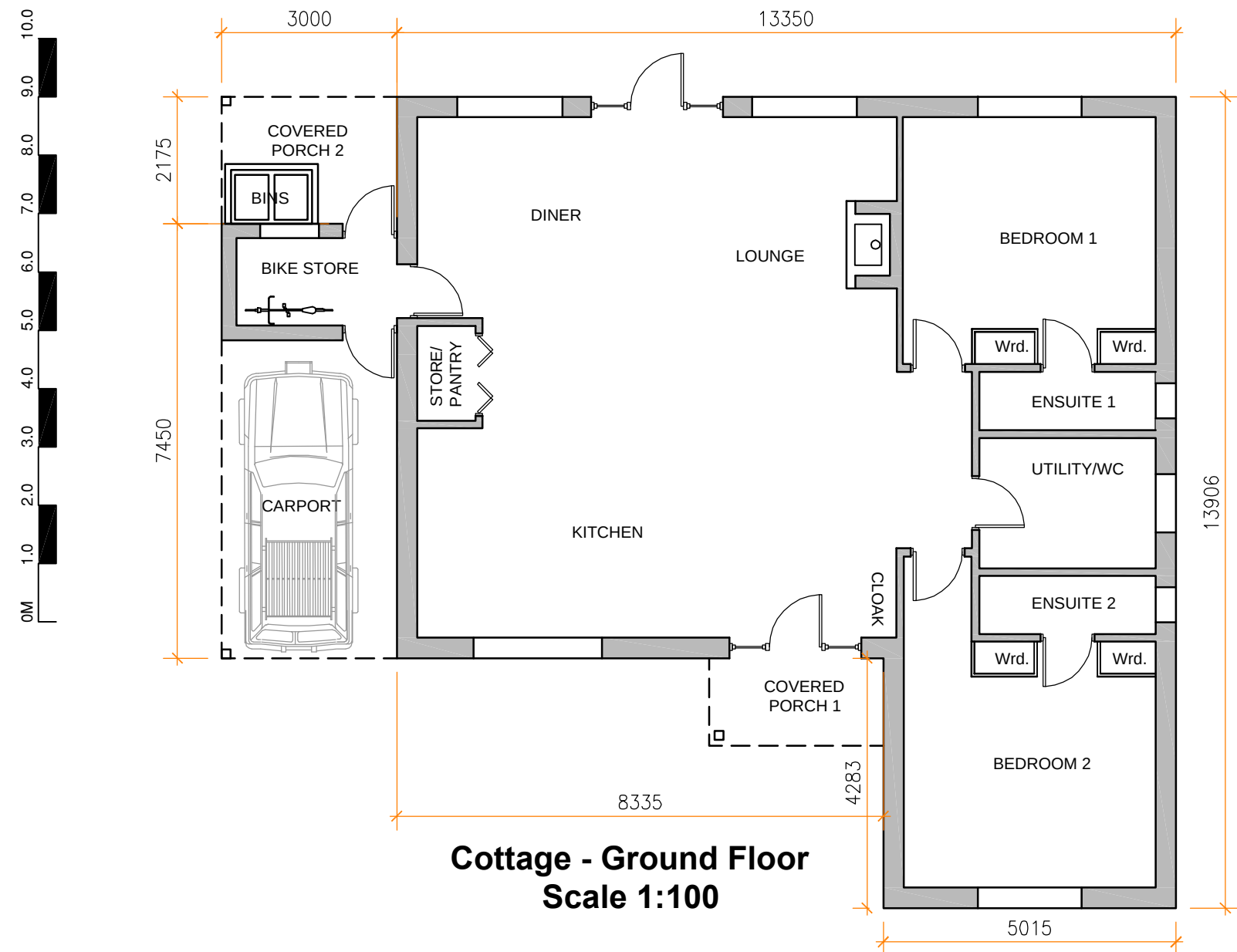


Cottage 2 & 3 - Front Elevation Scale 1:100

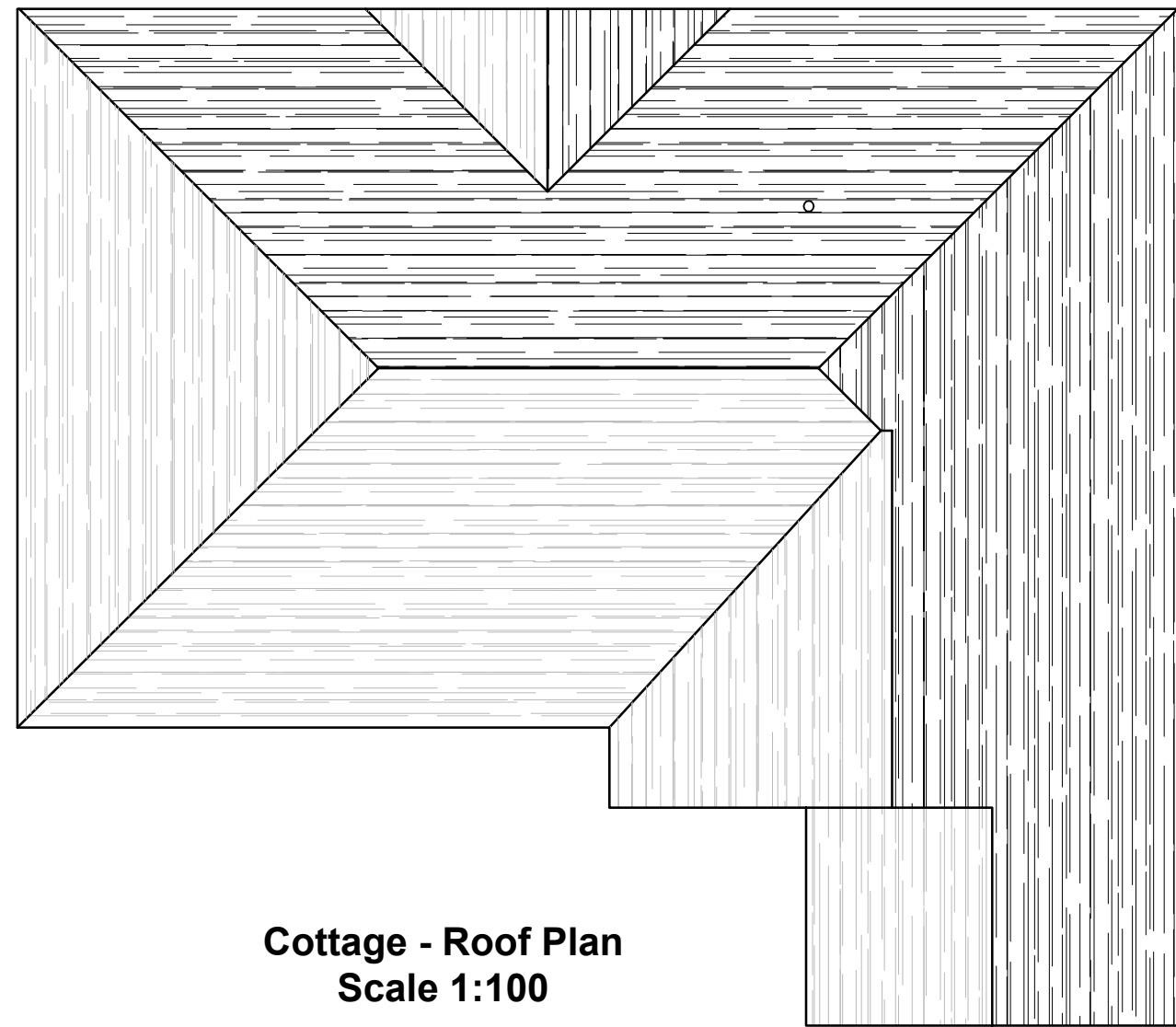
Cottage 2 & 3 - Side ElevationScale 1:100

Cottage 2 & 3 - Rear Elevation Scale 1:100

Cottage 2 & 3 - Side Elevation Scale 1:100



Cottage - Ground Floor
Scale 1:100



Cottage - Roof Plan
Scale 1:100

Schedule of Materials

Wall Finish to comprise Oak featheredged cladding. Brickwork 600mm high plinth with Chartwell 'Lambs Red Multi' bricks.

