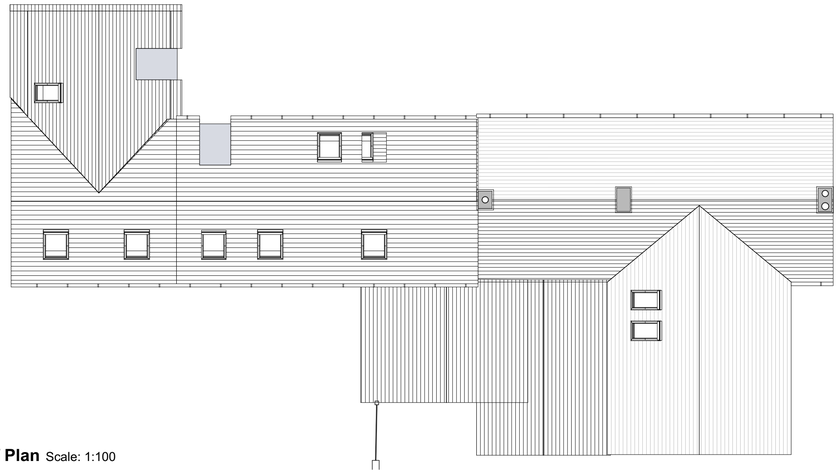
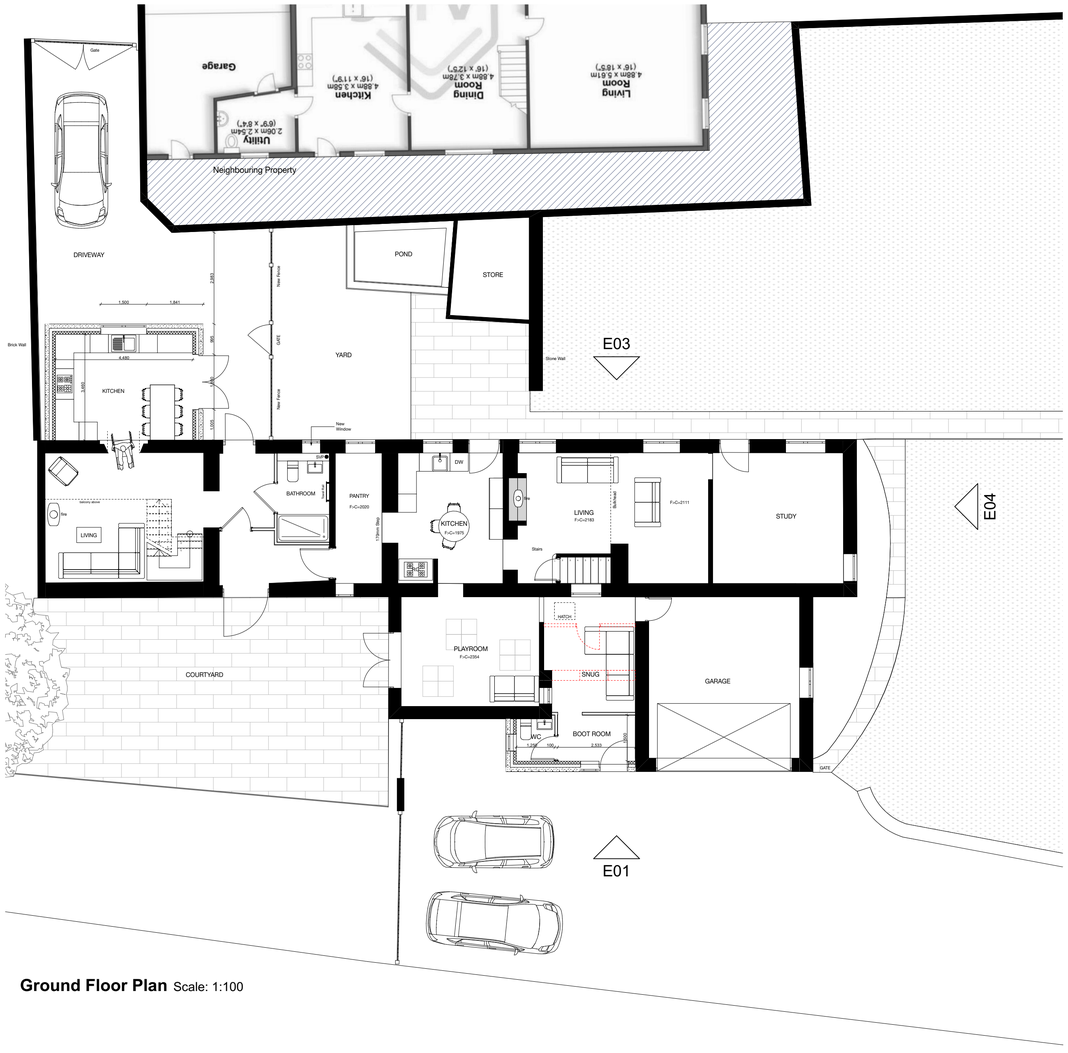
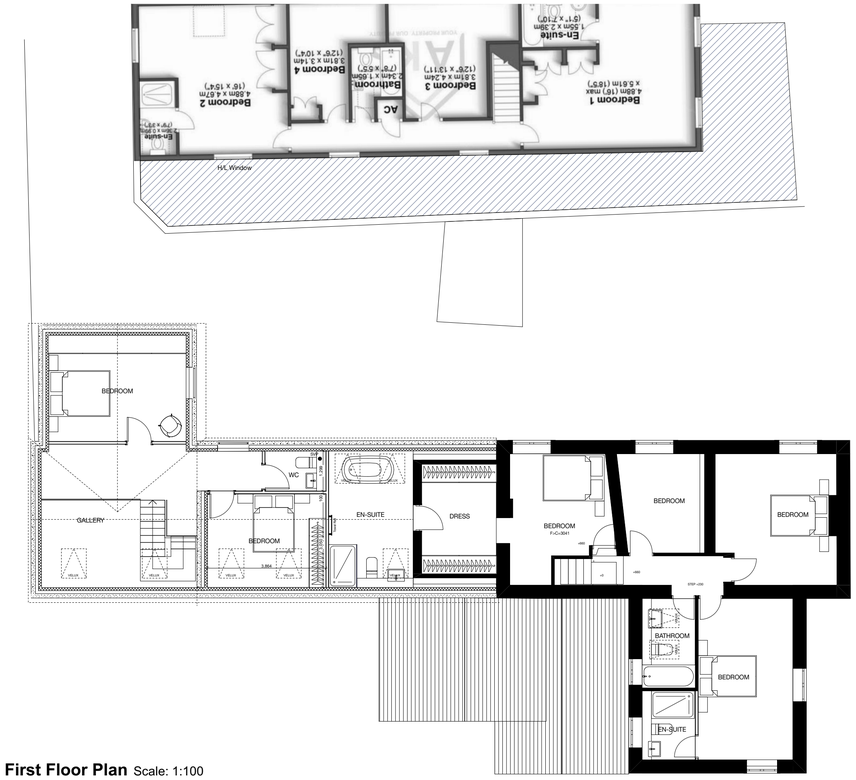


