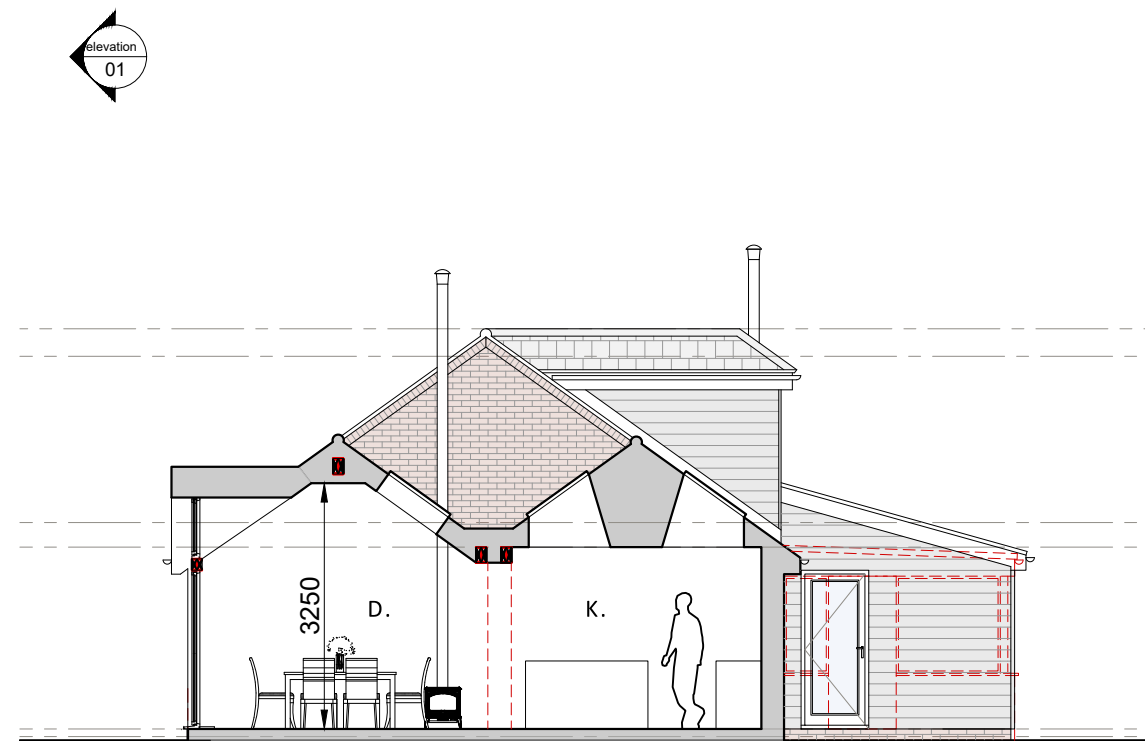