Roof construction to comprise plain clay tiles to pitched roofs.

Windows to comprise timber framed casements.

Doors shall be side hung, timber glazed doors.

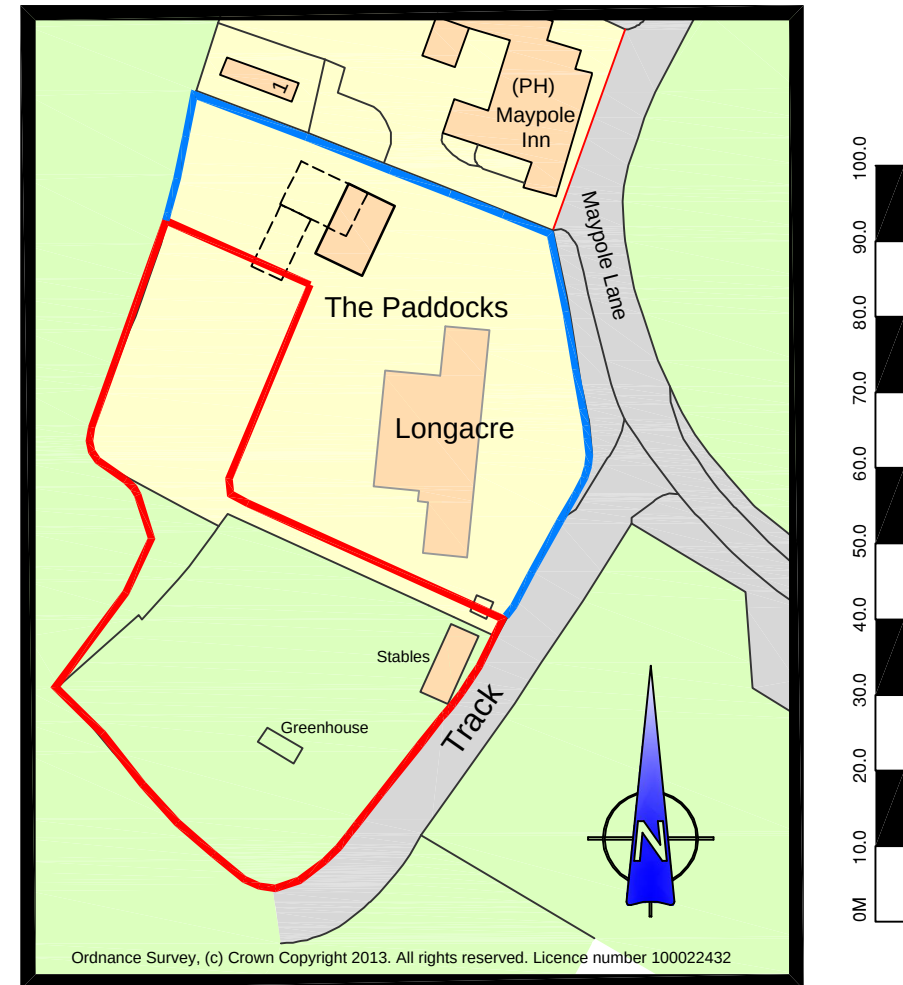
RWPs & Gutters are to comprise black plastic cast iron effect.

Landscaping shall consist of a gravel driveway with grass soft landscaping. New native hedging to boundaries to new post and 2 rail fencing.

Drainage shall comprise foul pumping unit with connection to existing system to longacre. surface water from hardstadings will be discharged into new soakways systems. All surface water from new roofs to be collected in rainwater harvesting tanks for use in WC's and washing machines.

