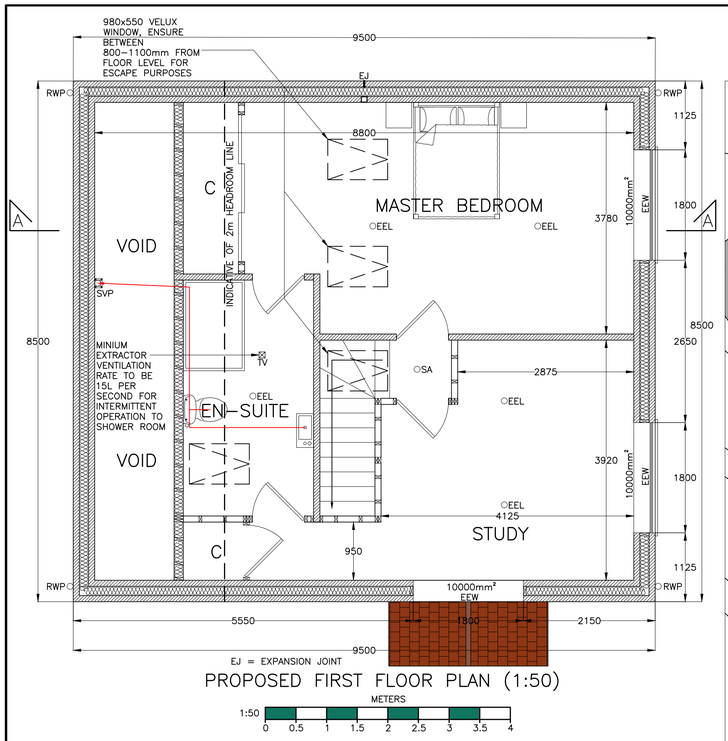


PROPOSED FIRST FLOOR PLAN (1:50)

METERS 1:50 0 0.5 1 1.5 2 2.5 3 3.5 4

ROOM NAME	OPENING TYPE	OPENING AREA	VENTILATION AREA
DINING	DOOR	3.78m²	10000m²
DIN/LIV	WIN/DOOR	9.88m²	10000m²
KITCHEN	WINDOW	1.26m²	10000m²
BED 2	WINDOW	2.16m²	10000m²
MAST BED	WINDOW	3.78m²	10000m²
STUDY	WINDOW	3.78m²	10000m²
STUDY	WINDOW	3.78m²	10000m²
	TOTAL	28.42m²	70000m²

MATERIALS:

