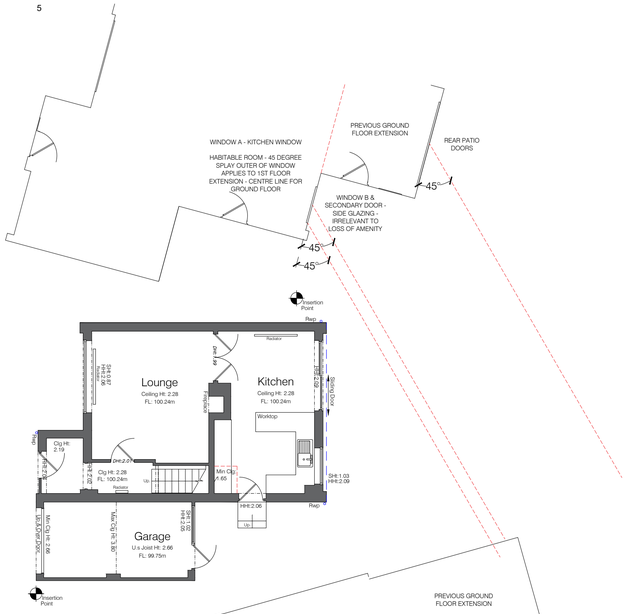
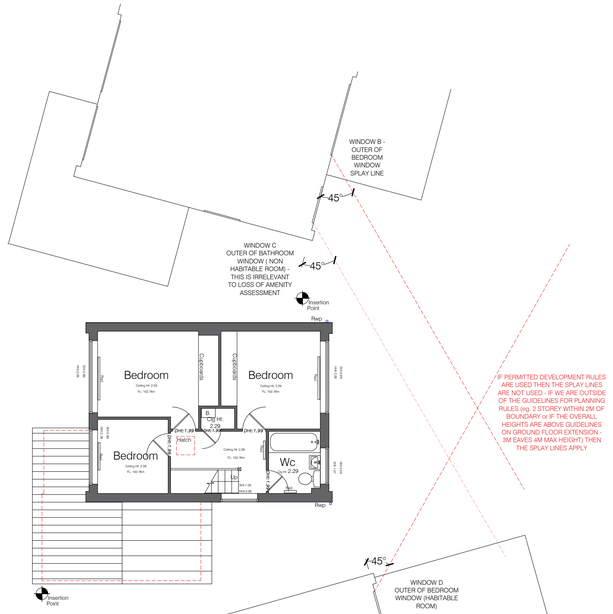
Scale 1:50

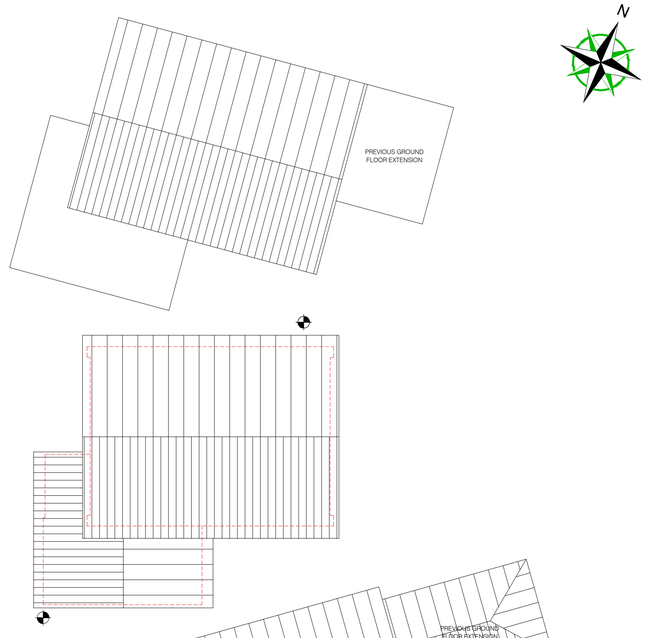
0 1 2 3 4 5




GROUND FLOOR PLAN



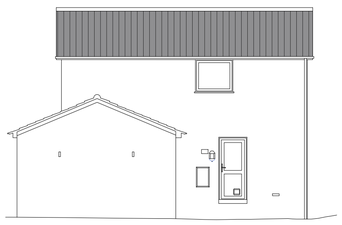

FIRST FLOOR PLAN




ROOF PLAN



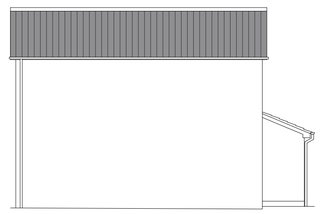
*Datum: 99.00m.*
Elevation 1.



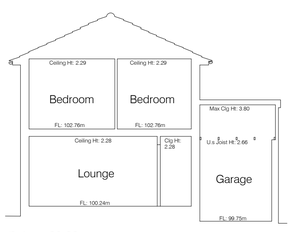
*Datum: 99.00m.*
Elevation 2.



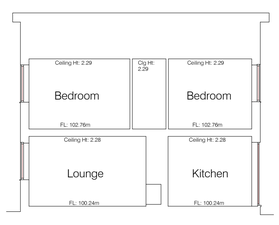
*Datum: 99.00m.*
Elevation 3.



*Datum: 99.00m.*
Elevation 4.




*Datum: 99.00m.*
Section A.




*Datum: 99.00m.*
Section B.




NOTE : TRUE ELEVATION OFF ELEVATION LINE 3-A FOR WINDOW POSITIONS IN HORIZNTAL PLANE SEE LAYOUT PLANS ONLY

*Datum: 99.00m.*
Elevation 3-A.