Services shall be supplied in the form of green systems. Hotwater to be sourced solar thermal panels to roof areas with heating supplied via Air Source Heat pump both to have boiler backup in event of short fall. PV panels to roof areas to supply electricity. Fresh air to be supplied via whole house heat recovery ventilation system.

All thermal elements to exceed current Building Regulation Values.



Location Plan
Scale 1:1000

- Application site; including access and external works.
- Boundary of other land in applicants ownership.

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.

E	Conditions Discharge	24.07.17	MAB
D	Names Added	05.07.17	GRM
C	Non-Material Amendment	17.01.17	GRM
B	Cottage 1 Omitted	01.04.16	GRM
A	Planning Amendments	15.03.16	GRM
Rev.	Amendments	Date	Drw.

Philips
Chartered Surveyors

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Building Surveyors, Designers and Consultants



CLIENT:
Mr & Mrs N Boffee
Longacre, Maypole Lane,
Yapton, West Sussex.
BN18 0DR.

PROJECT: Longacre, Maypole Lane, Yapton,
West Sussex. BN18 0DR

Construction of 2 new holiday cottages

DRAWING TITLE:
PLANNING
Location & Block Plan; Proposed
Plans (inc. Roof Plan); Proposed
Elevations.

DRAWN: GRM/THR	JOB NO: 1937/14	SCALE: 1:1,000, 1:500 1:100 @A1
CHECKED: POW	DRAWING NO: PL-01	REV: E
DATE: April 2015		

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Area Calculations

Cottage Floor Plan Area;

