Scale 1:100

0 1 2 3 4 5 10

actual physical boundary lines as per topographical

Note os mapping boundary line does not match - red line signifies physical fenced boundary only - set in of fencing does not match OS mapping

121 Broadway

125 Broadway

Shed

Conservatory

Kitchen

Lounge

Toilet

Lounge

Hall

Garage

Porch

Bedroom

Bedroom

Bedroom

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Skylight

Top Of Ridge Level : 67.84m

Top Of Ridge Level : 68.07m

Top Of Ridge Level : 69.06m

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Existing Layouts inc roof and Site Plans

JOB/PROJECT NO	PAPER SIZE	DRAWN BY
402	A1	SG
ISSUED	SCALES	
PLANNING	1:100	

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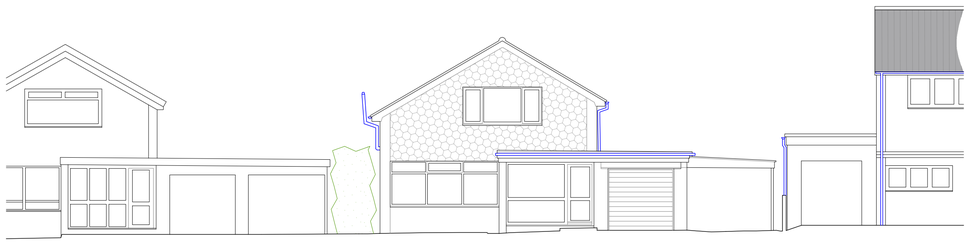
REV.	DESCRIPTION	DATE	BY	CHK'D

Scale 1:100

0 1 2 3 4 5 10

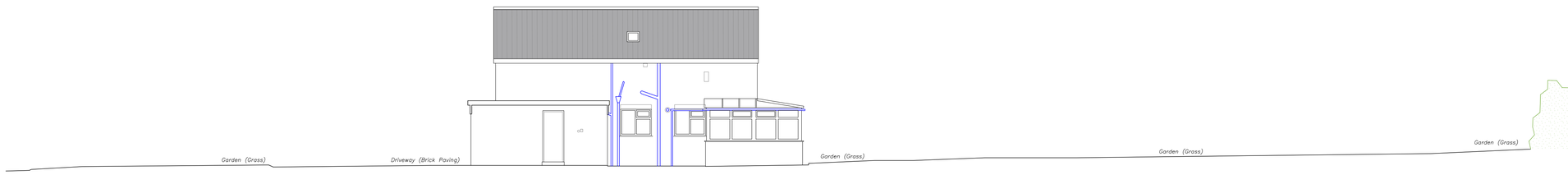


Datum: 60.00m.
Elevation 1.

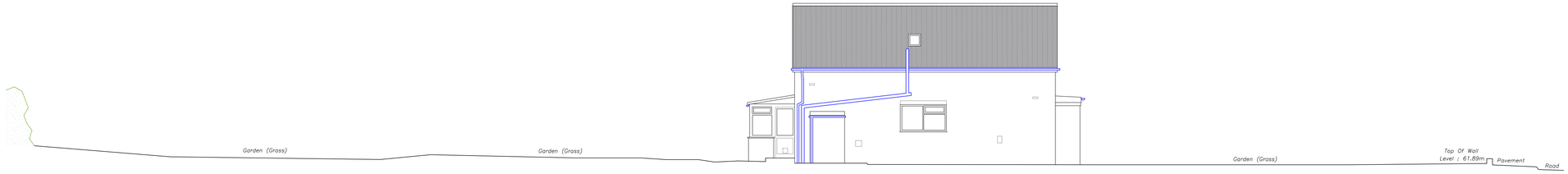
Datum: 60.00m.
Elevation 3. front and street scene



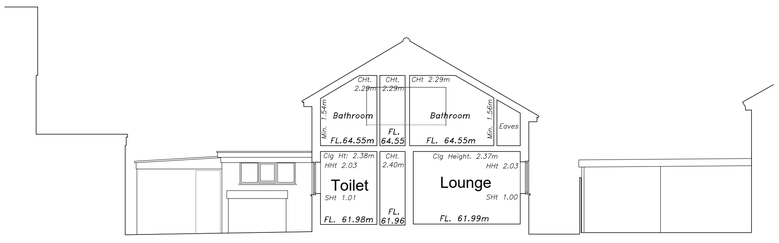
Datum: 60.00m.
Elevation 3. rear and street scene



Datum: 60.00m.
Elevation 2. Right hand side



Datum: 60.00m.
Elevation 4. Left hand side



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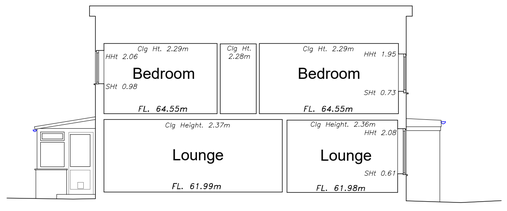
Section A-A.



