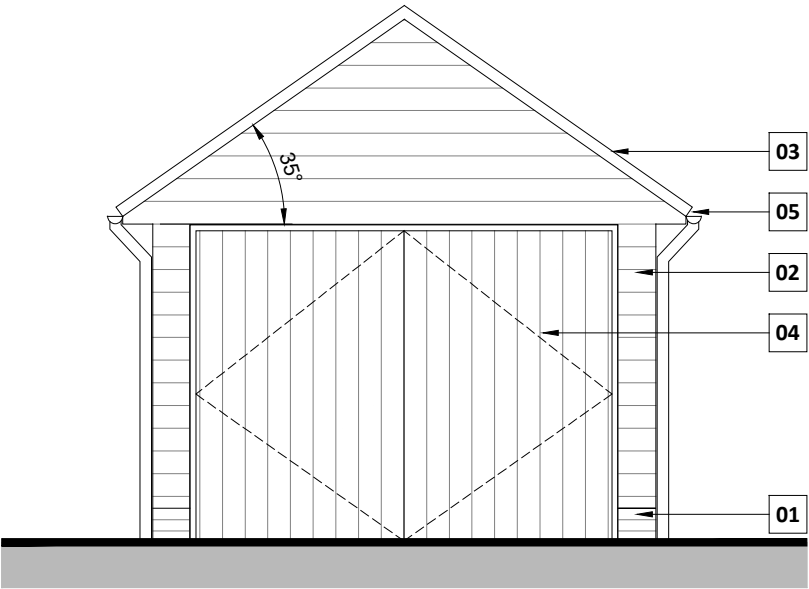
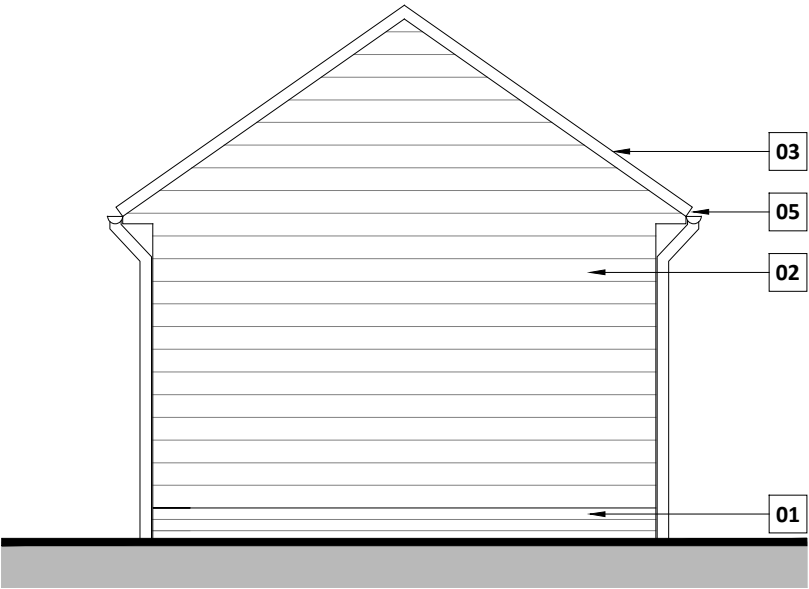
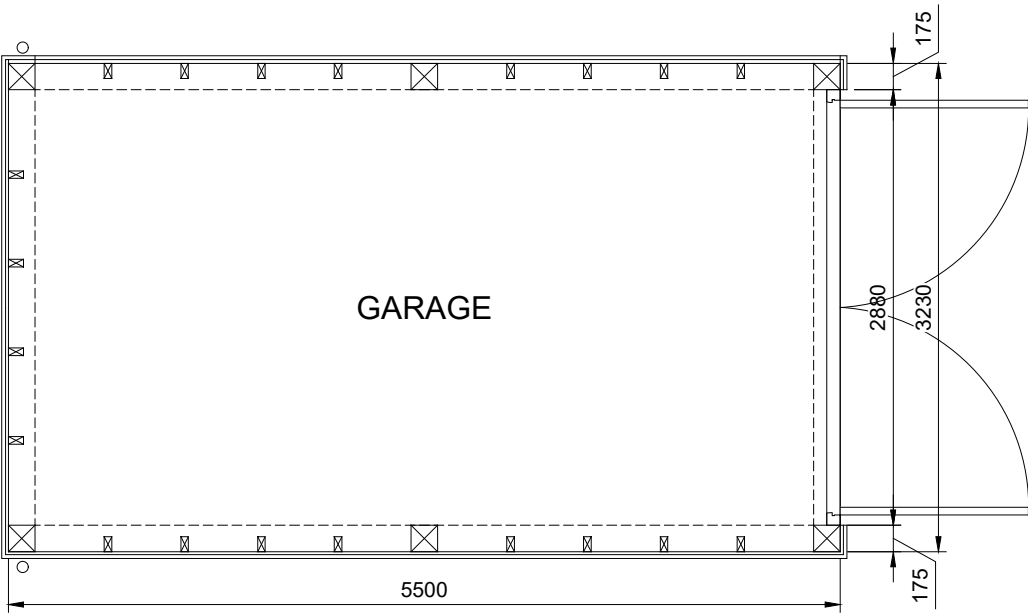