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01 - EXISTING

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Scale 1:50

0 1 2 3 4 5

N

LADYWOOD AVENUE

ELEVATION 3-A

ELEVATION 2-A

PREVIOUS GROUND FLOOR EXTENSION

PREVIOUS GROUND FLOOR EXTENSION

REAR PATIO DOORS

WINDOW A - KITCHEN WINDOW HABITABLE ROOM - 45 DEGREE SPLAY CUT OF 1ST FLOOR ADJACENT TO 1ST FLOOR EXTENSION - CENTRE LINE FOR GROUND FLOOR

WINDOW B & SECONDARY DOOR - SIDE GLAZED DOOR - IRRELEVANT TO LOSS OF AMENITY

45°

45°

45°

Kitchen
Ceiling Ht. 2.28
FL - 100.24m

Lounge
Ceiling Ht. 2.29
FL - 100.23m

Garage
U.K.B.M. 46.74B
FL- 99.75m

Utility
Ceiling Ht. 2.28
FL - 100.24m

Dining
Ceiling Ht. 2.28
FL - 100.24m

Porch
Ceiling Ht. 2.28
FL - 100.24m

Cupboard
Ceiling Ht. 2.28
FL - 100.24m

Cupboard
Ceiling Ht. 2.28
FL - 100.24m

Cupboard

Scale 1:50

0 1 2 3 4 5

N

LADYWOOD AVENUE

WINDOW C
OUTER DP BATHROOM
INTERNAL DW / WINDOW
HABITABLE ROOM
THIS IS PRE-EXISTANT
TO LOSS OF AMENITY
ASSESSMENT

WINDOW B
OUTER DP
BEDROOM
BRE
SPLAY LINE

45°

45°

IF PERMITTED DEVELOPMENT RULES ARE USED THEN THE SPLAY LINES ARE NOT USED. IF THE DWELLING IS FURTHER THAN 1M FROM THE BOUNDARY AT THE SIDE, THE SPLAY LINES ARE NOT USED. IF THE DWELLING IS CLOSER THAN 1M OF THE BOUNDARY AT THE SIDE, EXTENSIONS SHOULD NOT EXCEED 3M OR HALF THE DISTANCE FROM THE BOUNDARY, WHICHEVER IS LESS. SURVEYOR TO CONFIRM ON SITE. EXTENSIONS ON CORNER PLOTS ARE ALSO LIMITED BY ANY EARLIER BUILDING LINE. IN MAJOR NEIGHBOURHOODS THE SPLAY LINES APPLY.

