Scale 1:100

0 1 2 3 4 5 10

BROADWAY

N

Broadway Side Link

TWO STOREY

SINGLE STOREY

9

45°

45°

Nearest window unable to establish is classed as a habitable window - no part of the structure is affected under the Amber Valley SPP guidance for home extension on protecting amienity - The extension could be larger but the nearest existing buildline of the garage conversion is honoured

TOPOGRAPHICAL
actual physical boundary lines as per topographical using GPS DATA accurate to 1mm

Note OS mapping boundary line does not match actual Established build lines - Fencing and Posts taken as established boundary

- When overlaid physical established boundaries to no9 established over OS mapping - all boundary trees and hedges fall within RED line ownership

shrubs and bushes will be removed under permitted rules prior to commencement - no permission is required

Infill to retained section of patio

existing patio to be retained and made good

snug area

walk in wardrobe

Bedroom 1
Ceiling Ht: 2.37
FL: 57.97m

Bedroom2
Ceiling Ht: 2.42
FL: 57.92m

Bedroom 3
Ceiling Ht: 2.42
FL: 57.92m

Bathroom

Ensuite

5664 Root Protection Area

5760

7

TWO STOREY

464 1347

45°

45°

NEAREST HABITABLE
WINDOW REAR FACING GF

45 SPLAY TAKEN FROM CENTRE

NEAREST HABITABLE
WINDOW REAR FACING FF

45 SPLAY TAKEN FROM OUTER REVEAL

5

P/R Fence Lvl: 55.89m

W/P Fence Lvl: 57.19m

W/P Fence Lvl: 56.96m

S.G ARCHITECTURAL DESIGN

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www.sgarchitecturaldesign.com

7 BROADWAY DUFFIELD

6 - Proposed Block Plan FIRST FLOOR

SG PROJECT NO.	PAPER SIZE	DRAWN BY
871	A1	SG
REVISION	SCALES	
PLANNING	1:100	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHK'D