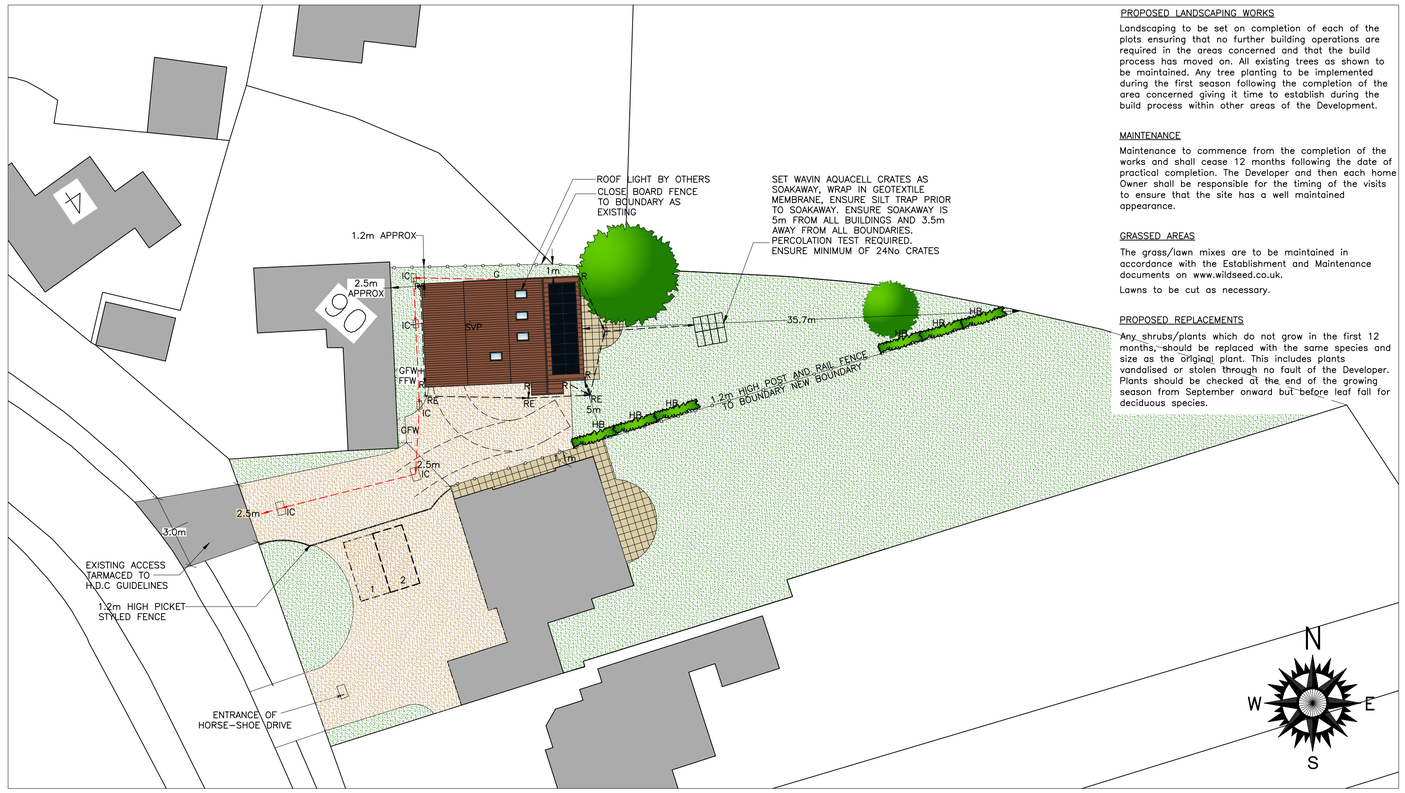
CLAD: LIGHTWEIGHT OAK COLOURED FEATHEREDGED CLADDING (RAL 060 60 40)

BRICK: WIENERBERGER SUNSET MULTI FACING BRICK PLINTH

ROOF: MARLEY MODERN INTERLOCKING CONCRETE TILE SMOOTH BROWN MA10452

JOIN–: ANTHRACITE GREY
ERY WINDOWS

RAINWTR: BLACK uPVC
GOODS GUTTERS & DOWNPIPES



TARMAC | BRICK PAVING (NON SLIP) | CONCRETE SLABS (NON SLIP) | GRAVEL | GRASS | HB = HORNBEAM NATIVE SPECIES AT 0.5m CENTRES, 2 LITRE BUCKETS

PROPOSED SITE PLAN (1:250)

MATERIALS:

BOUNDARY : TIMBER POST AND RAIL
TREATMENT FENCE TO BOUNDARY

PROPOSED LANDSCAPING WORKS

Landscaping to be set on completion of each of the plots ensuring that no further building operations are required in the areas concerned and that the build process has moved on. All existing trees as shown to be maintained. Any tree planting to be implemented during the first season following the completion of the area concerned giving it time to establish during the build process within other areas of the Development.

MAINTENANCE

Maintenance to commence from the completion of the works and shall cease 12 months following the date of practical completion. The Developer and then each home Owner shall be responsible for the timing of the visits to ensure that the site has a well maintained appearance.

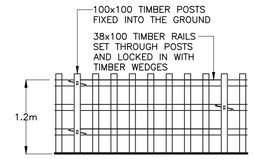
GRASSED AREAS

The grass/lawn mixes are to be maintained in accordance with the Establishment and Maintenance documents on www.wildseed.co.uk.