Datum: 60.00m.
Section B-B.

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Existing Elevations - Sections

JOB/PROJECT NO	PAPER SIZE	DRAWN
402	A1	SG
STATUS	SCALE	
PLANNING	1:100	

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REV.	DESCRIPTION	DATE	BY	CHK'D

Scale 1:100

0 1 2 3 4 5 10

actual physical boundary lines as per topographical

Note os mapping boundary line does not match - red line signifies physical fenced boundary only - set in of fencing does not match OS mapping

121 Broadway

125 Broadway

Shed

Conservatory

Kitchen

Lounge

Toilet

Lounge

Hall

Garage

Porch

Bedroom

Bedroom

Bedroom

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Flat Roof

Skylight

Top Of Ridge Level : 67.84m

Top Of Ridge Level : 68.07m

Top Of Ridge Level : 69.06m

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Existing Layouts inc roof and Site Plans

JOB/PROJECT NO	PAPER SIZE	DRAWN BY
402	A1	SG
ISSUED	SCALES	
PLANNING	1:100	

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REV.	DESCRIPTION	DATE	BY	CHK'D

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Existing and Proposed Block Plans

JOB NO.	PAPER SIZE	DRAWN BY
402	A1	SG
STATUS	SCALE	
PLANNING	1:200	

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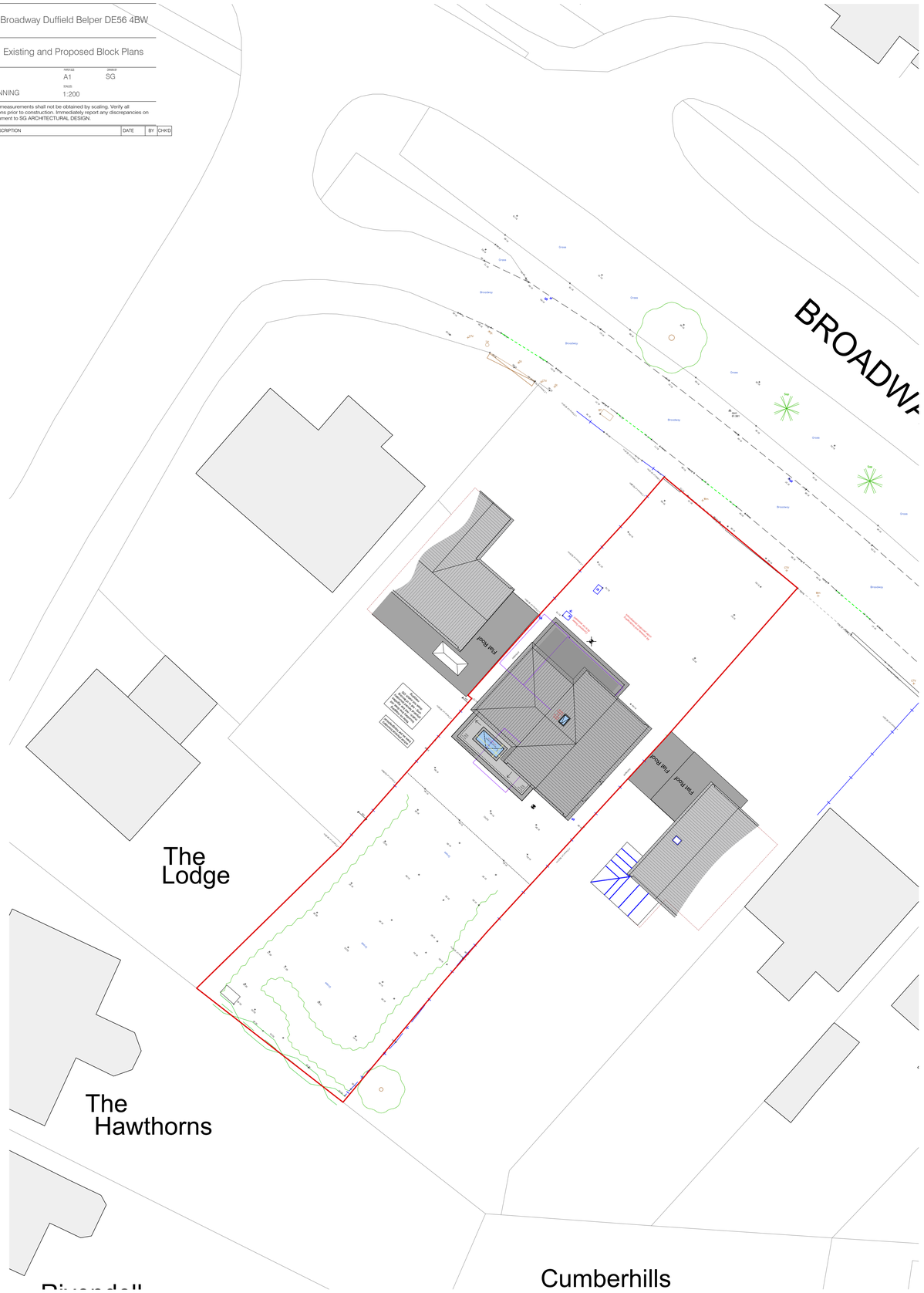
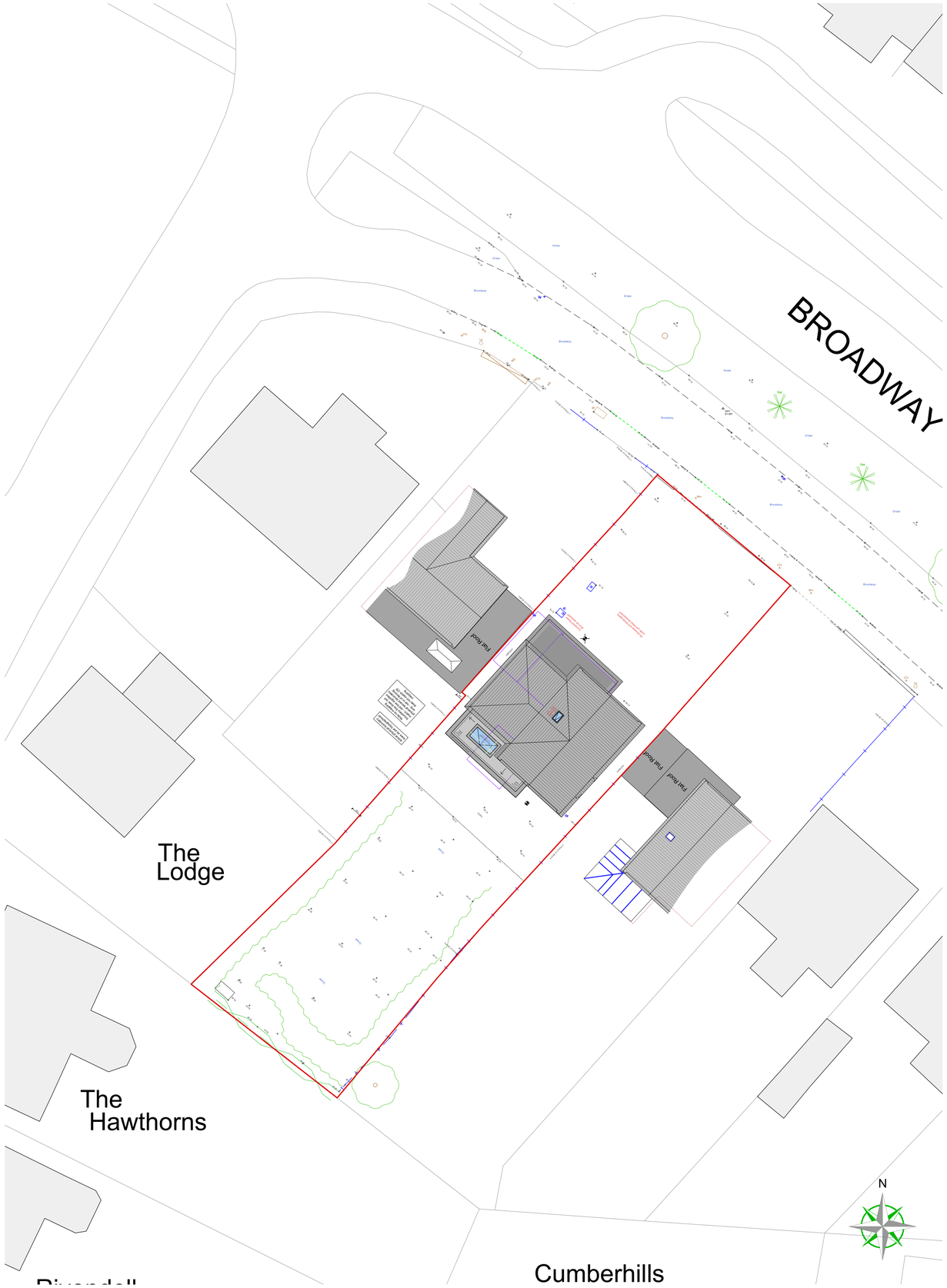
REV.	DESCRIPTION	DATE	BY	CHKD