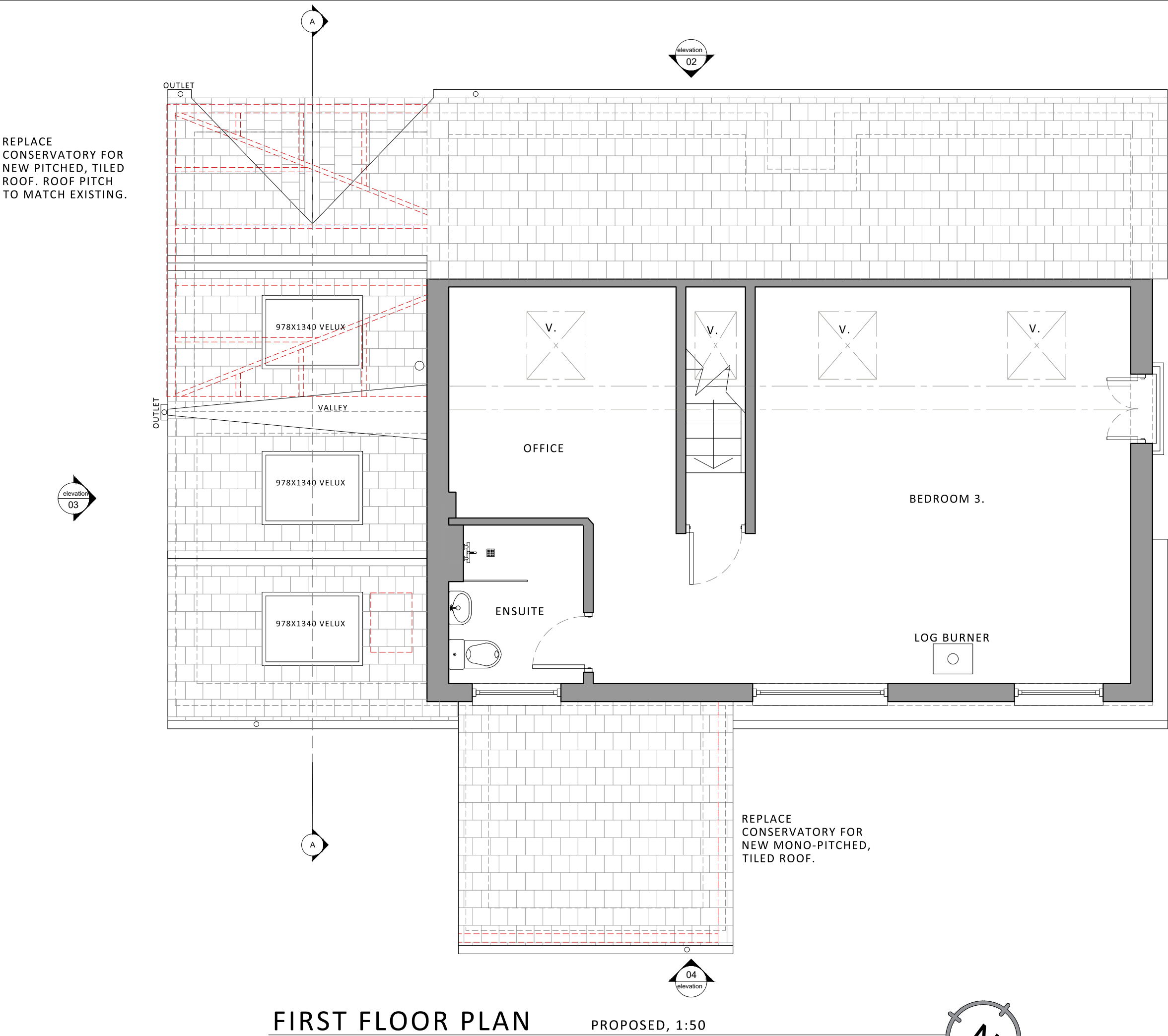
