Hot Water Supply

Cold Water Supply

RWP
Unknown Route

Pr.IC

RWP

Surface Water

To Proposed Soakaway

RWP

Garden Store

Garden Store

RWP

RWP

Surface Water

Barn

Ex. IC

Foul

Foul

Ex. IC

Foul

Foul

SVP

Existing Water Supply

RWP

RWP

To Existing Soakaway

Kitchen

Boot Room

St

SD

Existing opening to be blocked up

Proposed Oak Frame Canopy supported by gallows Brackets

Corridor

RWP

Proposed Internal door

Dining Room

SD

H=2210

Proposed Front Door with Top glazed unit

Existing doors are to be replaced with modern alternative

Surface water is to discharge into Soakaway. A porosity test should be undertaken to check the suitability of the ground

It is advisable to conduct a drain survey to ascertain existing drainage details.

Final drainage details are to be confirmed on site between BCO and contractor

To Proposed Soakaway

RWP

A:A

Pr.G

RWP

RWP

Step

5000

Proposed Water Supply

Existing walls to be checked. Currently proposed 150mm stud with 150mm Celotex between studs.

Proposed Retaining wall around Proposed Sunken Patio area

Proposed Tiered rockery

Structural engineer to design and confirm steel beam(s)

Ground 0.7m Higher than patio level

Proposed Soakaway in rear garden

Ground 0.7m Higher than patio level

B:B

B:B

6654

3000

Proposed Sunken Patio

Lounge

SD

4170

5180

Proposed Bi-Fold Doors

Contractor is to ensure bi-folds are true centre of gable.

Proposed Tiered rockery

H=2360

HD

D/W

Beam

Beam

Beam

F/F

Study

Proposed Kitchen

Proposed Internal door

Proposed Bi-Fold Doors

Existing walls appear to be studded internally

Beam

Beam

Step

Step

Step

Step

Reception Hall

Games Room

2900

Proposed Water Supply

Structural engineer to design and confirm steel beam(s)

To Proposed Soakaway

RWP

RWP

RWP

A:A

Ex IC

Hall

W/C

RWP

RWP

To Existing Soakaway

RWP

To Existing Soakaway

Ground 1m Higher than patio level

Unidentified group of trees

Conservatory

Proposed Ground Floor Plan (1:50)

All dimensions to be checked on site
All drainage positions and inverts to be checked on site.
No work to commence until receipt of Water authority approval.
It is the responsibility of the property owner to comply with the party wall act where building near to a boundary.

Revision	Date	Description	Drawn By

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Drawn by	Date	Proposal	Project
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Frankerbrook Lodge Farm, Cowers Lane