PROPOSED BLOCK PLAN



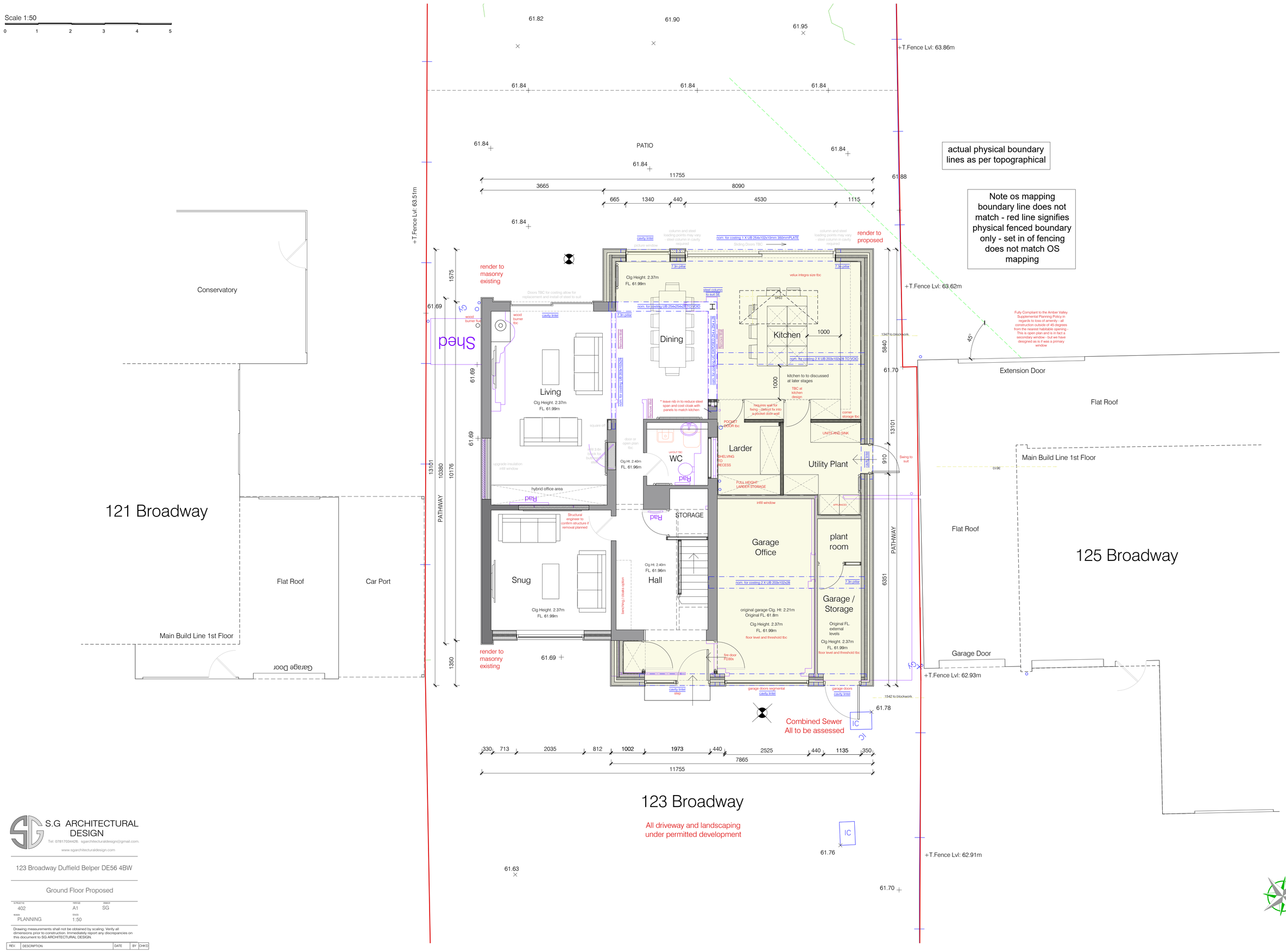
EXISTING BLOCK PLAN

Scale 1:200
0 5 10 20



Scale 1:50

0 1 2 3 4 5



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Ground Floor Proposed

PROJECT NO	PAPER SIZE	DRAWN
402	A1	SG
PHASE	SCALE	
PLANNING	1:50	

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REV.	DESCRIPTION	DATE	BY	CHK'D