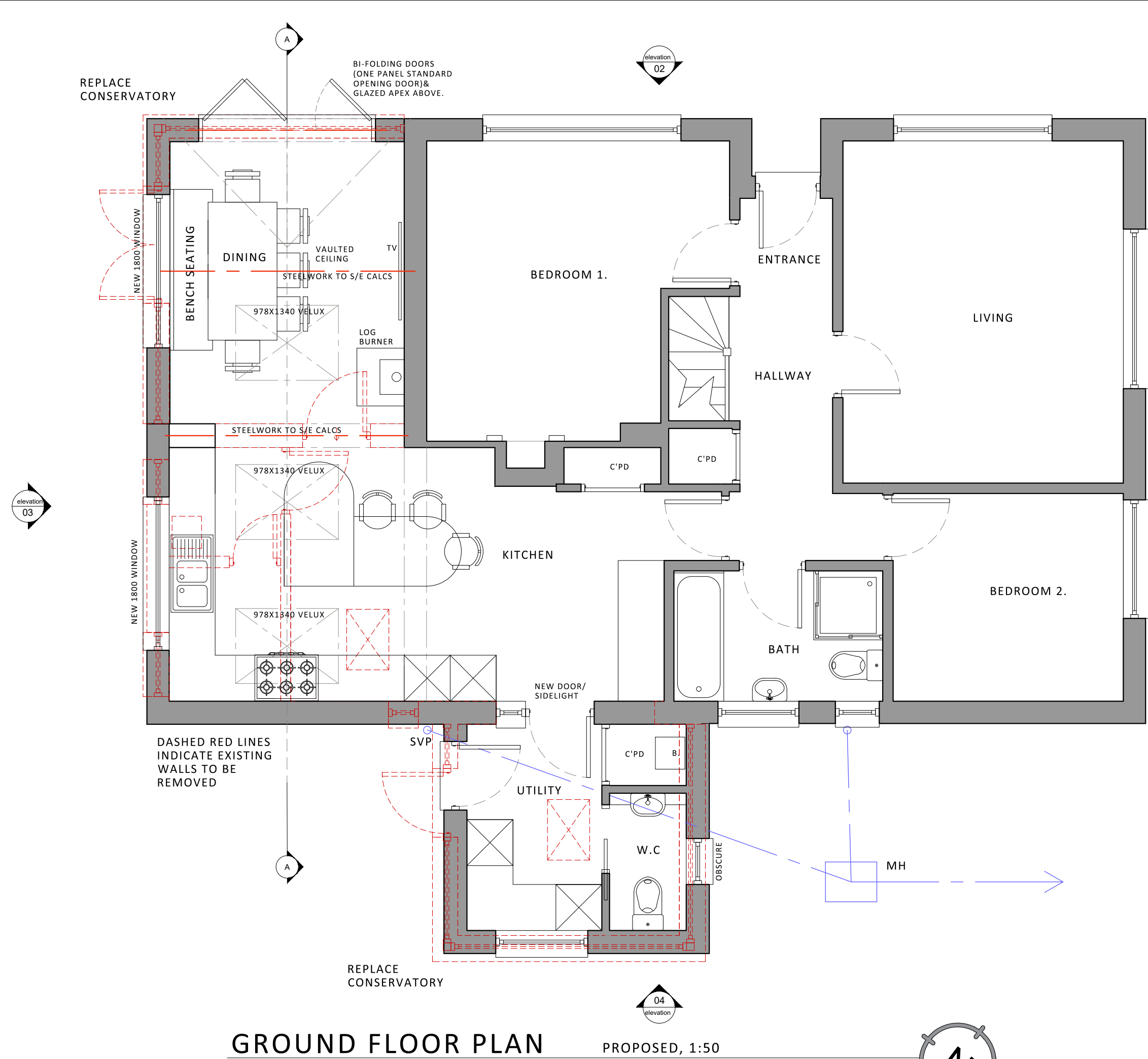