Bedroom
11.16 sq. m
Ceiling Height 2.4m

Cupboard

Bedroom
11.16 sq. m
Ceiling Height 2.4m

Bedroom
11.16 sq. m
Ceiling Height 2.4m

Cupboard

Wc
2.29
Ceiling Height 2.4m

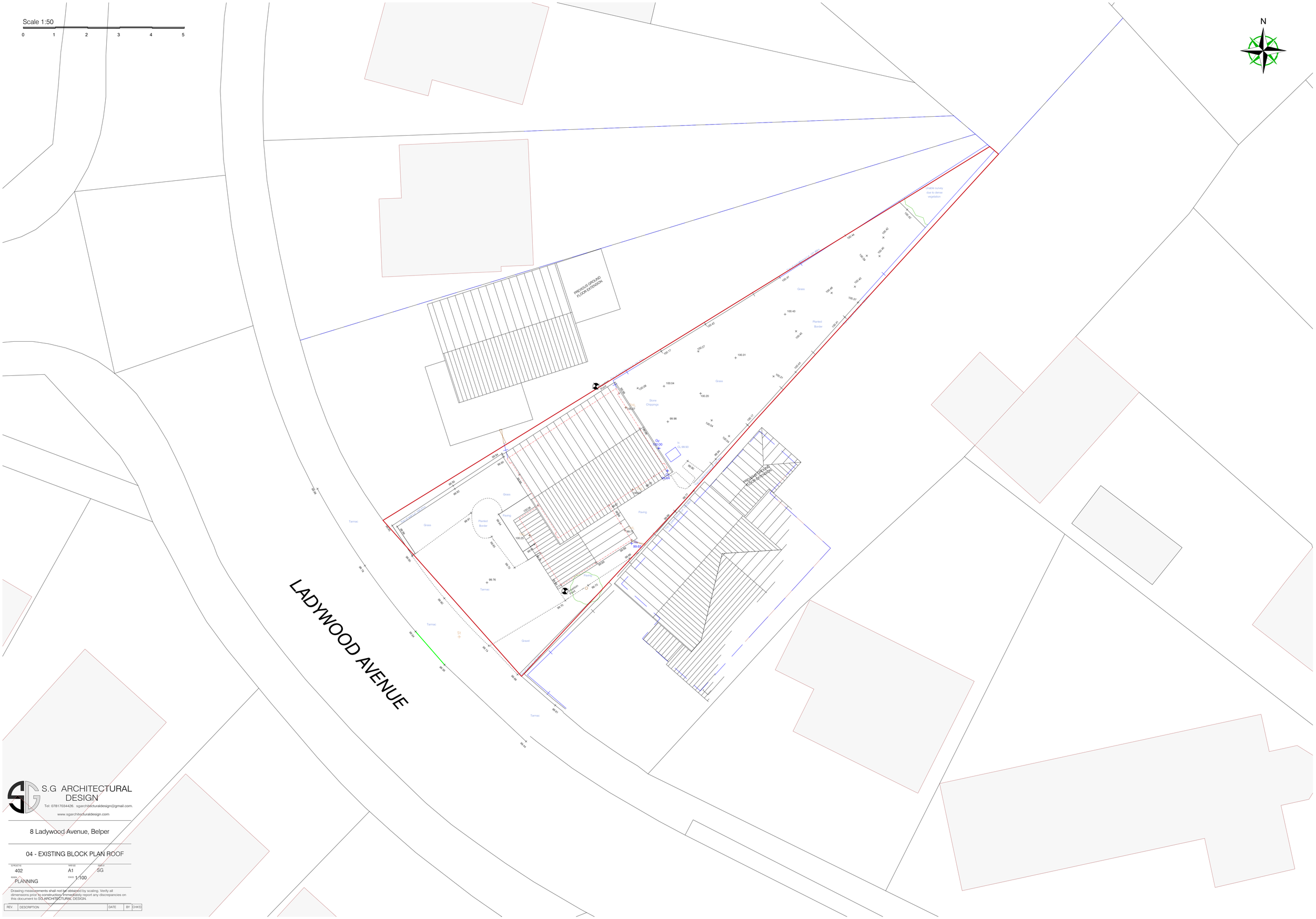
Cupboard
0.78
Ceiling Height 2.4m

Cupboard
0.78
Ceiling Height 2.4m

Cupboard

Cupboard

Cupboard

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04 - EXISTING BLOCK PLAN ROOF

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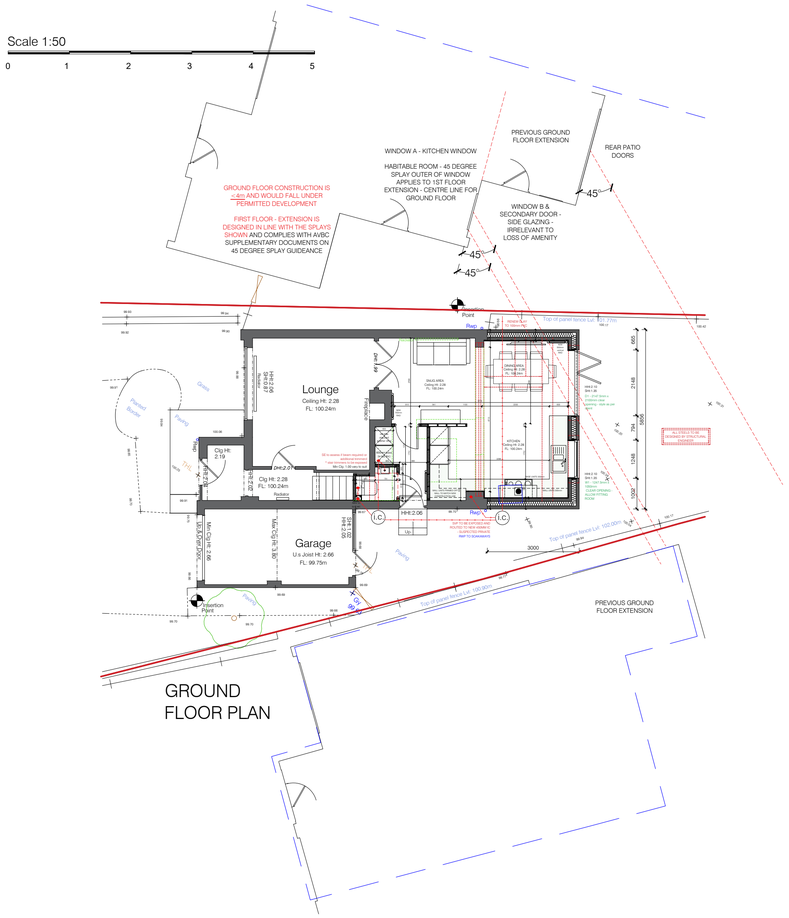
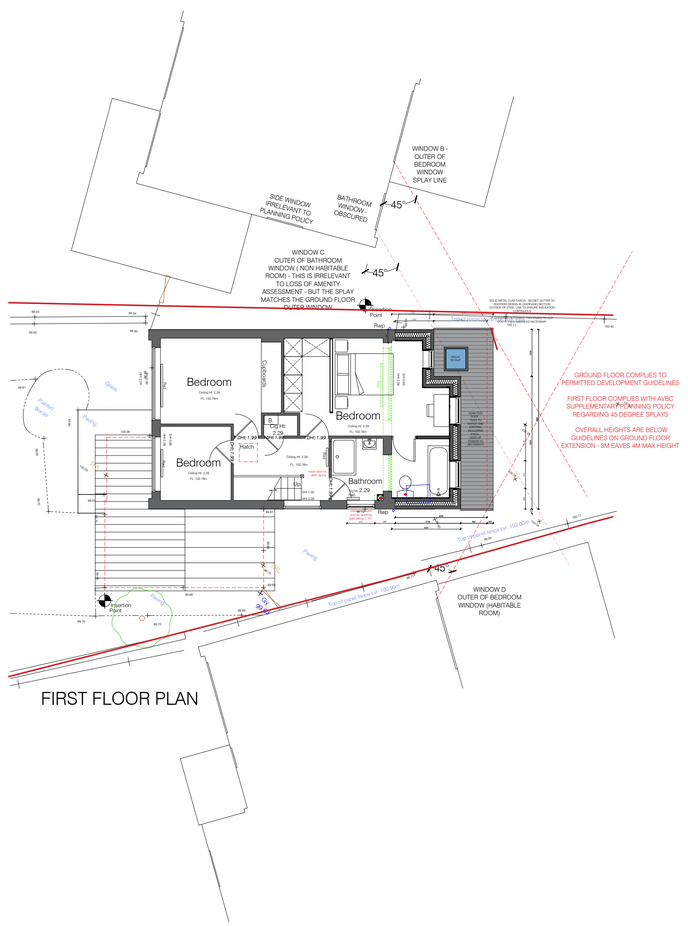
0 1 2 3 4 5




