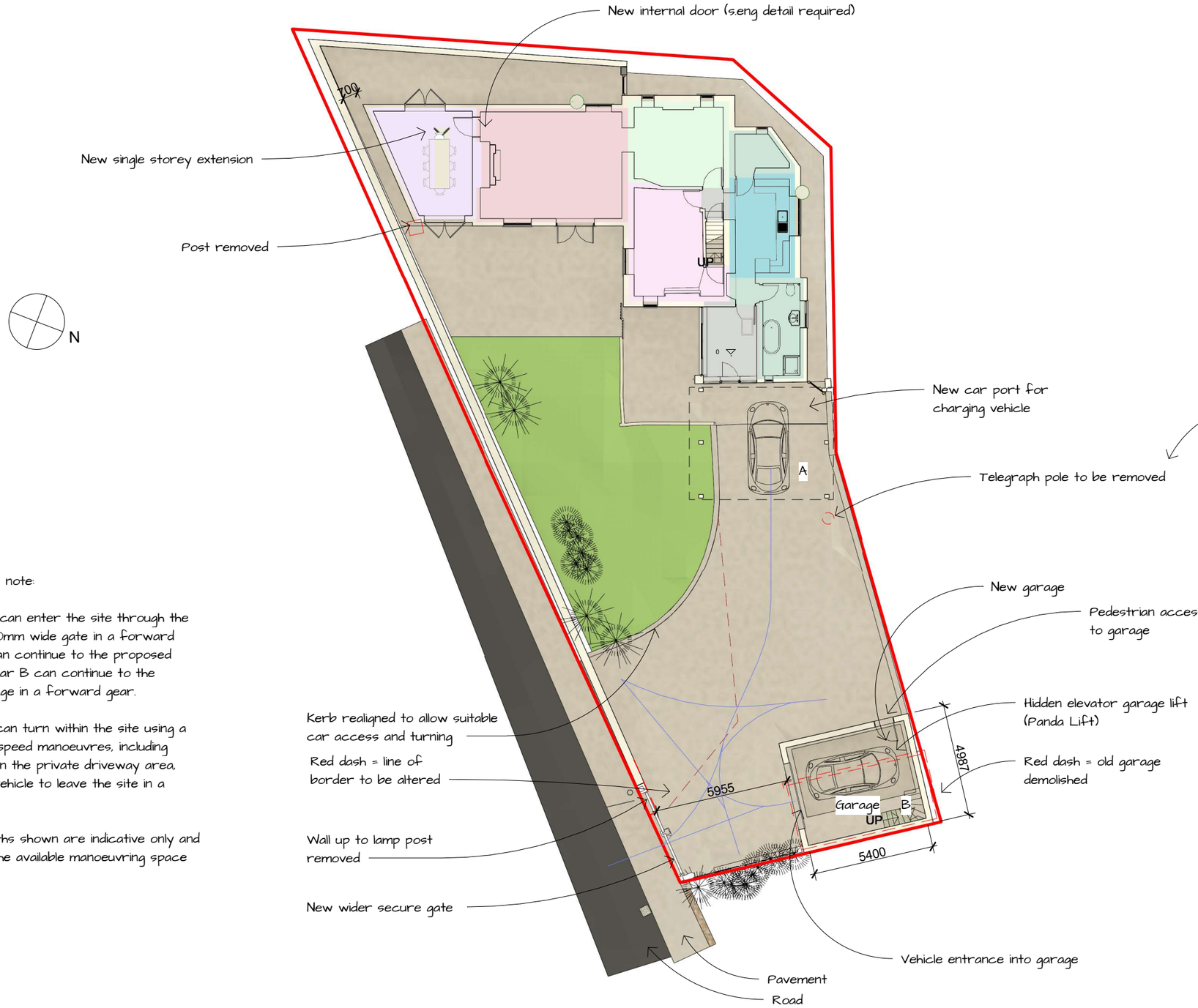


Vehicle access note:

Cars A and B can enter the site through the proposed 3090mm wide gate in a forward gear. Car A can continue to the proposed carport and Car B can continue to the proposed garage in a forward gear.

Both vehicles can turn within the site using a series of low-speed manoeuvres, including reversing within the private driveway area, allowing each vehicle to leave the site in a forward gear.

The vehicle paths shown are indicative only and demonstrate the available manoeuvring space within the site.

1 GROUND FLOOR PLAN WITH SITE

1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A3

*All dimensions to be checked on site prior to the contractor starting work. This drawing does not indicate structural design - a Structural Engineer should be appointed to undertake detailed structural design and calculations. This drawing has been prepared solely for the purposes of obtaining planning consent and should not be used for construction purposes. No liability will be accepted should this drawing be used for anything other than a planning drawing.