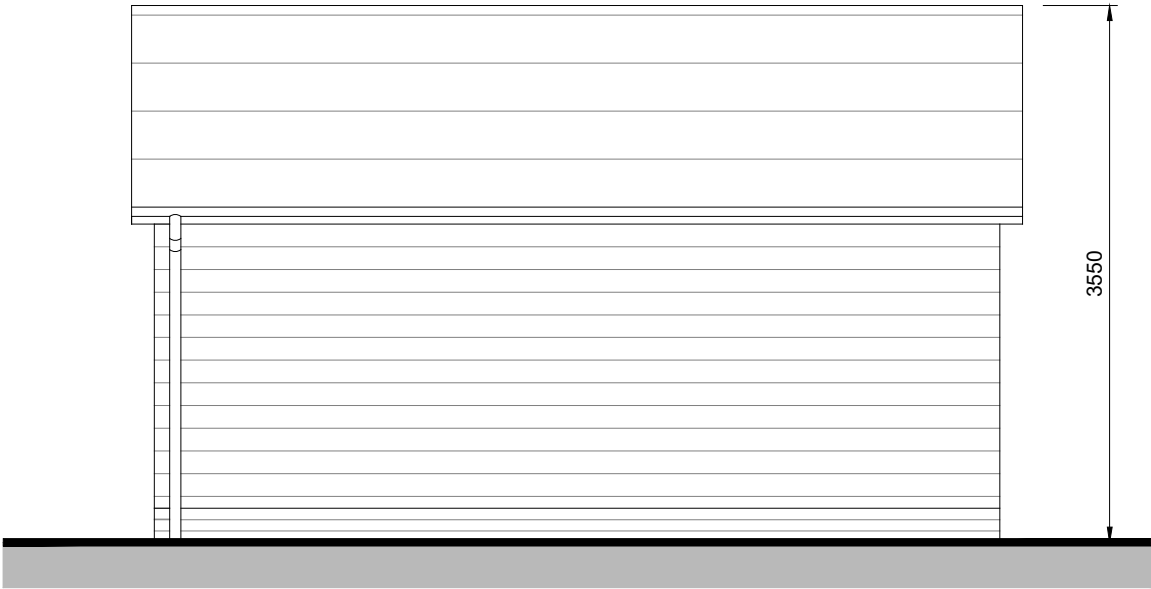
PROPOSED FRONT ELEVATION (NORTH EAST)
SCALE 1:50