Scale 1:50

0 1 2 3 4 5

121 Broadway

Flat Roof
FL. 64.09m

Flat Roof

Fully Compliant to the Amber Valley Supplemental Planning Policy in regards to loss of amenity

UPPER FLOOR MASONRY TO BE RAISED AS PER ELEVATIONS ON EXISTING FOOTPRINT APPROX 270MM - U VALUES TO BE IMPORVED FROM EXISTING TO INCLUDE 50-60MM FOIL BACK INSULATION BOARD

Grass

61.82 61.90 61.95

+T.Fence Lvl: 63.86m

61.84 61.84 61.84

61.84 PATIO 61.84

61.84

+T.Fence Lvl: 63.51m

11755
7080
3540 3540 4675
330 465 685 1042 2035 1042 685 465 330 767 2465 1442

parapet wall with aluminum capping

flat roof gutter detail

windows central externally for improved visual - fixed window with window seat bespoke to be agreed on site

cavity tinted

window mirrored externally to bathroom for visual externally - FE window

flat roof light electric velux insert a size tbc

2045 x 809

61.69

Bedroom
FL. 64.55m
4705 3966

wardrobe solution to be discussed at later stage

Bathroom

Ensuite
layout tbc

obscure glazing no opening below 1.7m

810mm opening 726mm door

810mm opening 726mm door

810mm opening 726mm door or pocket door E

810mm opening 726mm door

sacrificial pipe boxing wall for ensuite waste

NEW SVP

550 x 960 vanitop bung electric

Landing

fl to fl stairs 2560

Bedroom
FL. 64.55m
4276 3440

Ensuite
layout tbc

Bedroom
FL. 64.55m
3610 4545

Office
1860 2760

cavity tinted

61.69

61.70

61.88

+T.Fence Lvl: 63.62m

actual physical boundary lines as per topographical

Note os mapping boundary line does not match - red line signifies physical fenced boundary only - set in of fencing does not match OS mapping

Fully Compliant to the Amber Valley Supplemental Planning Policy in regards to loss of amenity - all construction outside of 45 degrees from the nearest habitable opening - This is open plan and is in fact a secondary window - but we have designed as is if was a primary window

