35 PHILDOCK WOOD ROAD, DERBY

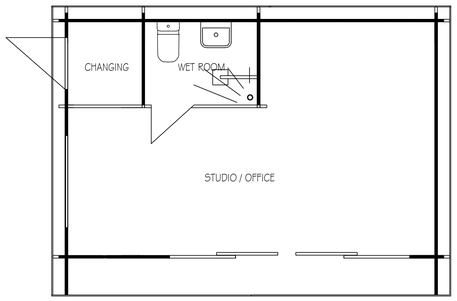


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



FLOOR PLAN



3D SCHEMATIC N.T.S.

Opposite hand shown.

For guidance only. Do not scale off this drawing

1:20 - 0 200mm 400mm 600mm 800mm 1000 1200

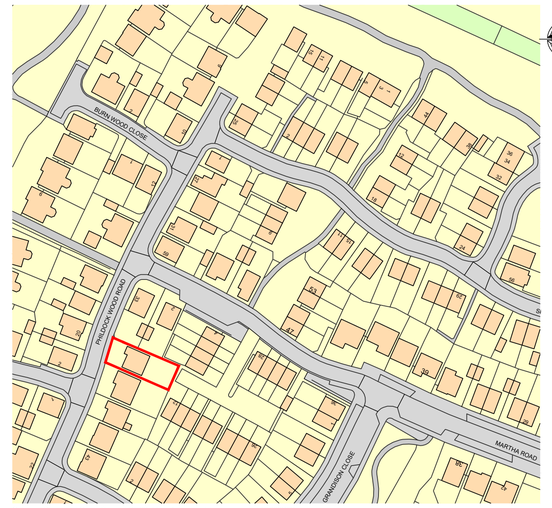
1:100 - 0 1m 2m 3m 4m 5m 6m

1:50 - 0 1m 2m 3m

1:5 - 0 100mm 200mm 300mm

SITE PLAN

SCALE 1:500



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SITE LOCATION PLAN

SCALE 1:1250

NOTES:

Do not scale from this drawing except for planning application purposes.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

PLANNING

Rev	Date	Notes	Initials

niche architecture

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PROJECT:

Proposed Outbuilding
35 Phildock Wood Road,
Derby
DE22 4PH

DRAWING TITLE:

Proposed Floor Plan, Elevations & Site & Site Location Plan.

DRAWN: RMP

SCALE: 1:50 1:500 1:1250 at A1

DATE: 05.08.20

DWG NO. 20-028-101

REV.