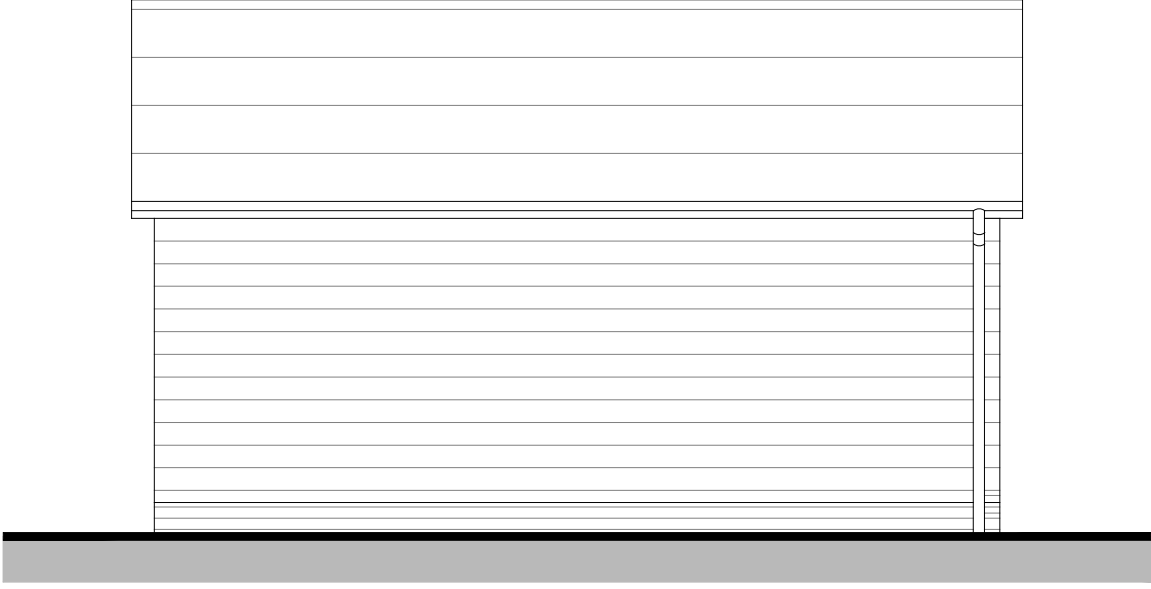
PROPOSED REAR ELEVATION (SOUTH WEST)
SCALE 1:50



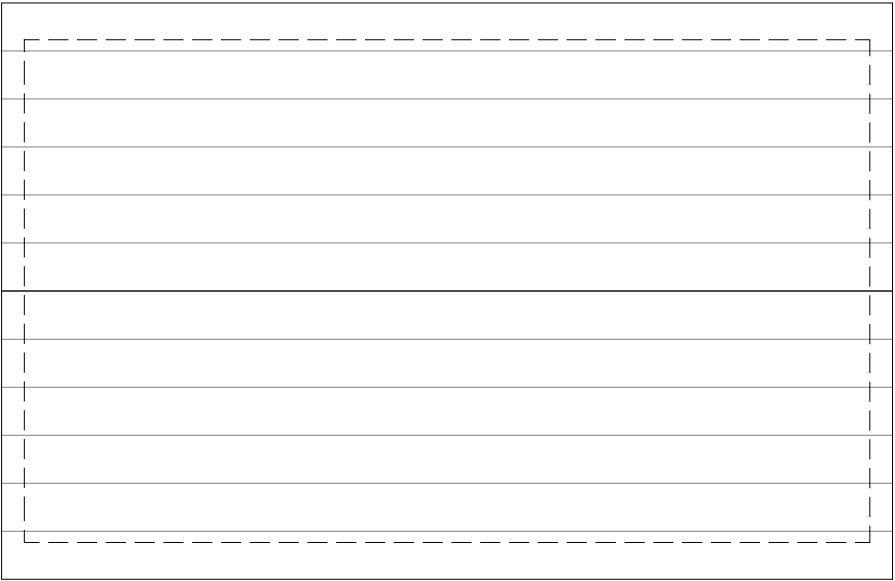
PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED SIDE ELEVATION (NORTH EAST)
SCALE 1:50



PROPOSED SIDE ELEVATION (SOUTH WEST)
SCALE 1:50



PROPOSED ROOF PLAN
SCALE 1:50

PROPOSED MATERIALS

- 01 - Walls (Plinth)**
Brickwork, to match existing.
- 02 - Walls**
Oak Frame with horizontal Black Timber Shiplap Cladding, to match existing.
- 03 - Pitched Roof**
Tiles, to match existing.
- 04 - Doors & Garage Doors**
Painted Timber.
- 05 - Guttering & Downpipes**
Upvc, to match existing.