GROUND FLOOR PLAN

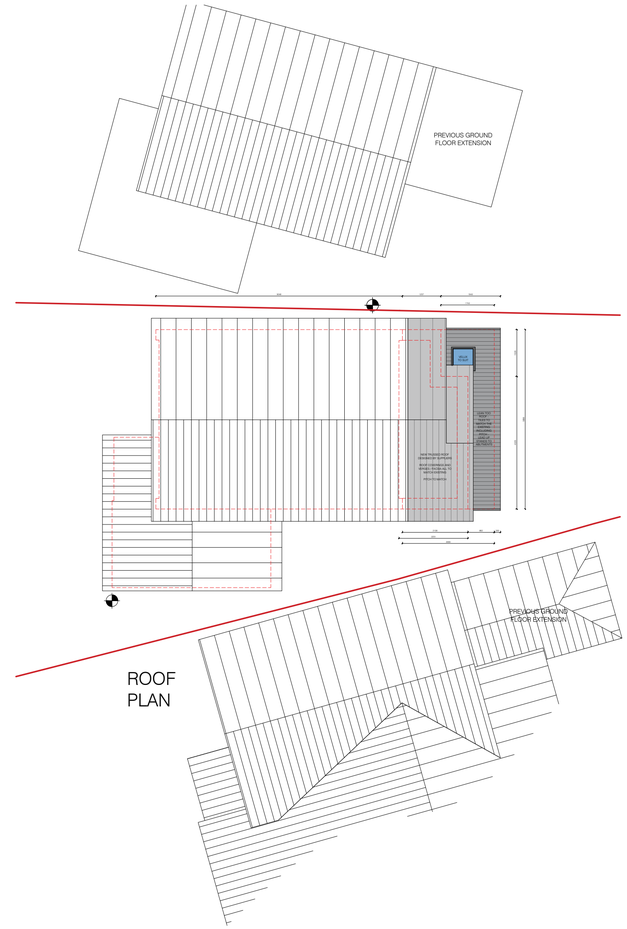



FIRST FLOOR PLAN

GROUND FLOOR COMPLIES TO PERMITTED DEVELOPMENT GUIDELINES

FIRST FLOOR COMPLIES WITH AVBC SUPPLEMENTARY PLANNING POLICY REGARDING 45 DEGREE SPLAYS

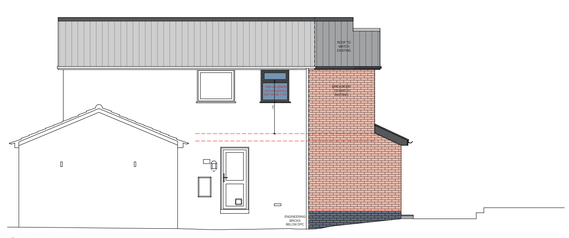
OVERALL HEIGHTS ARE BELOW GUIDELINES ON GROUND FLOOR EXTENSION - 3M EAVES 4M MAX HEIGHT




ROOF PLAN




*Datum: 99.00m.*
Elevation 1.

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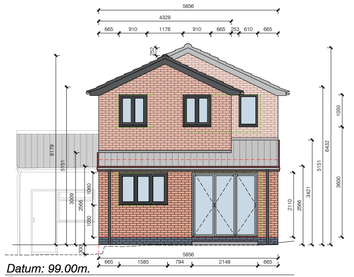
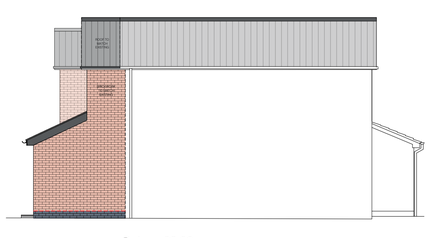
Elevation 2.




*Datum: 99.00m.*
Elevation 3.




*Datum: 99.00m.*
Elevation 4.




*Datum: 99.00m.*
Elevation 3-A.

NOTE : TRUE ELEVATION OFF ELEVATION LINE 3-A FOR WINDOW POSITIONS IN HORIZONTAL PLANE SEE LAYOUT PLANS ONLY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05 - PROPOSED

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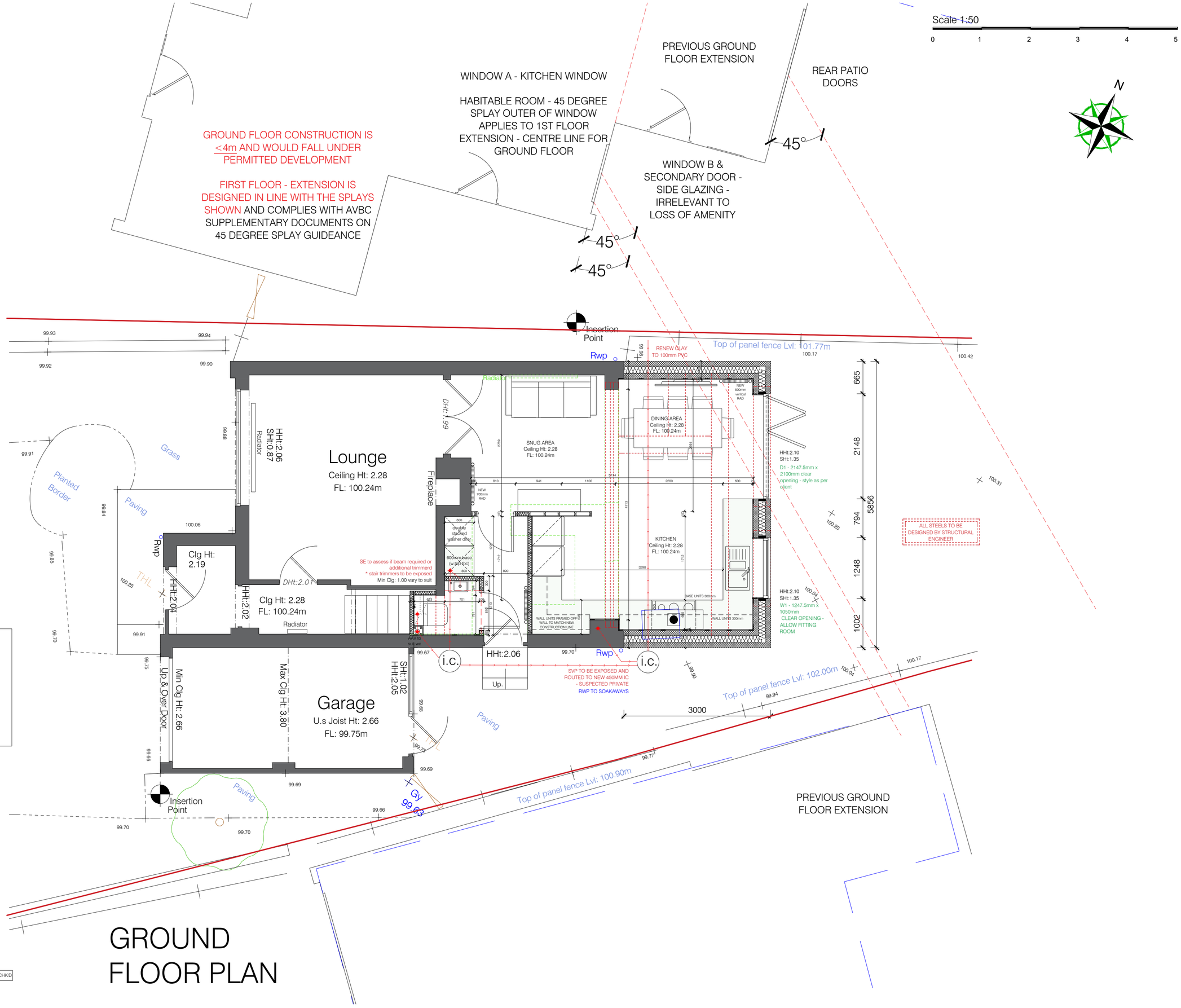