Skylight

Flat Roof
FL. 64.92m

125 Broadway

10380 797 4381 5262 1665 4830 7080 10410 798 1452 1665

PATHWAY

+T.Fence Lvl: 62.93m

330 712 2035 1212 1360 1100 330 552 2015 2107

3890 7865

7080 4675

11755

Combined Sewer
All to be assessed

IC

61.78

All driveway and landscaping under permitted development

61.63

61.76

61.70

+T.Fence Lvl: 62.91m

N

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First Floor Proposed

SURVEY NO	PAPER SIZE	DRAWN
402	A1	SG
STATUS	SCALES	
PLANNING	1:50	

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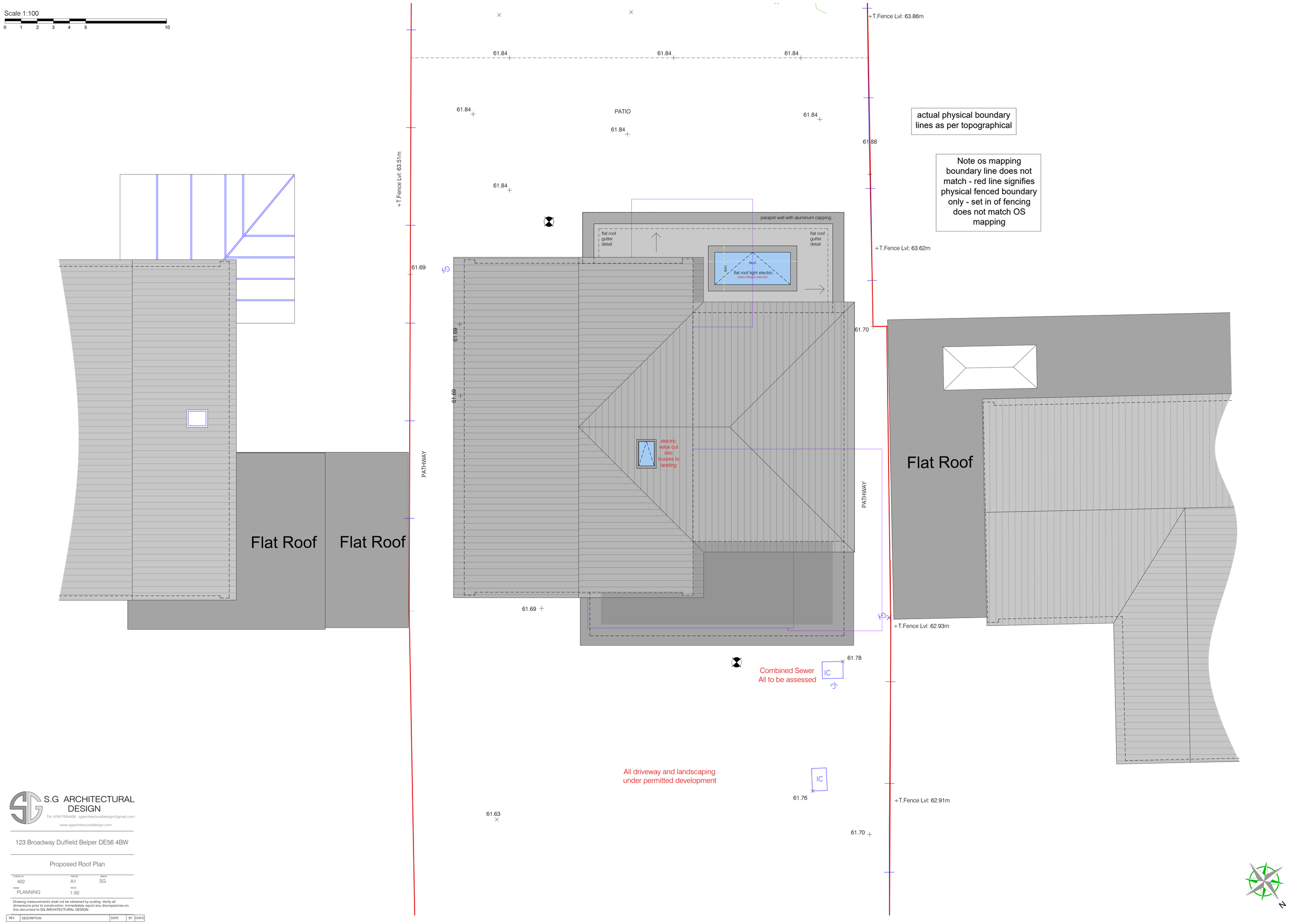
REV.	DESCRIPTION	DATE	BY	CHKD



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Proposed Roof Plan

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REVISION	SCALE	
PLANNING	1:50	