Notes:
Holmes Architecture & Planning Ltd has full copyright rights of all drawings produced and can not be shared without prior consent.
All dimensions are to be confirmed on site by contractor before work commences.
Drawing must not be scaled, any discrepancies must be reported to Holmes Architecture & Planning Ltd as soon as possible.
Any progression on site without the relevant approvals and sign off is entirely at the clients risk.
All Construction to comply with relevant planning approvals and building regulations
Where necessary the client is to instruct a party wall surveyor prior to commencement on site.
Under the CDM Regulations the Client must make suitable arrangements for managing a project including appointing a principal designer to co-ordinate the pre-construction phase of the project.
Unless set out in the Scope of Services and Fees, assuming the role of principal designer or any other role under the CDM Regulations is not included within the Services and it is the Client's responsibility for ensuring it complies with all of the duties under the CDM Regulations.
The client is responsible of appointing a Principal Designer, Holmes architecture & planning ltd. will not take this role on by default.
Drawings titled 'Planning' are solely for the purposes of obtaining planning approval only, drawings titled 'Building Regulation' are solely for the purposes of obtaining building regulation approval only.

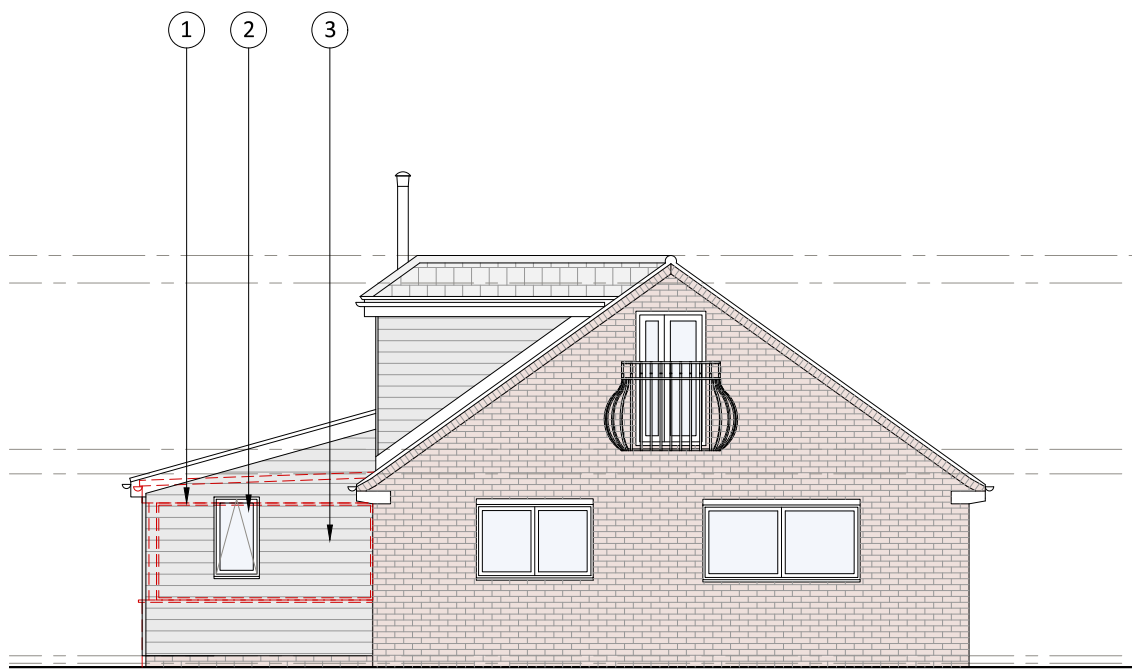
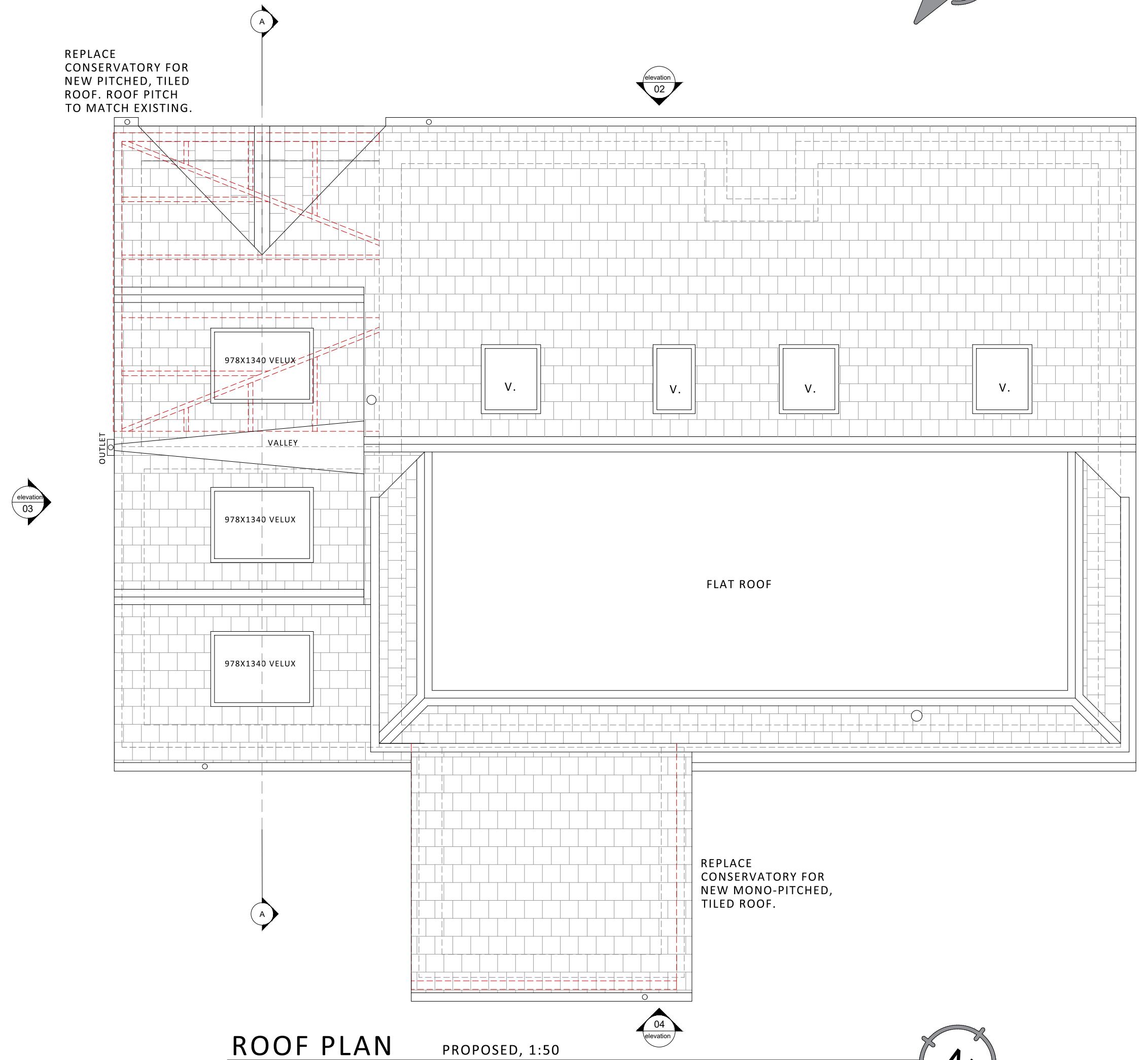