BOUNDARY LINES
- THE TOPOGRAPHICAL SURVEY IS GPS SCANNED - THE RED LINE SHOWN IS THE LEGAL OS BOUNDARY
- THIS IS 100% ACCURATE
- ACTUAL MATERIAL BOUNDARIES VARY TO OS MAPPING NORMALLY


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06 - PROPOSED GROUND FLOOR LAYOUT - A2 - 1-50

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| PLANNING | 1:50 | |


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# GROUND FLOOR PLAN

Scale 1:50

0 1 2 3 4 5

N

WINDOW B - OUTER OF BEDROOM WINDOW SPLAY LINE

SIDE WINDOW IRRELEVANT TO PLANNING POLICY

BATHROOM WINDOW - OBSCURED

45°

WINDOW C
OUTER OF BATHROOM WINDOW ( NON HABITABLE ROOM) - THIS IS IRRELEVANT TO LOSS OF AMENITY ASSESSMENT - BUT THE SPLAY MATCHES THE GROUND FLOOR OUTER WINDOW

45°

Insertion Point

Rwp

SOLID METAL CLAD FASCIA - SECRET GUTTER TO ROOFERS DESIGN IN OVERHANG SECTION OUTSIDE OF STEEL LINE TO ENSURE INSULATION CONTINUOUS

IF STANDARD GUTTERING PREFERRED TO CUT COSTS THEN AMEND AS NECESSARY

Top of panel fence Lvl: 102.00m

99.93 99.94 99.92 99.90 99.91 100.17 100.42

VELUX TO SUIT

LEAN TOO ROOF - TILES TO MATCH THE EXISTING INCLUDING PITCH - LEAD UP STANDS TO ABUTMENTS

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Cupboards

B.
Clg Ht: 2.29

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Hatch

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

move door to alter layout

Up

Bathroom
Clg Ht: 2.29

obscurated and no opening light below 1.7m

Rwp

Grass

Planted Border

Paving

THL

99.91 99.84 99.85 99.70 100.06 100.25 99.75 99.67 99.66 99.69 99.70 99.77 99.63 100.04 100.20 99.94 100.17

GROUND FLOOR COMPLIES TO PERMITTED DEVELOPMENT GUIDELINES

FIRST FLOOR COMPLIES WITH AVBC SUPPLEMENTARY PLANNING POLICY REGARDING 45 DEGREE SPLAYS

OVERALL HEIGHTS ARE BELOW GUIDELINES ON GROUND FLOOR EXTENSION - 3M EAVES 4M MAX HEIGHT

Top of panel fence Lvl: 100.90m

WINDOW D
OUTER OF BEDROOM WINDOW (HABITABLE ROOM)

BOUNDARY LINES
- THE TOPOGRAPHICAL SURVEY IS GPS SCANNED - THE RED LINE SHOWN IS THE LEGAL OS BOUNDARY
- THIS IS 100% ACCURATE
- ACTUAL MATERIAL BOUNDARIES VARY TO OS MAPPING NORMALLY

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07 - PROPOSED FIRST FLOOR LAYOUT - A2 - 1-50

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# FIRST FLOOR PLAN

Scale 1:50

0 1 2 3 4 5

N

WINDOW B - OUTER OF BEDROOM WINDOW SPLAY LINE

SIDE WINDOW IRRELEVANT TO PLANNING POLICY

BATHROOM WINDOW - OBSCURED

45°

WINDOW C
OUTER OF BATHROOM WINDOW ( NON HABITABLE ROOM) - THIS IS IRRELEVANT TO LOSS OF AMENITY ASSESSMENT - BUT THE SPLAY MATCHES THE GROUND FLOOR OUTER WINDOW

45°

Insertion Point

Rwp

SOLID METAL CLAD FASCIA - SECRET GUTTER TO ROOFERS DESIGN IN OVERHANG SECTION OUTSIDE OF STEEL LINE TO ENSURE INSULATION CONTINUOUS

IF STANDARD GUTTERING PREFERRED TO OUT OGSTS THEN AMEND AS NECESSARY

Top of panel fence Lvl: 102.00m

99.93 99.94 99.92 99.90 99.91 99.84 99.95 99.70 99.91 99.67 99.68 99.66 99.69 99.69 99.70 99.70 99.66 99.77 99.94 99.70 99.70 99.73 99.90 100.17 100.42 100.06 100.25 100.20 100.04 100.17 100.04

Grass

Planted Border

Paving

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Cupboards

Shlf:0.89 HH:2.09

Rad.