MHA
MANNING HOLDEN ARCHITECTS

PROJECT: Broadoaks Cottage, DE5 3RG

SHEET: Proposed Ground Floor Plan with site

CLIENT: Richard Clarke

Date	Project number	Scale (@ A3)
27.08.2026	0515	1 : 200

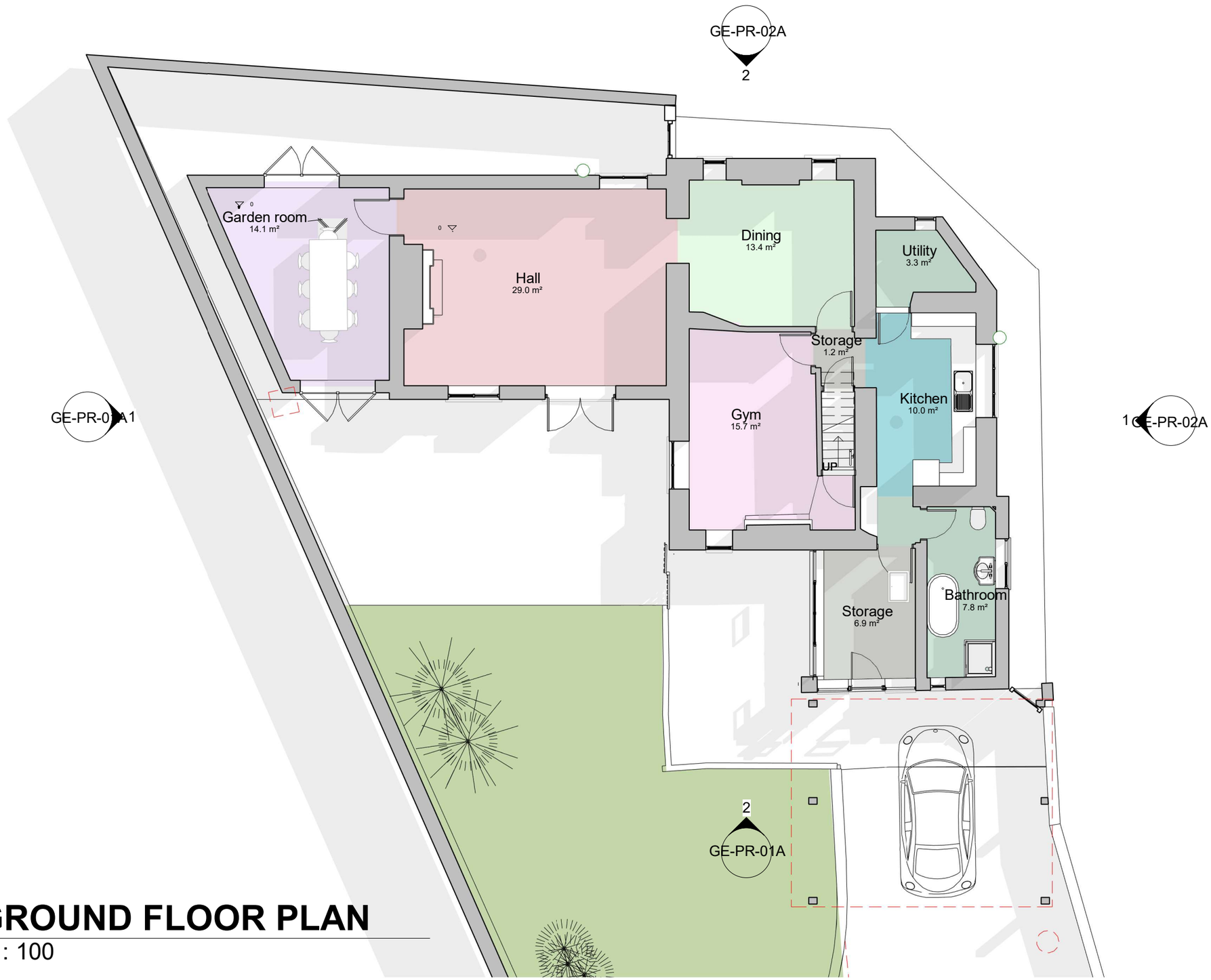
Drawn by: Author

Checked by: Checker

DRAWING NUMBER: GP-PR-01A

REV:

27/08/2026 19:43:24



1 GROUND FLOOR PLAN

1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

N

VISUAL SCALE 1:100 @ A3

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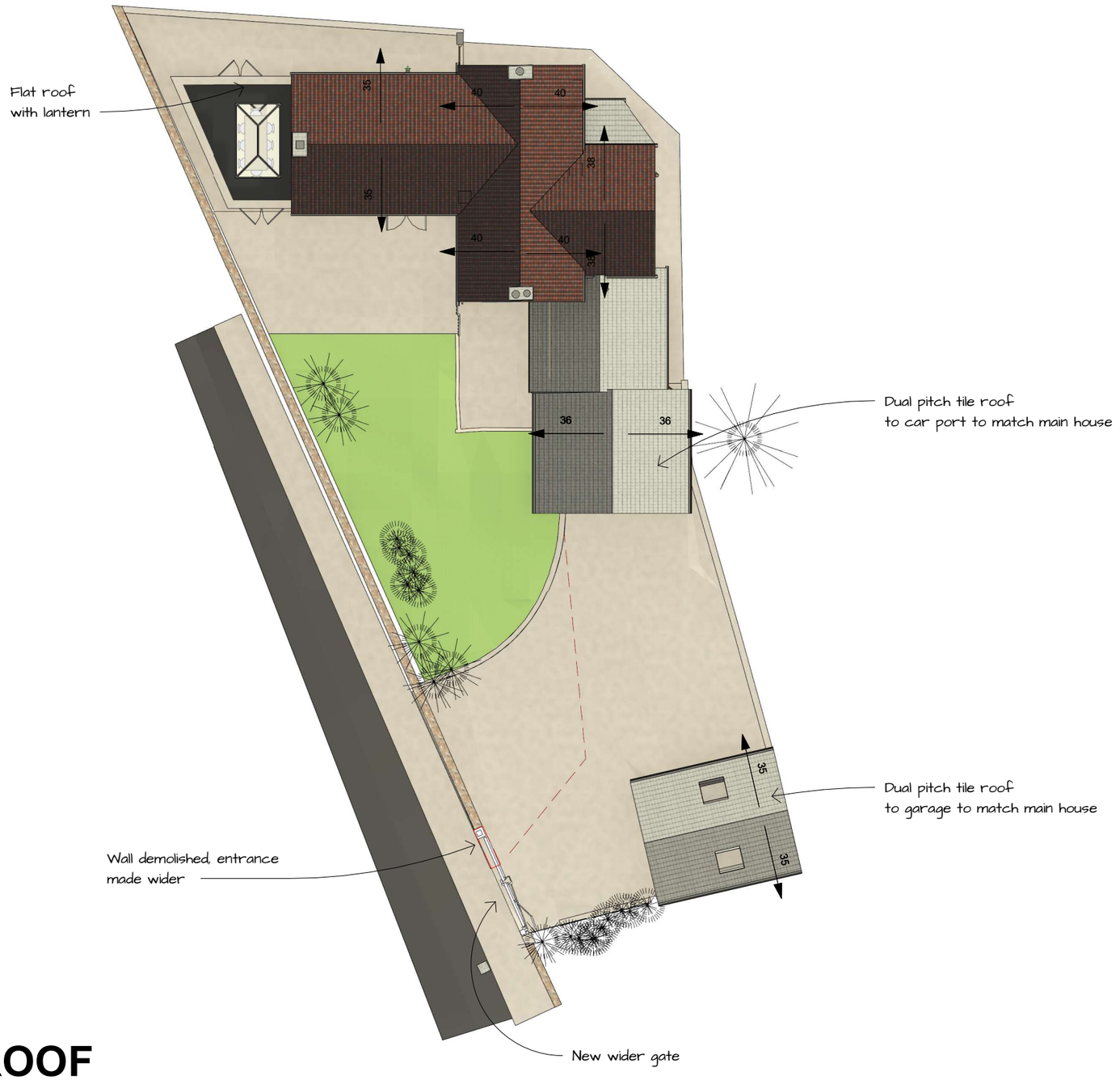
PROJECT
Broadoaks Cottage, DE5 3RG

SHEET
Proposed Ground Floor Plan

CLIENT
Richard Clarke

Date	Project number	Scale (@ A3)
27.08.2026	0515	1 : 100
Drawn by: AM	DRAWING NUMBER: GP-PR-07A	REV
Checked by: MM		

27/08/2026 19:43:25



1 ROOF

1 : 200

0m 4m 8m 12m 16m 20m

N

VISUAL SCALE 1:200 @ A3

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MHA
MANNING HOLDEN ARCHITECTS