SECTION A-A

PROPOSED, 1:100

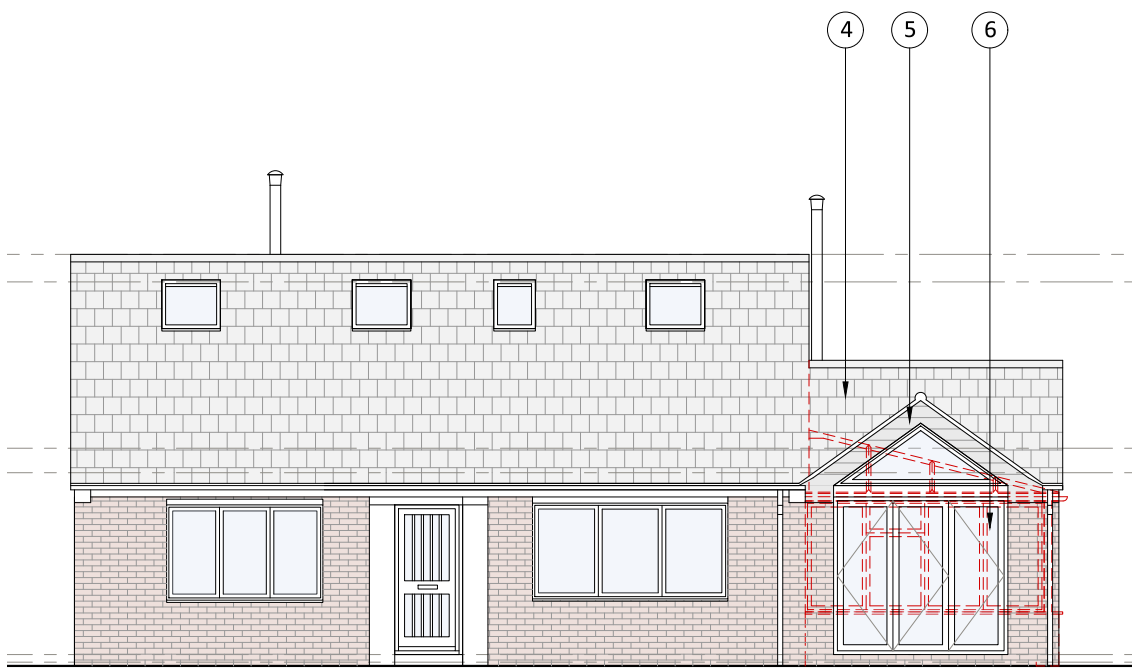
ELEVATION KEY

- 1- DASHED RED LINES INDICATE EXISTING CONSERVATORY TO BE REPLACED.
- 2- NEW OBSCURE W.C. WINDOW.
- 3- COMPOSITE TIMBER IN DARK GREY TO MATCH EXISTING BOX DORMER.
- 4- ROOF TILE TO MATCH EXISTING.
- 5- GLAZED APEX ABOVE DOORS WITH COMPOSITE TIMBER CLADDING SURROUND.
- 6- BI-FOLDING DOORS WITH STANDARD OPENING PANEL.
- 7- DEMOLISH EXISTING CONSERVATORY AND REPLACE WITH PITCHED BRICK EXTENSION.
- 8- NEW WINDOW OPENING.
- 9- REMOVE TIMBER CLADDING TO EXPOSE BRICKWORK.
- 10- NEW WINDOW OPENING.
- 11- NEW SIDE EXIT.
- 12- COMPOSITE TIMBER IN DARK GREY TO MATCH EXISTING BOX DORMER.
- 13- EXPOSE BRICKWORK TO HELP TIE IN NEW EXTENSION TO PROPERTY.
- 14- BLOCK REDUNDANT OPENINGS.
- 15- NEW MONO PITCH ROOF OVER REPLACEMENT EXTENSION.