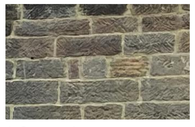
Roof Plan Scale: 1:100



Ground Floor Plan Scale: 1:100



First Floor Plan Scale: 1:100



1. Stonework



3. Vertical Larch Cladding



2. Roof Tiles

notes

This drawing is prepared for the purposes of obtaining Planning Permission and Building Regulation Approval only.

Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and/or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like.

The Contractor is to check and clarify all levels, dimensions, drainage construction and specification prior to any works starting on site. The Contractor is to inform the Client in writing of any proposed variations to the design before the work is carried out.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

It is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'The Party Wall Act 1996'.

key



revision date description

REV B 27/04/22 Revisions to Annexe following discussions with Planning officer and client. Removing the window from the Side Elevation **E03** facing Hayley Croft to alleviate any overlooking concerns.

REV A 28/02/22 Revisions following comments from Planning officer e-mail dated 21/12/21 and client meeting to address the concerns.

IC ARCHITECTURE

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- Do not scale from this drawing
- All dimensions to be checked on site by the Contractor
- And such dimensions to be their responsibility
- Report all drawing errors and omissions to the Architectural designer
- All dimensions in millimeters unless noted otherwise
- If in doubt ask

Client	MR & MRS NEWMAN
job title	FLAXHOLME, 105 DERBY ROAD, DUFFIELD
drawing title	PROPOSED PLANS
status	PLANNING
date	SEPTEMBER 2021
scale	1:100@A1
drawing number	FLX004
revision	B