The copyright of this drawing is vested with Coloini + Lane Architecture Limited and must not be copied or reproduced with the consent of the company. Figured dimensions to be taken from this drawing.
DO NOT SCALE, OTHER THAN FOR PLANNING PURPOSES ONLY.

All contractors must visit the site and be responsible for checking all setting out dimensions and notifying Coloini + Lane Architecture Limited of any discrepancies prior to any manufacture or construction work.

NOTES:

GENERAL NOTES

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN STRICT ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, CE STANDARDS, ROBUST DETAILS AND MANUFACTURERS SPECIFICATION.

ANY REFERENCE TO AN APPROVED DOCUMENT IN THESE NOTES RELATES TO THE RELEVANT APPROVED DOCUMENT OF THE CURRENT BUILDING REGULATIONS.

ONLY FIGURED DIMENSIONS ARE TO BE TAKEN FROM THESE DRAWINGS, OTHER THAN FOR PLANNING PURPOSES, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL SIZES PRIOR TOO AND DURING THE BUILD. ERRORS ARISING FROM SCALING DRAWINGS WILL NOT BE ACCEPTABLE.

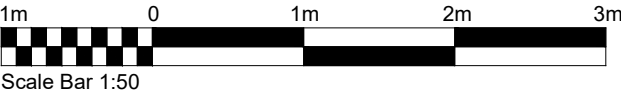
IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE PROPOSALS ARE WITHIN THEIR LAND OWNERSHIP BOUNDARY.

ALL DEMOLITION WORKS TO BE CARRIED OUT IN A SEQUENCE TO ENSURE THE EXISTING BUILDING FABRIC DOES NOT BECOME UNSTABLE, CHECK LOAD BEARING OF WALLS PRIOR TO REMOVAL. CONTRACTOR TO CHECK THE FOLLOWING PRIOR TO WORK COMMENCING:

- ALL DIMENSIONS AND LEVELS
- NEW FLOOR TO FINISH FLUSH WITH EXISTING
- EXISTING FOUNDATIONS
- EXISTING DRAINAGE
- BUILDING OWNER TO INFORM NEIGHBOURS OF WORK UNDER THE PARTY WALL ACT 1996 (if applicable)
- THE BUILDING OWNER TO ENSURE AGREEMENT WITH LOCAL WATER AUTHORITY WHERE BUILDING NEAR TO EXISTING SEWERS, PRIOR TO WORK COMMENCING
- BUILDING OWNER TO CHECK THAT THE PLANS DO NOT CONTRAVENE OR AFFECT COVENANTS OR ENCROACH BOUNDARIES, AND MATTERS RELATING TO LAND TITLE

RISK ASSESSMENT TO BE CARRIED OUT BY THE MAIN CONTRACTOR PRIOR TO WORKS COMMENCING TO ENSURE COMPLIANCE WITH CURRENT CDM REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE CLIENT AND MAIN CONTRACTOR TO CONFORM TO THE CDM REGULATIONS 2015 AND THE MAIN CONTRACTOR TO ASSUME THE ROLE OF PRINCIPLE DESIGNER.



REV	DATE	NOTES
CLIENT		
MR HICKEY		

PROJECT		
OAK LODGE, BAYEUX OAKS ROAD, CLINTON, SG4 8EL		
DRAWING TITLE		
PROPOSED GARAGE PLANS & ELEVATIONS		

DRAWN	CHECKED	SIZE	SCALE	DATE
LK	DC	A2	1:50	MAR 2025
PROJECT NO.			DRAWING NO.	REVISION
25007			002	-



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