B.
Clg Ht: 2.29

DHt:1.99

Hatch

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Up.
SHt:1.05
HHt:2.09

move door to alter layout

Bathroom
Clg Ht: 2.29
Rad.

obscure glazed and no opening light below 1.7m

VELUX TO SUIT

LEAN TOO ROOF - TILES TO MATCH THE EXISTING INCLUDING PITCH - LEAD UP STANDS TO ABUTMENTS

THL

Paving

Insertion Point

Gy

Top of panel fence Lvl: 100.90m

45°

WINDOW D
OUTER OF BEDROOM WINDOW (HABITABLE ROOM)

GROUND FLOOR COMPLIES TO PERMITTED DEVELOPMENT GUIDELINES

FIRST FLOOR COMPLIES WITH AVBC SUPPLEMENTARY PLANNING POLICY REGARDING 45 DEGREE SPLAYS

OVERALL HEIGHTS ARE BELOW GUIDELINES ON GROUND FLOOR EXTENSION - 3M EAVES 4M MAX HEIGHT

BOUNDARY LINES
- THE TOPOGRAPHICAL SURVEY IS GPS SCANNED - THE RED LINE SHOWN IS THE LEGAL OS BOUNDARY
- THIS IS 100% ACCURATE
- ACTUAL MATERIAL BOUNDARIES VARY TO OS MAPPING NORMALLY

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08 - PROPOSED FIRST FLOOR LAYOUT - A2 - 1-50

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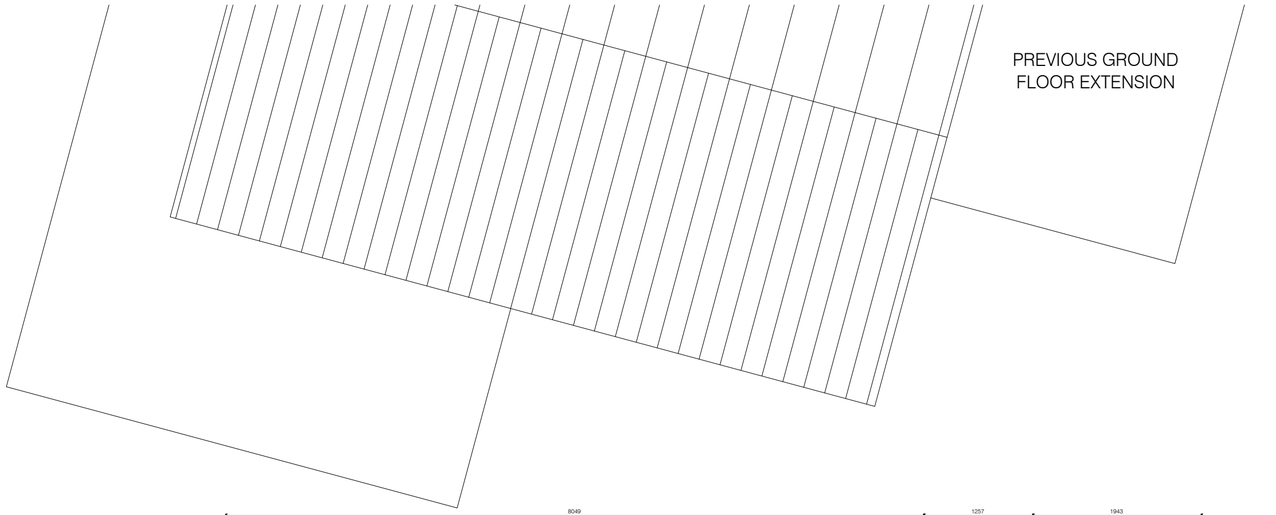
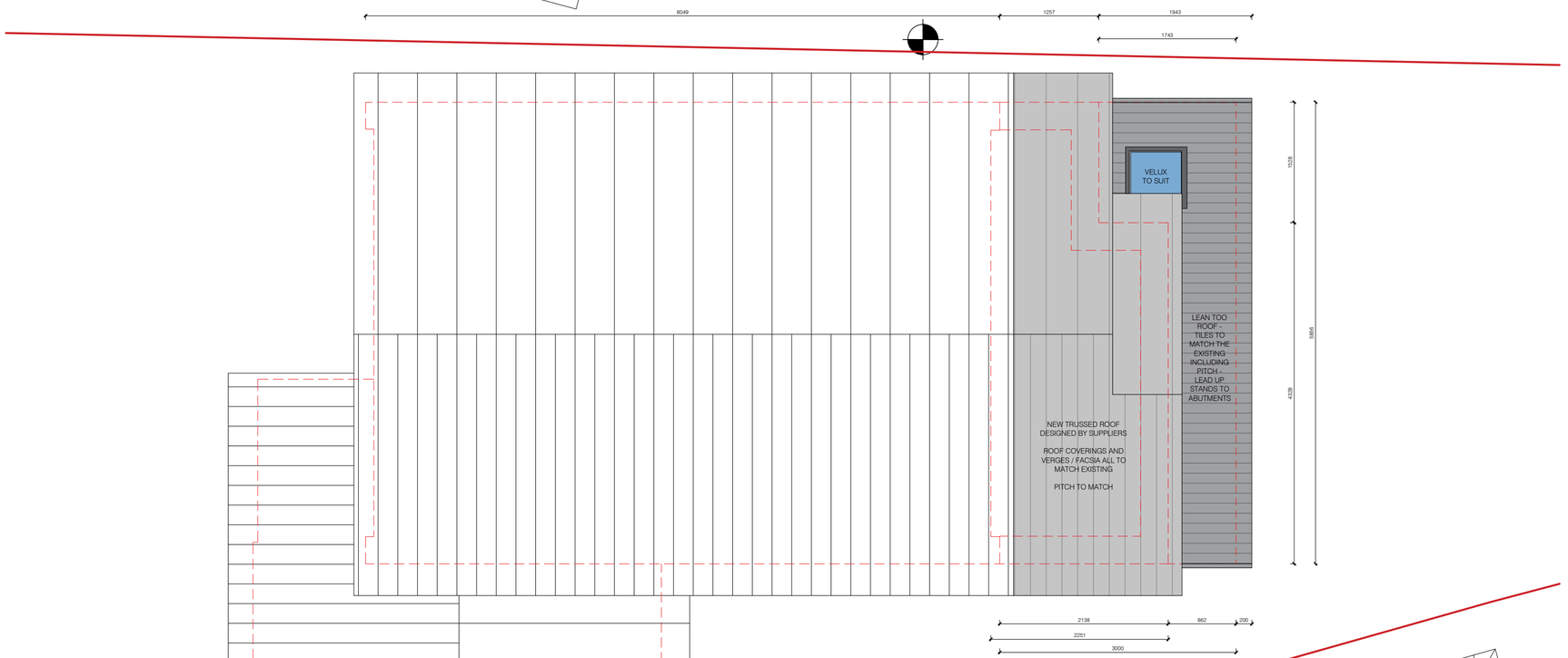
# FIRST FLOOR PLAN