Lawns to be cut as necessary.

PROPOSED REPLACEMENTS

Any shrubs/plants which do not grow in the first 12 months, should be replaced with the same species and size as the original plant. This includes plants vandalised or stolen through no fault of the Developer. Plants should be checked at the end of the growing season from September onward but before leaf fall for deciduous species.



TYPICAL POST AND RAIL FENCE DETAIL (1:50)

LEGEND

SG = SAFETY GLASS

EX = EXTRACTOR FAN, DUCTED TO EXTERNAL AIR, FAN TO B MOUNTED ON EXTERNAL WALL OR 1.5m MAXIMUM DUCT LENGTH. OR INCREASE EXTRACTOR CAPACITY TO COMPENSATE FOR THE AIR FLOW LOSSES

SA = INTERLINKED SMOKE ALARM

HD = HEAT DETECTOR

EEL = ENERGY EFFICIENT LIGHT, NUMBER AND POSITION AND TYPE TO BE TO CLIENTS DETAILS

SVP = UPVC SOIL AND VENT PIPE

RWP = UPVC RAINWATER PIPE

GULLY = RODABLE GULLY

SS = STUB STACK

TV = TILE VENT

EEW = EMERGENCY ESCAPE WINDOW, 800–1100 FROM FLOOR LEVEL, ENSURE CLEAR AREA OF 0.33m², MINIMUM CLEAR DIMENSION OF 450mm

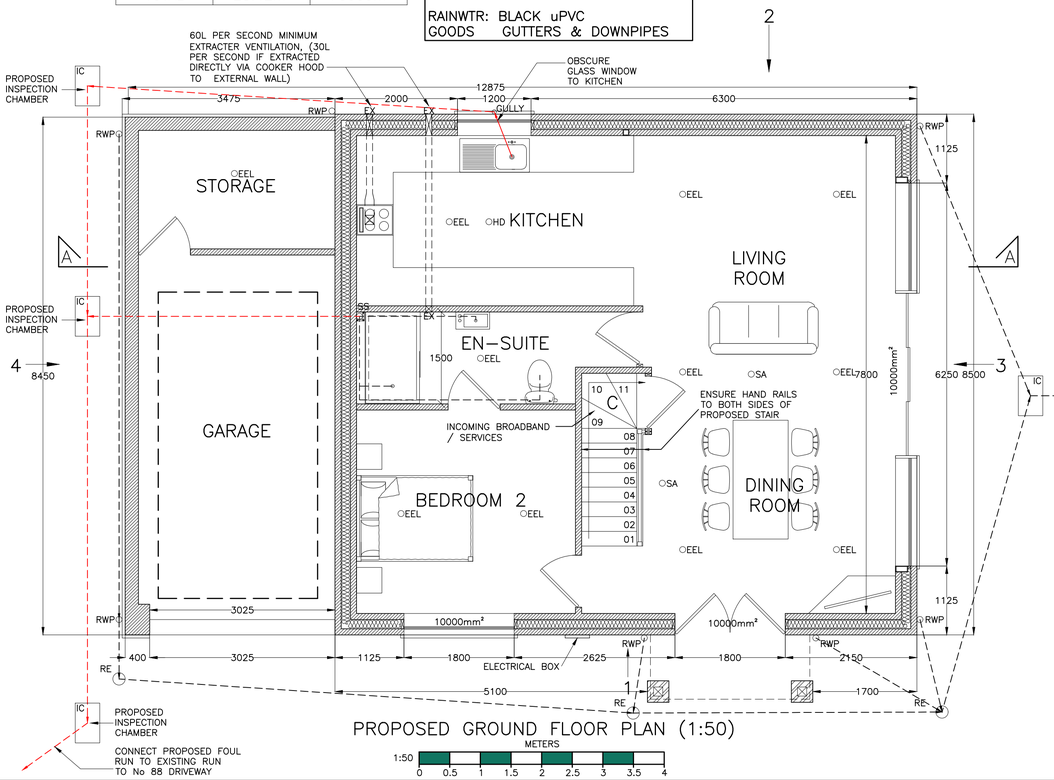
RE = RODDING EYE

CMD = CARBON MONOXIDE DETECTOR

IC = INSULATED CAVITY CLOSER

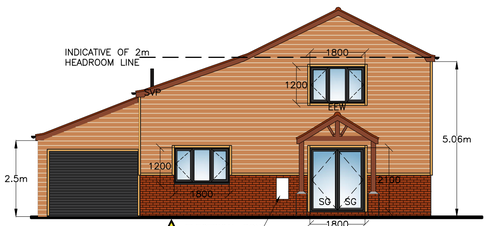
EJ = EXPANSION JOINT IN MASONRY, SEALED BOTH SIDES, SET TIES AT 225mm VERTICAL CENTRES

FD30 = 30 MINUTE FIRE RESISTANT DOOR



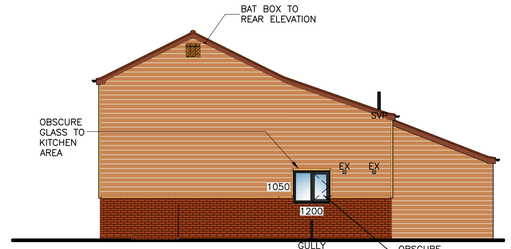
PROPOSED GROUND FLOOR PLAN (1:50)

