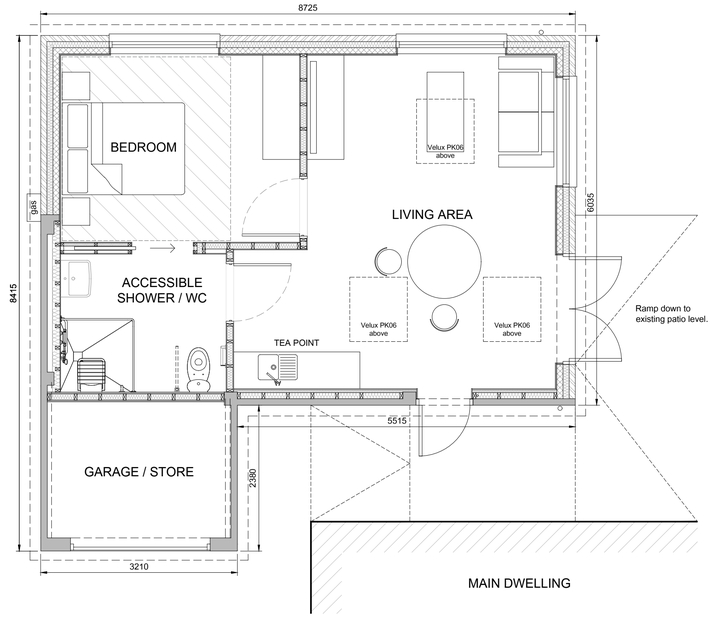
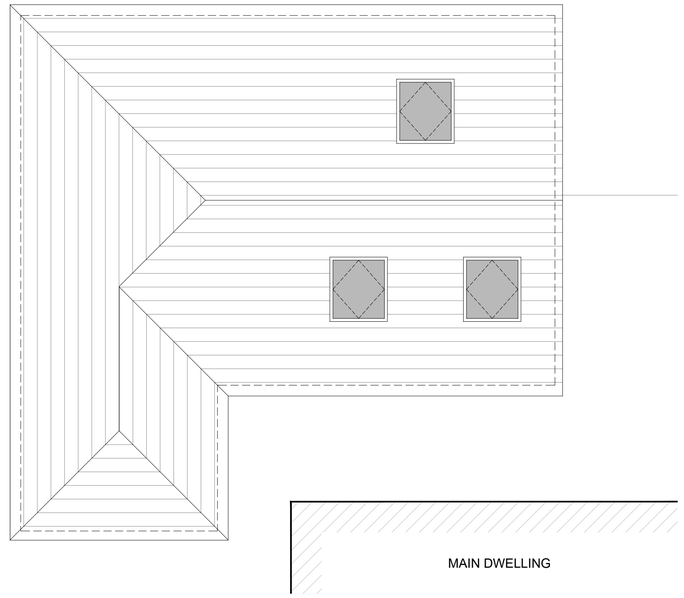
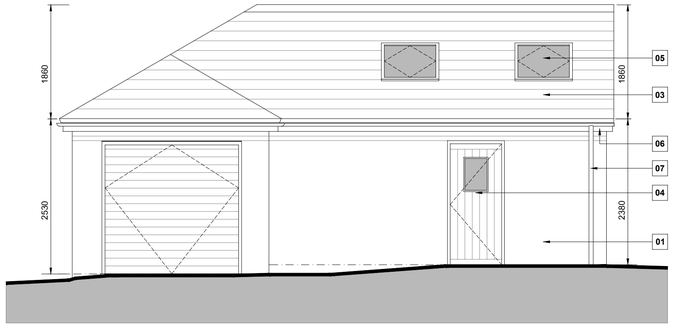


PROPOSED GROUND FLOOR PLAN
SCALE 1:50



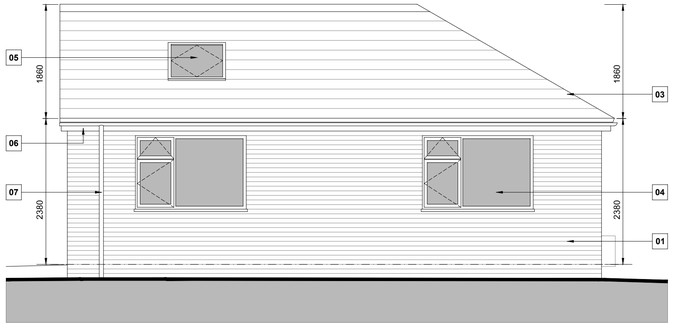
PROPOSED ROOF PLAN
SCALE 1:50



PROPOSED FRONT ELEVATION (SOUTH EAST)
SCALE 1:50



PROPOSED SIDE ELEVATION (NORTH EAST)
SCALE 1:50



PROPOSED REAR ELEVATION (NORTH WEST)
SCALE 1:50



PROPOSED SIDE ELEVATION (SOUTH WEST)
SCALE 1:50

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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.

1m 0 1m 2m 3m
Scale Bar 1:50

PROPOSED MATERIALS

01 - Walls
Brickwork, to match existing.

02 - Gable Wall
Composite timber cladding, Colour Dark Grey.

03 - Pitched Roof
Tiles, to match existing.

04 - Windows & Doors
Upvc or aluminium, to match existing.
(Obscured glazing to Bathrooms / En-suites / WCs).

05 - Rooflights
Velux style rooflights, Colour Dark Grey.

06 - Fascias & Soffits
Upvc, to match existing.

07 - Guttering & Downpipes
Upvc, to match existing.

REV	DATE	NOTES

CLIENT
MS HUNT

PROJECT
56 HIGH STREET,
LITTLE PAXTON,
PE19 6EY

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS

DRAWN	CHECKED	SIZE	SCALE	DATE
AJ	DC	A1	1:50	MAR 2025

PROJECT NO.	DRAWING NO.	REVISION
25026	003	-

COLOINI + LANE
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