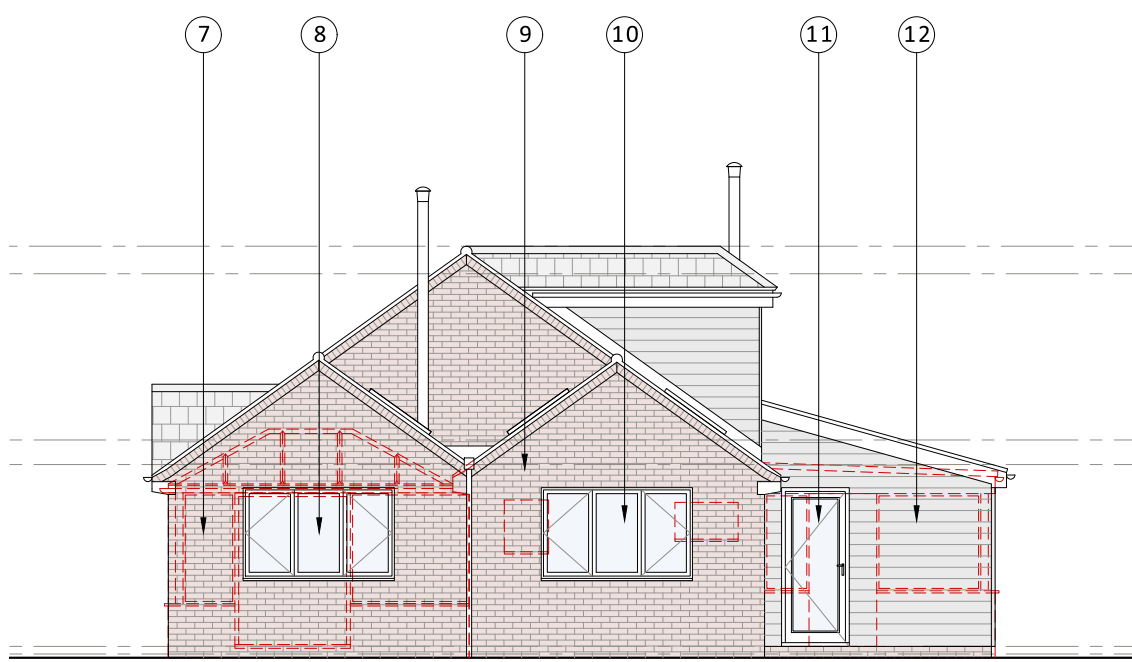
FRONT ELEVATION 01

PROPOSED, 1:100



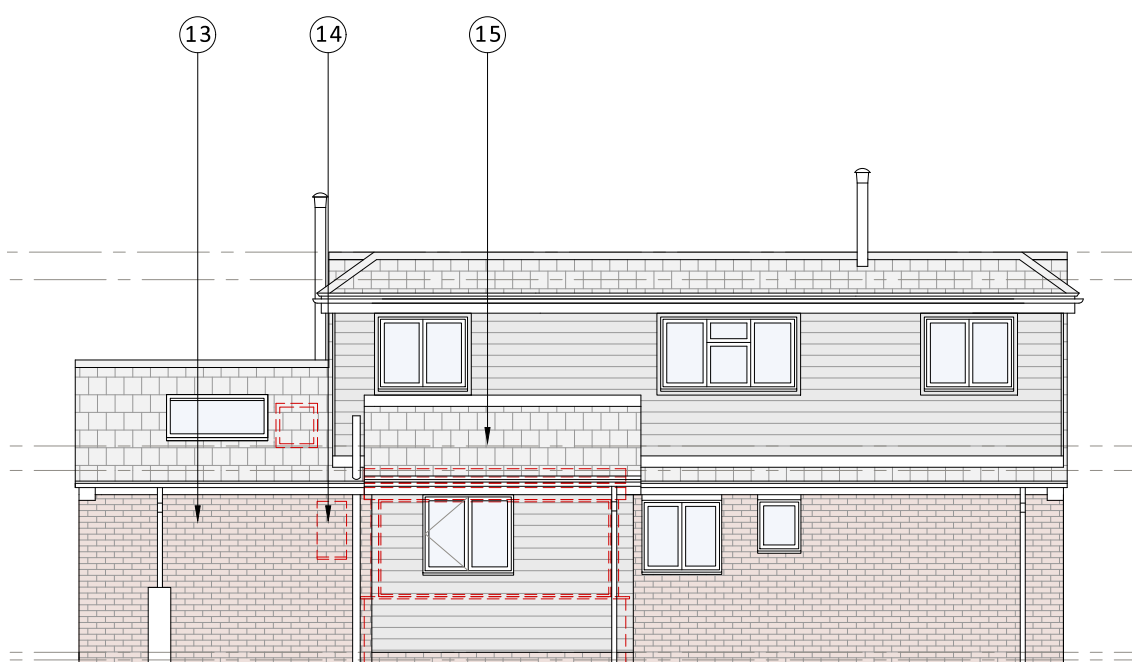
SIDE ELEVATION 02

PROPOSED, 1:100



REAR ELEVATION 03

PROPOSED, 1:100



SIDE ELEVATION 04

PROPOSED, 1:100



SCALE BAR 1:50



SCALE BAR 1:100

HAP

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07747717258

69 Guntons Close, Soham, Ely, CB7 5DJ

REV.	DATE	DESCRIPTION
A	28/07/25	CLIENT REVISIONS
Client:		
MR AND MRS LUSCOMBE		
Project:		
EXTENSIONS AND ALTERATIONS TO 2 MACKERELL HALL, ROYSTON, SG8 5BS		
Drawing Status:		
PLANNING ISSUE		
Drawing Title:		
EXISTING GROUND FLOOR, FIRST FLOOR AND ROOF PLANS, EXISTING ELEVATIONS AND LOCATION PLAN		
Scale:	1:100 & 1:50	Paper Size:
Drawn by:	DH	Date:
Sheet No.	HAPMK2-25-02	Revision:
		A