METERS 1:50 0 0.5 1 1.5 2 2.5 3 3.5 4



PROPOSED FRONT ELEVATION 1 (1:100)

METERS 1:100 0 1 2 3 4 5 6 7 8



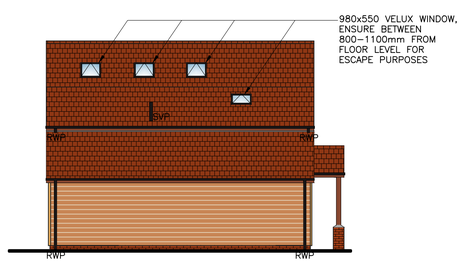
PROPOSED REAR ELEVATION 2 (1:100)

METERS 1:100 0 1 2 3 4 5 6 7 8



PROPOSED RIGHT HAND SIDE ELEVATION 3 (1:100)

METERS 1:100 0 1 2 3 4 5 6 7 8



PROPOSED LEFT HAND SIDE ELEVATION 4 (1:100)

METERS 1:100 0 1 2 3 4 5 6 7 8

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Please read, if in doubt ask. Change nothing without consulting the Engineers.
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

	REVISIONS	DATE
K	AMENDED FOR BUILDING REGULATIONS	JUL 2024
J	CLIENT COMMENTS	JUN 2024
I	CLIENT COMMENTS	MAY 2024
H	CLIENT COMMENTS	APR 2024
G	TREE AMENDED	OCT 2022
F	BIRD/ BAT BOX AND SOLAR PANELS ADDED	JUN 2022
E	CLIENT COMMENTS	FEB 2022
D	PORCH CANOPY ADDED	JAN 2022
C	BOUNDARY DETAIL ADDED	JAN 2022
B	CLIENT COMMENTS	JAN 2022
A	CLIENT COMMENTS	DEC 2021

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Website: www.mortonandhall.co.uk

Fenland District Council Building Design Awards — Building Excellence in Fenland — LABC BUILDING EXCELLENCE AWARDS winner

CLIENT: Mr Williams

PROJECT: 88 Ramsey Road, Warboys, Huntingdon, Cambridgeshire, PE28 2RW

TITLE: Proposed Plans, Elevations Site Plan & Location plan

DRAWN	J L Scotcher	DATE OF ISSUE	
CHECKED			
DATE	Nov 2021	DRAWING NUMBER	H7308/02K
SCALE	AS SHOWN		