Scale 1:50

0 1 2 3 4 5

N







# ROOF PLAN

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09 - PROPOSED ROOF PLAN LAYOUT - A2 - 1-50

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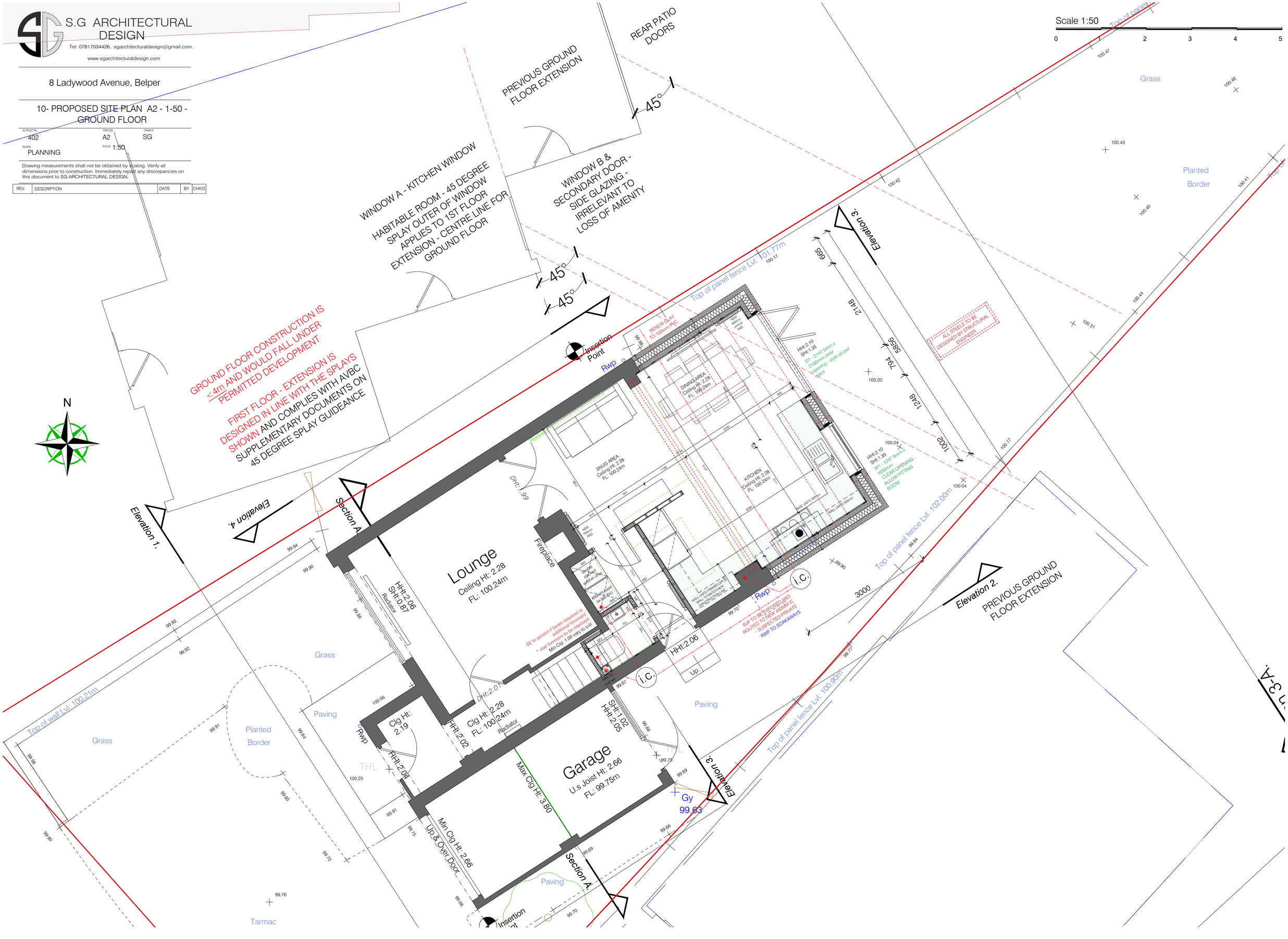

