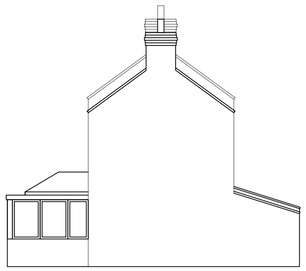
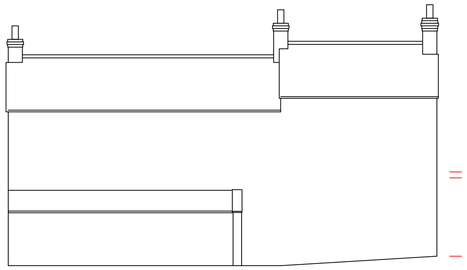


FRONT ELEVATION



SIDE ELEVATION

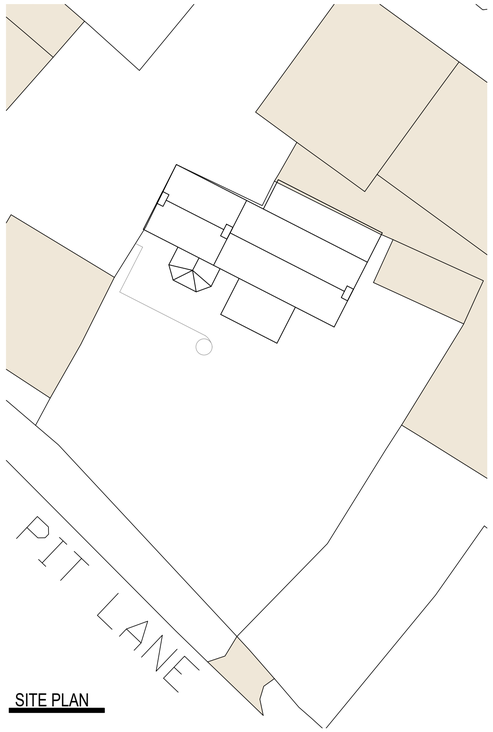


REAR ELEVATION



SIDE ELEVATION

EXISTING SCALE 1:100

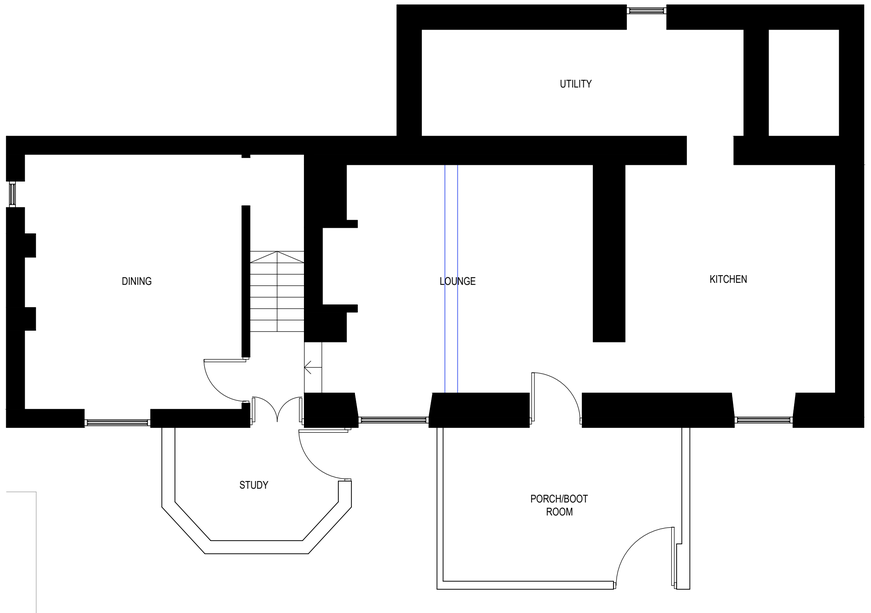


SITE PLAN

EXISTING SCALE 1:200

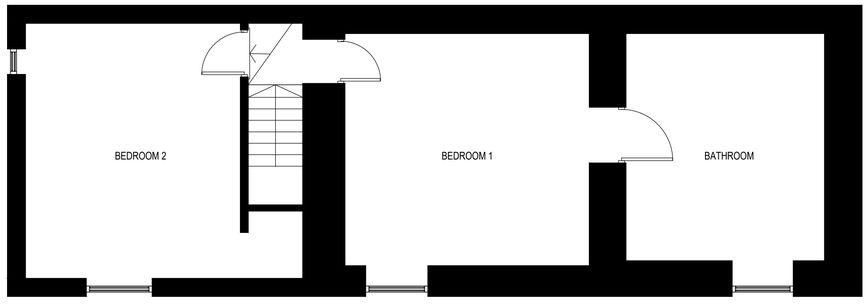


WIDER SITE LOCATION REFERENCE



GROUND FLOOR PLAN

EXISTING SCALE 1:50



FIRST FLOOR PLAN

Notes

This drawings remains the property of Jba-design ltd. The drawing should not be copied, altered or reproduced without written consent.

Do not scale from this drawing except for planning purposes. Any dimensions not specified must be confirmed with Jba-design ltd prior to commencement of works on site.

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, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against all other relevant information, specifications and/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.

Jba-design ltd will not consider land ownership or legal matters unless specifically requested to do so. The Client should ensure that there are no restrictive covenants or legal restrictions at the relevant property and if so Jba-design ltd informed of such. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around.

Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.

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 design and planning approval. 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.

Revisions:



Unique plan reference: v1f/1371171/1837332

Project Address:
Martin House Farm,
South Wingfield,
DE55 7NW

Status: Planning

Date: February 2026

Sheet Size: A1

DWG Title:
Existing Plans & Elevations

DWG No: 25_008_E01

Revision: B

jba.

1:50 0 2.5m

1:100 0 5m