Gross Plan Area = 156m²
Net Plan Area = 136m²

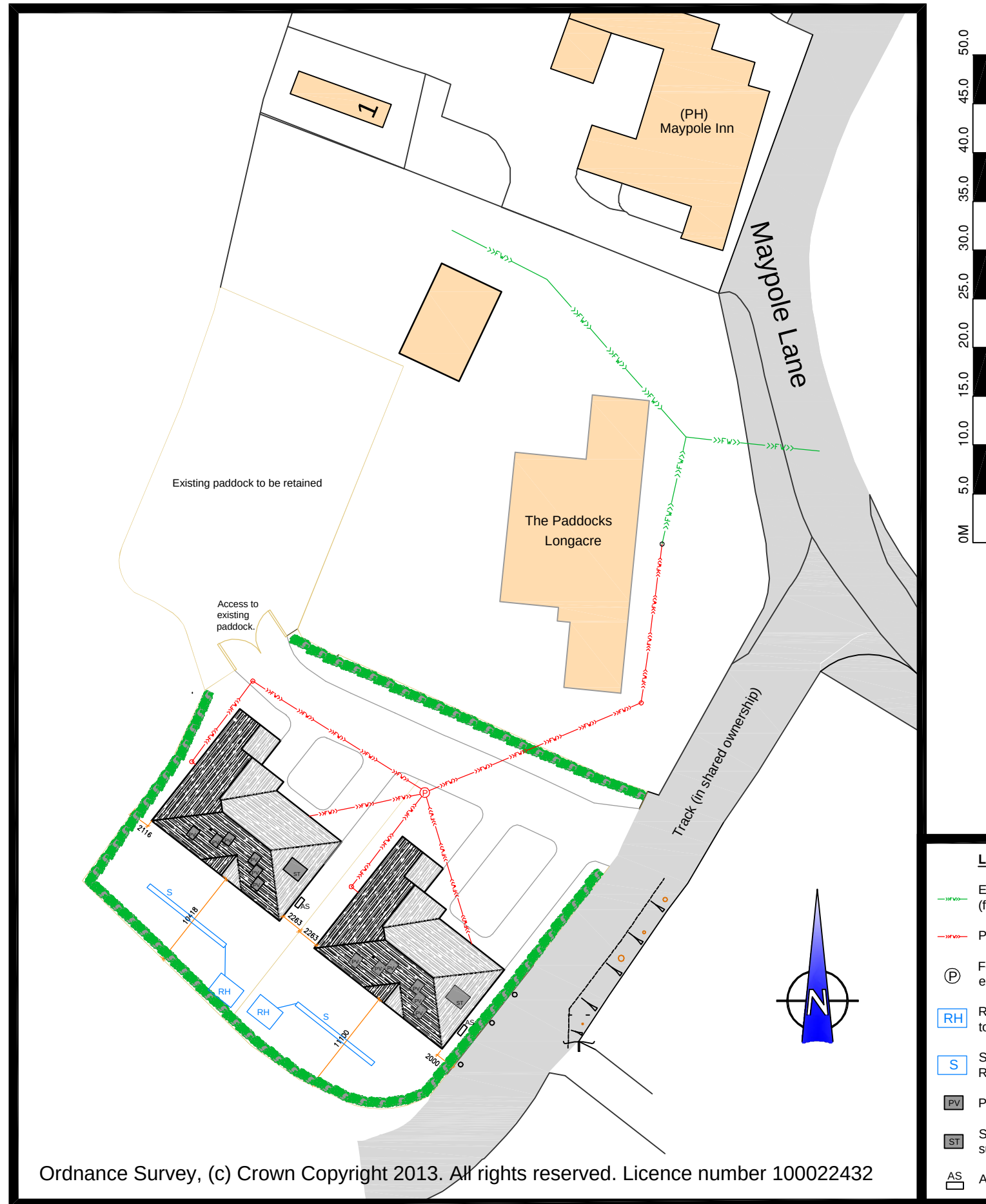
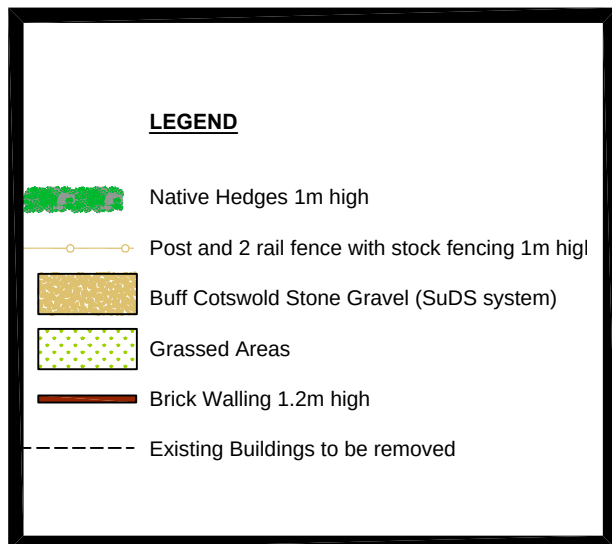
Room Areas;

Lounge = 22m²
Diner = 20m²
Kitchen = 27m²
Bedroom 1 = 21m²
Bedroom 2 = 22.5m²
Ensuite 1 = 3m²
Ensuite 2 = 3m²
Utility/WC = 6.7m²
Hall = 3.6m²
Store/Pantry = 1.6m²
Bike Store = 4.1m²
Covered Porch 1 = 4.5m²
Covered Porch 2 = 6.4m²
Car Port = 16m²

Site Area;