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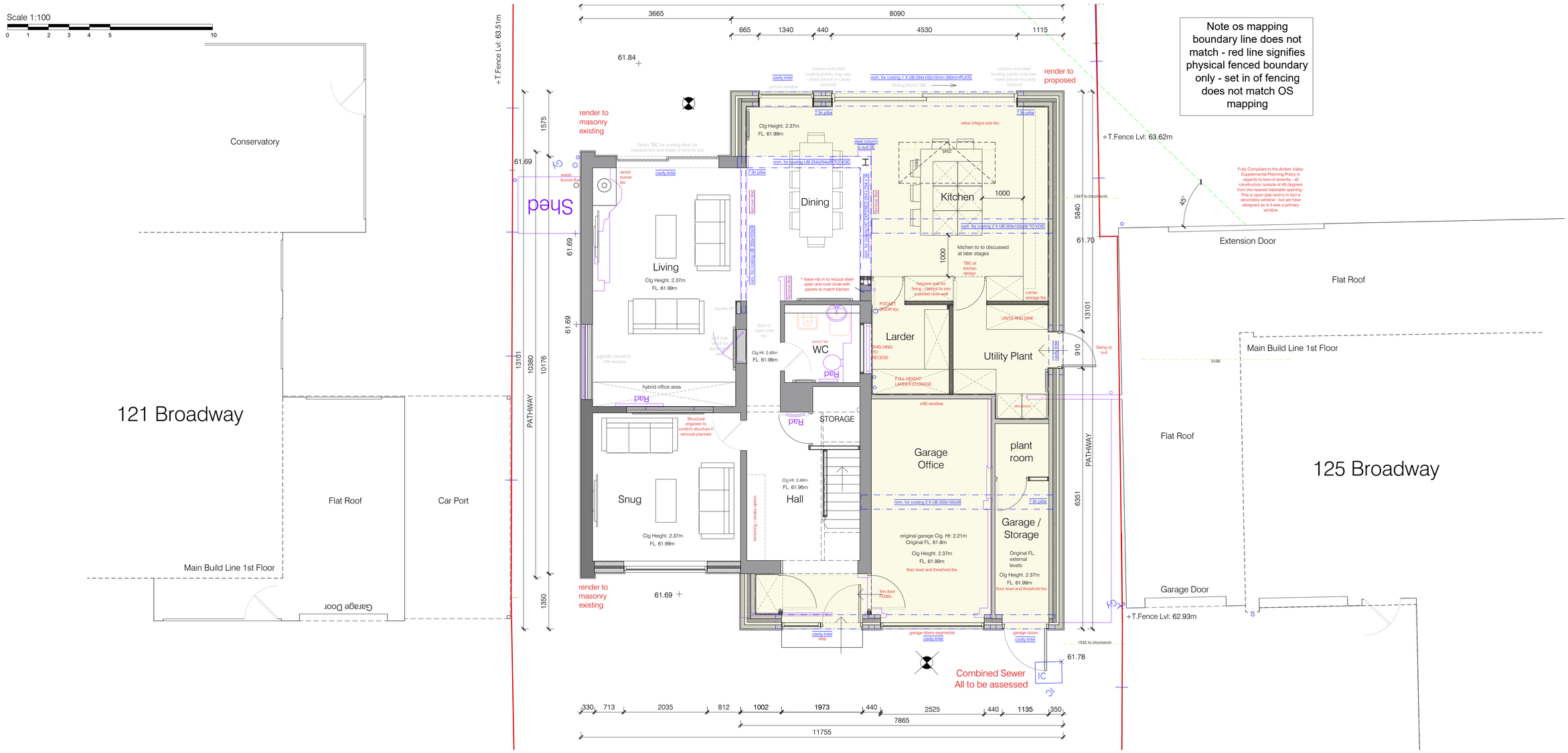
REV.	DESCRIPTION	DATE	BY	CHK'D





Datum: 60.00m.

Elevation 1. front and street scene

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Proposed Ground Floor and Front Elevation

SG PROJECT NO.	PAPER SIZE	DRAWN BY
402	A1	SG
REVISION	SCALE	
PLANNING	1:50	

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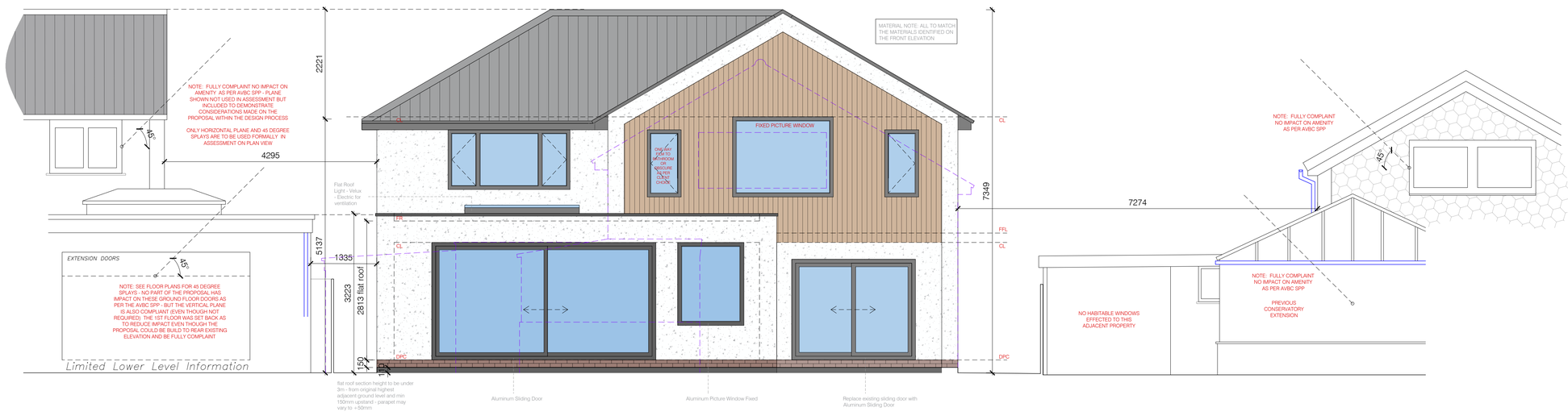
REV.	DESCRIPTION	DATE	BY	CHK'D



Datum: 60.00m.

Elevation 1. front and street scene



Datum: 60.00m.

