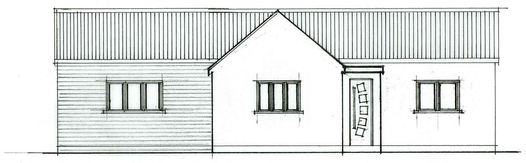
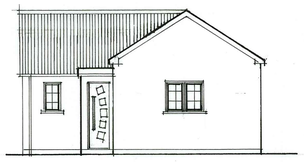
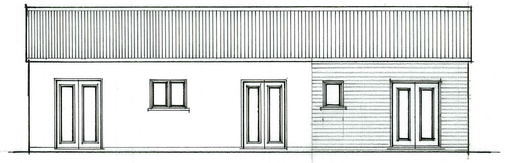
proposed elevations scale 1/100



front elevation



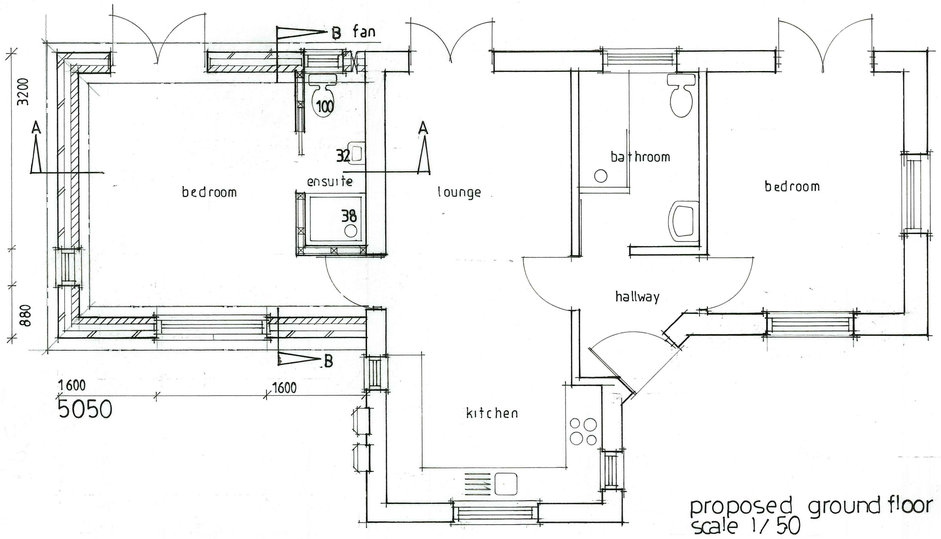
side elevation



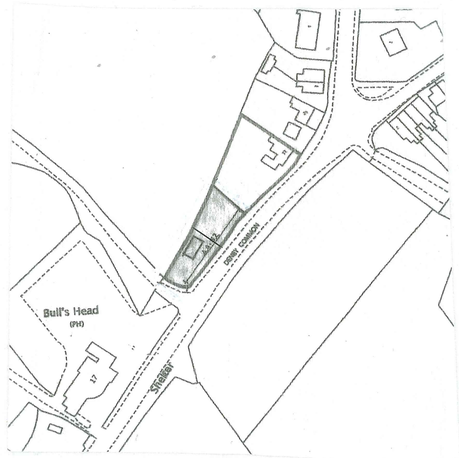
rear elevation



side elevation



proposed ground floor plan scale 1/50

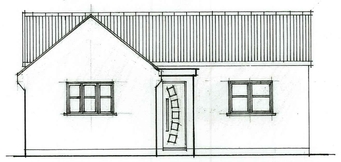


site location plan scale 1/1250

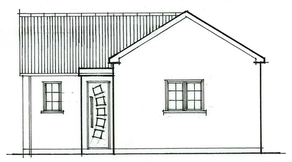




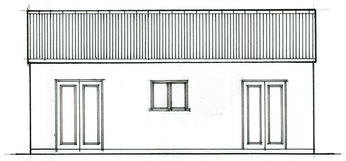
existing elevations scale 1/100



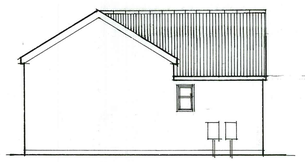
front elevation



side elevation

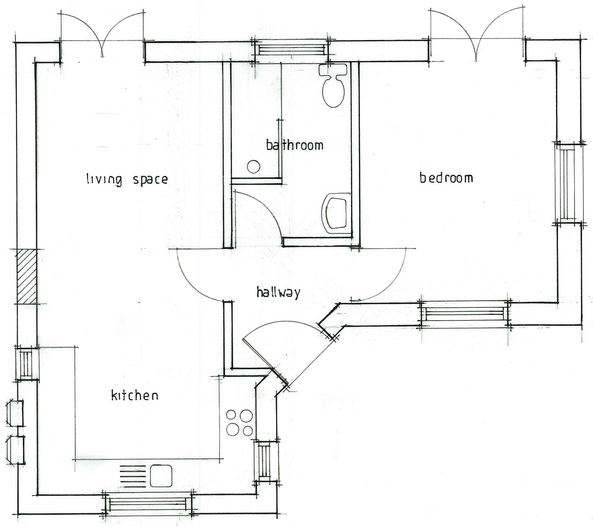


rear elevation

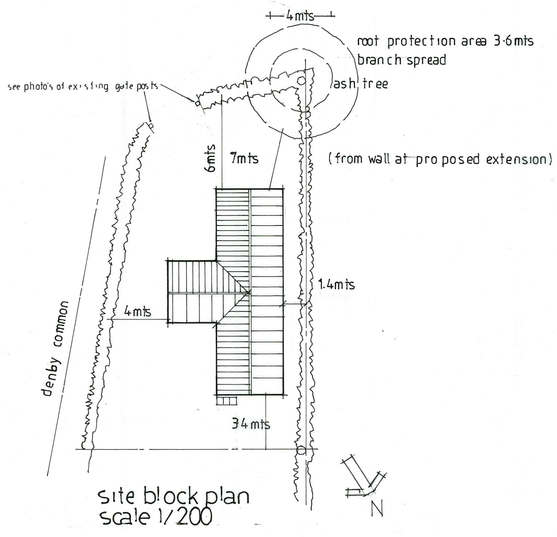


side elevation

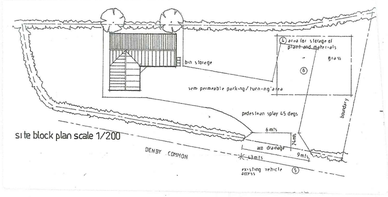




existing ground floor plan scale 1/50



site block plan scale 1/200



site block plan scale 1/200

location of vehicle access which has been moved. see site block plan. can this be part of the current application.

Rick Cobham DESIGN LTD

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O.S Map Licence Number MEM 00000111

Prior to commencement of work, the contractor and client are to check on-site all exterior dimensions, setting out positions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