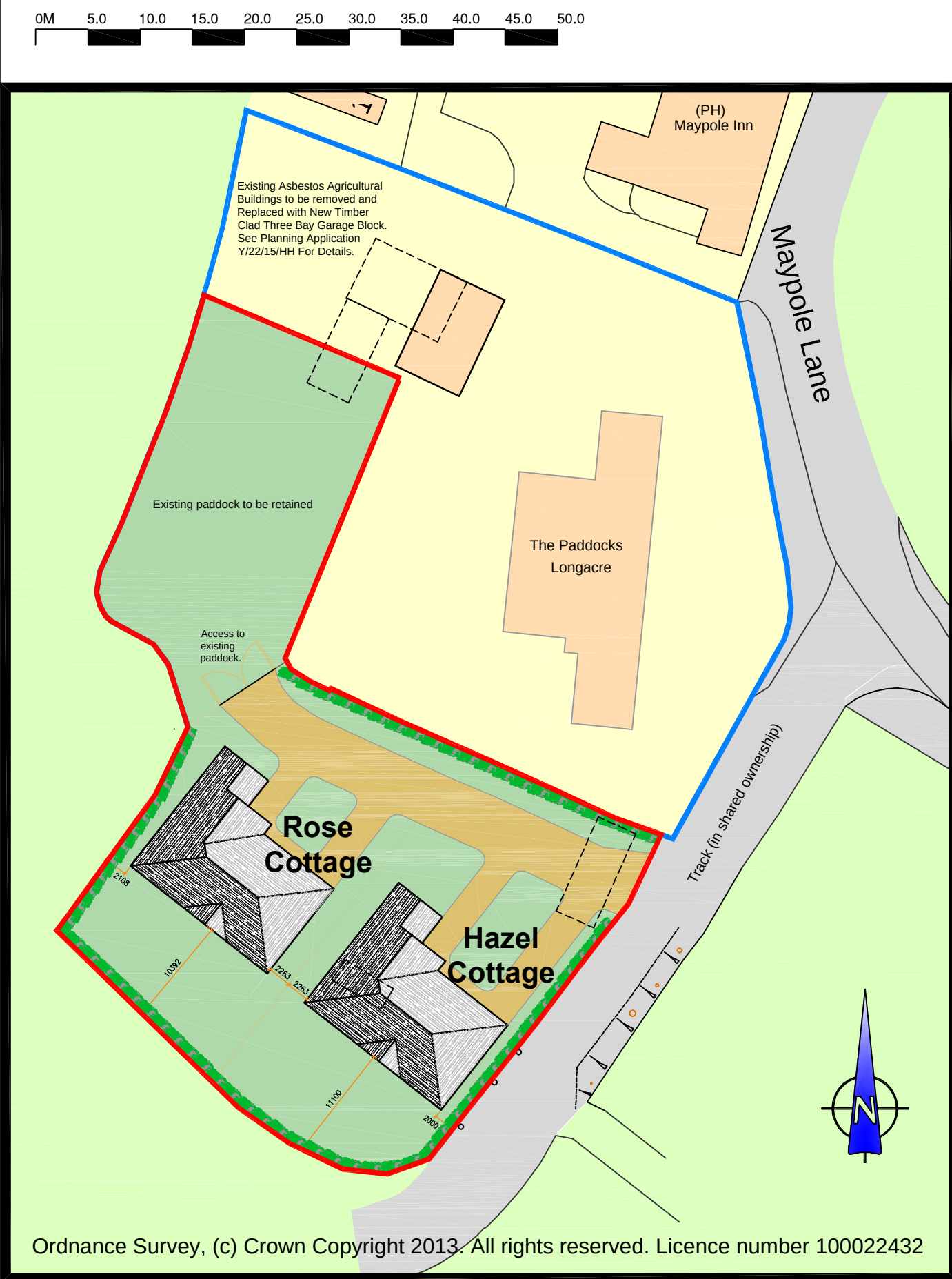
Cottage 1 (Existing Paddock) *Omitted*
Cottage 2 = 609m²
Cottage 3 = 694m²
Communal e.g. Shared Access = 342m²