Elevation 3. rear and street scene

Scale 1:50

0 1 2 3 4 5

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Proposed Elevations Front and Rear

JOB/PROJECT NO	PAPER SIZE	DRAWN BY
402	A1	SG
STATUS	SCALES	
PLANNING	1:50	

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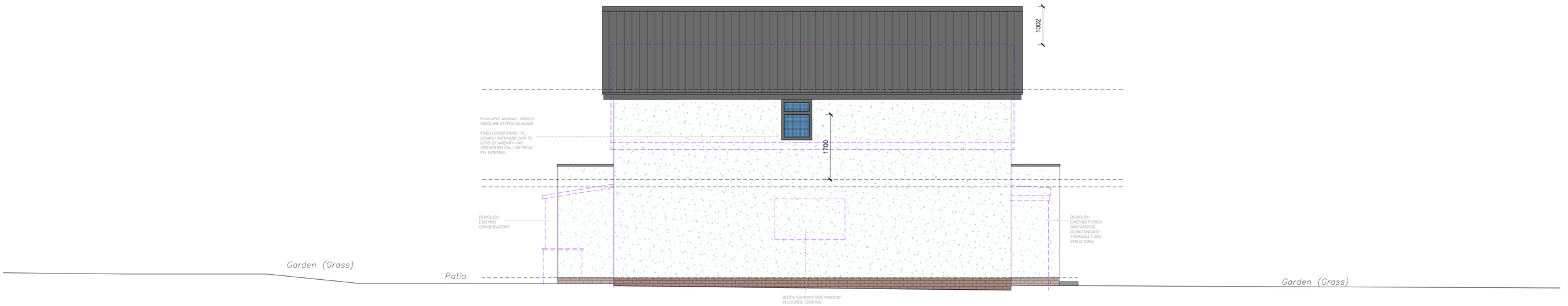
REV.	DESCRIPTION	DATE	BY	CHK'D

Scale 1:50

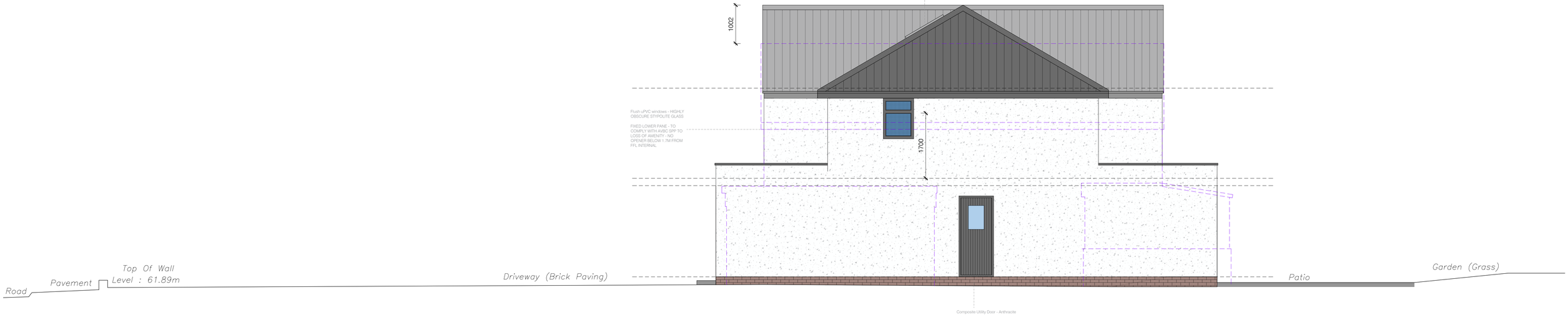
0 1 2 3 4 5



Datum: 60.00m.

Elevation 4. Left hand side

electric velux cut into trusses to landing



Datum: 60.00m.

Elevation 2. Right hand side

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Proposed Elevations LHS and RHS

PROJECT NO	PAPER SIZE	DRAWN BY
402	A1	SG
STATUS	SCALE	
PLANNING	1:50	

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REV.	DESCRIPTION	DATE	BY	CHK'D

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Proposed Elevations and Plans

SUPPLIED TO	PAPER SIZE	DRAWN
402	A1	SG
STATUS	SCALES	
PLANNING	1:100	

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REV.	DESCRIPTION	DATE	BY	CHK'D



Datum: 60.00m.
Elevation 1. front and street scene



Datum: 60.00m.
Elevation 3. rear and street scene



Datum: 60.00m.
Elevation 4. Left hand side

Datum: 60.00m.
Elevation 2. Right hand side

