General Notes:

Do not scale from these drawings. The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to Ely Planning Company (Cambridgeshire) Ltd as soon as possible.

Any construction work carried out prior to receiving all necessary approvals is entirely at the householders / clients risk.

All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement or works and record and report with the owner any defects.

The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.

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01 REAR DOORWAY ADJACENT GENTS TOILETS

EXISTING TIMBER DOOR AND FRAMEWORK TO BE REMOVED. EXISTING STRUCTURAL OPENING TO BE UTILISED FOR A NEW WINDOW.
REFER TO DETAILS ON DRAWING EP970-24-05



06 DEMOLISH SPINE WALL TO OPEN UP STORE AREA.

DEMOLISH EXISTING CENTRAL MASONRY SPINE WALL TO STORE AREA TO OPEN UP SPACE. REFER TO DETAILS ON DRAWING EP970-24-10





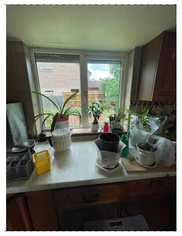


03 NEW EXTERNAL DOOR OPENING

REAR EXTERNAL WALL OPPERSITE DOOR D18 WILL HAVE A NEW DOOR OPENING CREATED. NEW DOOR TO BE WHITE FRAMED UPVC DOUBLE GAZING TO MATCH ALL EXISTING WINDOW AND DOORS.
REFER TO DETAILS ON DRAWING EP970-24-07

05 REPLACE WINDOW WITH DOOR OPENING

REPLACE EXISTING WINDOW WITH NEW DOORWAY. USE EXISTING STRUCTURAL WINDOW WIDTH. UTILISE EXISTING LINTEL. REFER TO DETAILS ON DRAWING EP970-24-09



04 REPLACE PATIO DOORS WITH WINDOW.

EXISTING PATIO DOORS TO BE REMOVED AND NEW WINDOW TO BE FITTED IN EXISTING STRUCTURAL OPENING. INFILL BRICKWORK BELOW NEW WINDOW CILL WITH MATCHING BRICKS FINISHED IN WHITE MASONRY PAINT TO MATCH EXISTING. REFER TO DETAILS ON DRAWING EP970-24-08





1 GROUND FLOOR PLAN

1 : 100

GRAPHIC SCALE: 1:100

Rev	Description	Date
A		19/11/24

STATUS

PURPOSE OF ISSUE
PLANNING

ELY PLANNING CO.
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PROJECT
The Green Man Pub 39 The Avenue, Leighton Bromswold, Huntingdon PE28 5AW

TITLE
Location of Proposed works. Ground Floor Plan

CLIENT
Mrs Langridge

DRAWN BY	CHECKED BY	DATE
W.SKI	W.SKI	07/11/24

SCALE (@ A1)	PROJECT NUMBER
1 : 100	EPC970-24

DRAWING NUMBER	REV
A04	A

22/11/2024 14:50:34