PROJECT
Broadoaks Cottage, DE5 3RG

SHEET
Proposed Roof Plan

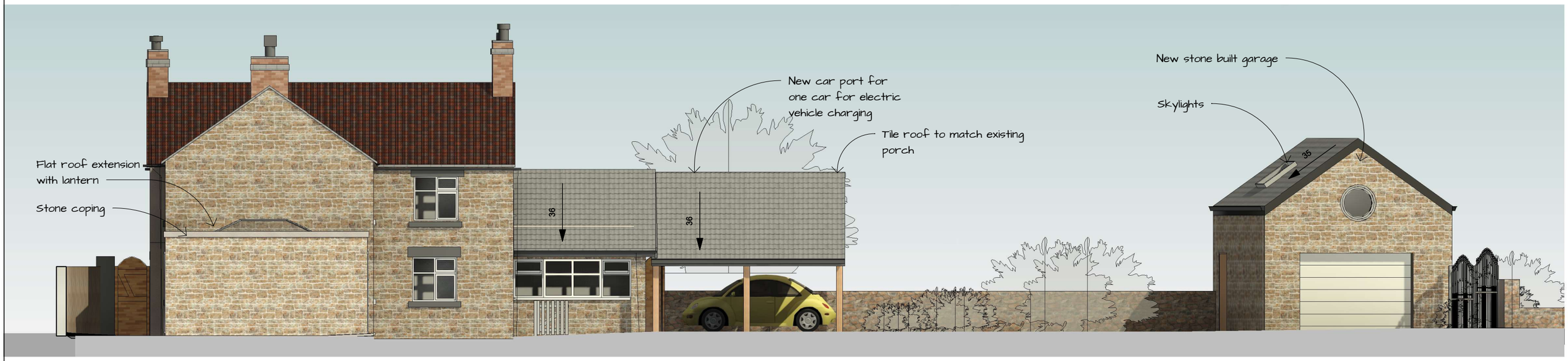
CLIENT
Richard Clarke

Date	Project number	Scale (@ A3)
27.08.2026	0515	1 : 200

Drawn by	DRAWING NUMBER	REV
AM	GP-SP-PR-02A	

Checked by
Checker

27/08/2026 19:43:26



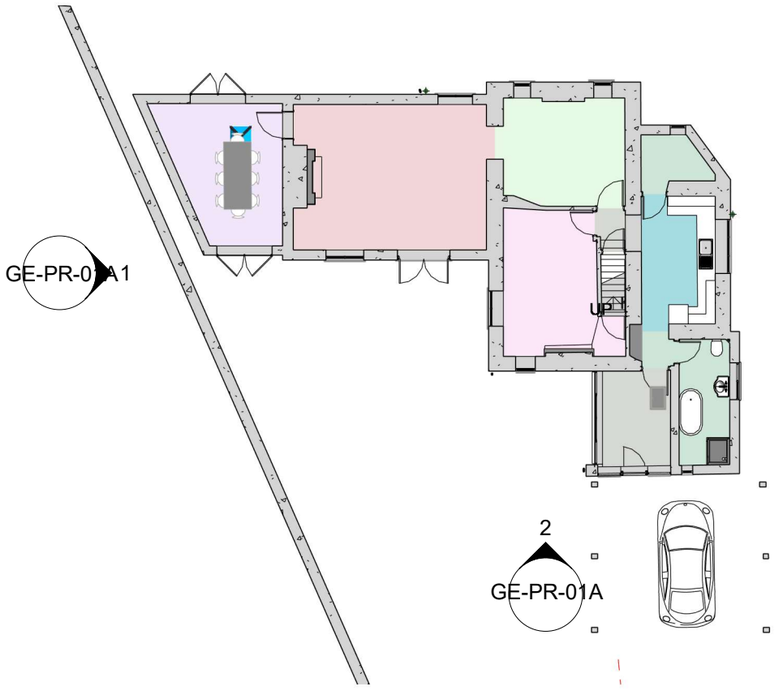
1 ELEVATION-01

1 : 100



2 ELEVATION-02

1 : 100



3 ELEVATIONS LOCATIONS

1 : 200

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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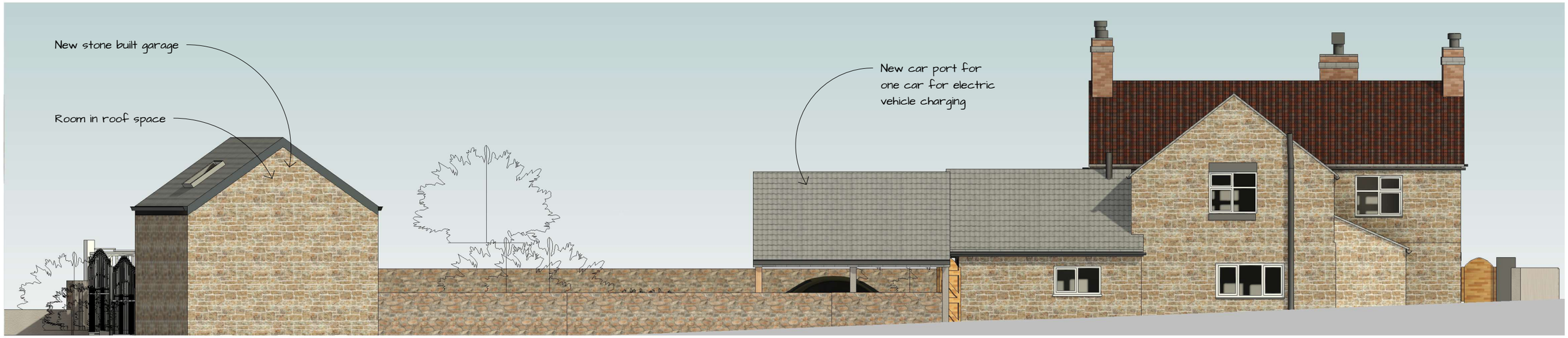
PROJECT: Broadoaks Cottage, DE5 3RG

SHEET: Proposed Elevation 01

CLIENT: Richard Clarke

Date	Project number	Scale (@ A3)
27.08.2026	0515	As indicated