Total = 2311m²

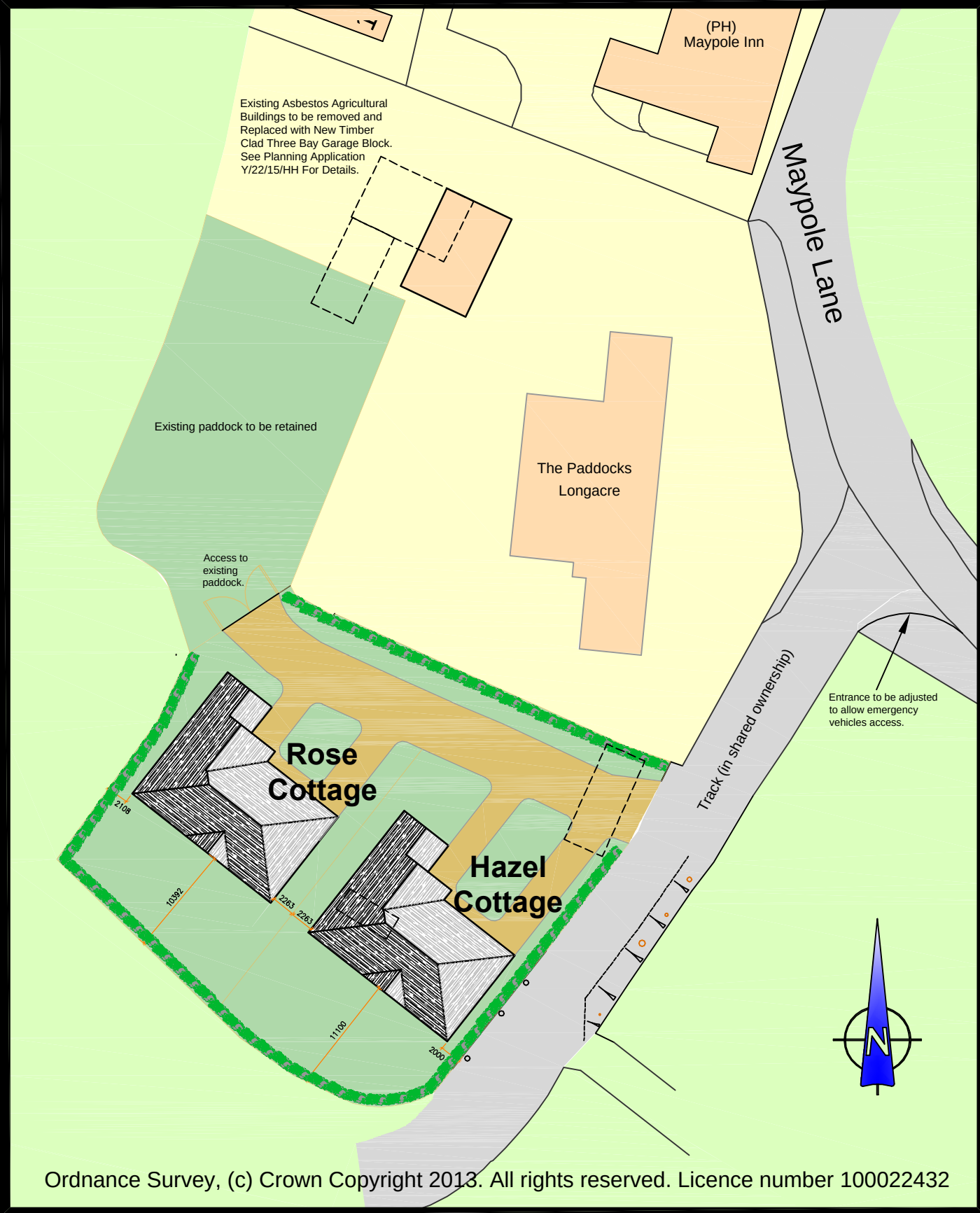


- LEGEND**
- Existing Below Ground Foul Drainage Runs (final discharge to mains sewer in road)
 - Proposed Below Ground Foul Drainage Runs
 - Foul Sewage Pump Unit (to pump waste to existing FW drainage)
 - RH Rainwater Harvesting Tank (for water supply to WC's and washing machines)
 - S Surface Water Soakaway Chamber (to take Rainwater Harvesting outfall)
 - Photovoltaic Panels (for electricity supply)
 - Solar Thermal Hot Water Panels (for hot water supply)
 - AS Air Source Heat Pump (for heating supply)

Services ID Plan
Scale 1:500



Block Plan
Scale 1:500



Site Plan
Scale 1:500