The requirement of the "Party Wall Act 1996" will apply to certain schemes. If the proposed work affects the Party Wall or is within 3 meters and deeper than the foundations of the nearby building the "Building Owner" has a responsibility to inform (in writing) and agree the works with the "Adjoining Owner(s)". If an agreement cannot be made, then it may be necessary to engage a Party Wall Surveyor. Rick Cobham Design Ltd takes no responsibility for this.
The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary.
Drainage runs shown are assumed and must be checked on site before work commences. Any proposed building works within 3 metres of a public sewer will require a "building over/close to" application to be submitted and approved by the water authority prior to work commencing.
All work to comply with CDM 2015. The principal contractor (for projects with more than one contractor) must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client's duties must be carried out by the contractor in control of the construction work.
This drawing is to be read in conjunction with any structural engineers' drawings and details.

CLIENT:	**Chris Fido**
LOCATION:	**23 Denby Common, Denby Village, Derbyshire DE5 8PW**
PROJECT	**Extend existing cottage to form additional bedroom**
DRAWING TITLE:	**Existing and proposed elevations, floor plans, site location and site block plan.**
DRAWING NUMBER:	**RS/CF/28/04/26 01 BC**
SCALE:	**1/50 1/100 1/200 1/1250**
BY:	**Rick Somersby Date: 28th April 2026**

All drawings print off at A1

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