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10- PROPOSED SITE PLAN A2 - 1-50 - GROUND FLOOR
SG PROJECT NO 402
PAPER SIZE A2
DRAWN BY SG
REVISION PLANNING
SCALE(S) 1:50
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REV. DESCRIPTION DATE BY CHKD
Scale 1:50
0 1 2 3 4 5
N
REAR PATIO DOORS
PREVIOUS GROUND FLOOR EXTENSION
WINDOW A - KITCHEN WINDOW
HABITABLE ROOM - 45 DEGREE SPLAY OUTER OF WINDOW APPLIES TO 1ST FLOOR EXTENSION - CENTRE LINE FOR GROUND FLOOR
WINDOW B & SECONDARY DOOR - SIDE GLAZING - IRRELEVANT TO LOSS OF AMENITY
GROUND FLOOR CONSTRUCTION IS ≤4m AND WOULD FALL UNDER PERMITTED DEVELOPMENT
FIRST FLOOR - EXTENSION IS DESIGNED IN LINE WITH THE SPLAYS SHOWN AND COMPLIES WITH AVBC SUPPLEMENTARY DOCUMENTS ON 45 DEGREE SPLAY GUIDEANCE
Top of panel fence Lvl: 101.77m
Top of panel fence Lvl: 102.00m
Top of panel fence Lvl: 100.90m
Top of wall Lvl: 100.21m
Grass
Planted Border
Paving
Tarmac
Elevation 1.
Elevation 2.
Elevation 3.
Elevation 4.
Section A.
Insertion Point
Rwp
Lounge
Ceiling Ht: 2.28
FL: 100.24m
Garage
U.s Joist Ht: 2.66
FL: 99.75m
Fireplace
Radiator
Clg Ht: 2.19
Clg Ht: 2.28
FL: 100.24m
Max Clg Ht: 3.80
Min Clg Ht: 2.66
Up & Over Door
HHt:2.06
SHt:0.87
HHt:2.06
SHt:1.02
HHt:2.05
HHt:2.04
HHt:2.02
DHt:2.01
DHt:1.99
SNUG AREA
Ceiling Ht: 2.28
FL: 100.24m
KITCHEN
Ceiling Ht: 2.28
FL: 100.24m
DINING AREA
Ceiling Ht: 2.28
FL: 100.24m
RENEW CLAY TO 100mm PVC
ALL STEELS TO BE DESIGNED BY STRUCTURAL ENGINEER
SVP TO BE EXPOSED AND ROUTED TO NEW 450MM IC - SUSPECTED PRIVATE RWP TO SOAKAWAYS
SE to assess if beam required or additional trimmer
* stair trimmers to be exposed
Min Clg: 1.00 vary to suit
Gy 99.63
3000

Scale 1:50

0 1 2 3 4 5

WINDOW B - OUTER OF BEDROOM WINDOW SPLAY LINE

45°

BATHROOM WINDOW - OBSCURED

SIDE WINDOW IRRELEVANT TO PLANNING POLICY

45°

WINDOW C OUTER OF BATHROOM WINDOW ( NON HABITABLE ROOM) - THIS IS IRRELEVANT TO LOSS OF AMENITY ASSESSMENT - BUT THE SPLAY MATCHES THE GROUND FLOOR OUTER WINDOW

SOLID METAL CLAD FASCIA, SECRET GUTTER TO ROOFERS DESIGN IN OVERHANG SECTION OUTSIDE OF STEEL LINE TO ENSURE INSULATION CONTINUOUS

STANDARD GUTTERING TO BE FIXED TO CUT LOOSE WHEN AMEND AS NECESSARY

Top of panel fence Lvl: 100.17

GROUND FLOOR COMPLIES TO PERMITTED DEVELOPMENT GUIDELINES

FIRST FLOOR COMPLIES WITH AVBC SUPPLEMENTARY PLANNING POLICY REGARDING 45 DEGREE SPLAYS

OVERALL HEIGHTS ARE BELOW GUIDELINES ON GROUND FLOOR EXTENSION - 3M EAVES 4M MAX HEIGHT

Insertion Point

Rwp

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Cupboards

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

B. Cig Ht: 2.29

Bathroom
Cig Ht: 2.29

Bedroom
Ceiling Ht: 2.29
FL: 102.76m

Hatch

Up

move door to alter layout

close up opening and re-open right below 1.77m

Rad

DHt:1.99

Sht:0.89
HHt:2.09

Sht:1.05
HHt:2.09

Grass

Planted Border

Paving

Tarmac

Top of wall Lvl: 100.21m

Top of panel fence Lvl: 102.00m

Top of panel fence Lvl: 100.90m

WINDOW D OUTER OF BEDROOM WINDOW (HABITABLE ROOM)

45°

N

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11- PROPOSED SITE PLAN A2 - 1-50 - FIRST FLOOR

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Scale 1:50

0 1 2 3 4 5

Top of wall Lvl: 100.21m

Top of panel fence Lvl: 101.27m

Top of panel fence Lvl: 102.00m

Top of panel fence Lvl: 100.90m

Insertion Point

Insertion Point

Planted Border

Planted Border

Grass

Grass

Paving

Paving

Paving

Tarmac

Tarmac

Gy 99.63

THL

THL

100.25

100.06

99.76

99.75

100.43

100.45

100.37

100.41

100.44

100.31

100.42

100.17

100.20

100.04

100.17

100.04

99.94

99.90

99.93

99.92

99.91

99.84

99.85

99.70

99.90

99.86

99.67

99.68

99.69

99.66

99.70

99.70

99.77

99.94

99.90

99.86

99.70

99.70

99.69

99.66

99.70

99.70

99.70