Drawn by: AM	DRAWING NUMBER: GE-PR-01A	REV
Checked by: MM		

27/08/2026 19:43:28



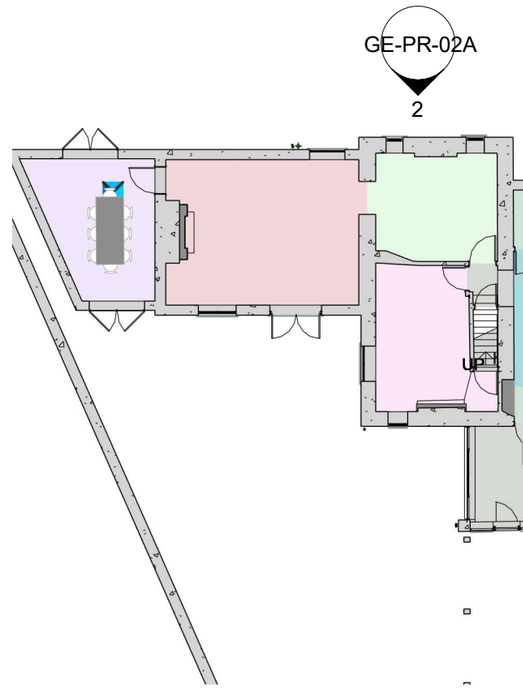
1 ELEVATION-03

1 : 100



2 ELEVATION-04

1 : 100



3 ELEVATIONS LOCATIONS 02

1 : 200

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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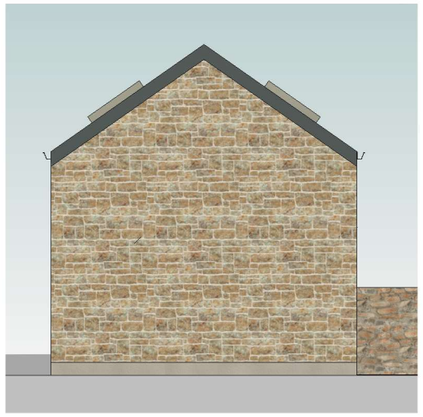
PROJECT
Broadoaks Cottage, DE5 3RG

SHEET
Proposed Elevation 02

CLIENT
Richard Clarke

Date	Project number	Scale (@ A3)
27.08.2026	0515	As indicated
Drawn by: AM	DRAWING NUMBER: GE-PR-02A	REV
Checked by: MM		

27/08/2026 19:43:29



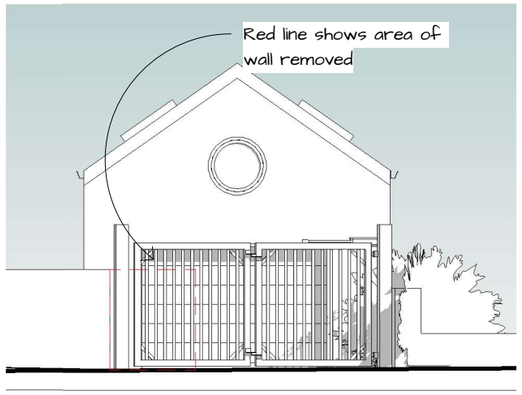
2 Elevation 1 - a
1 : 100



3 Elevation 2 - a
1 : 100



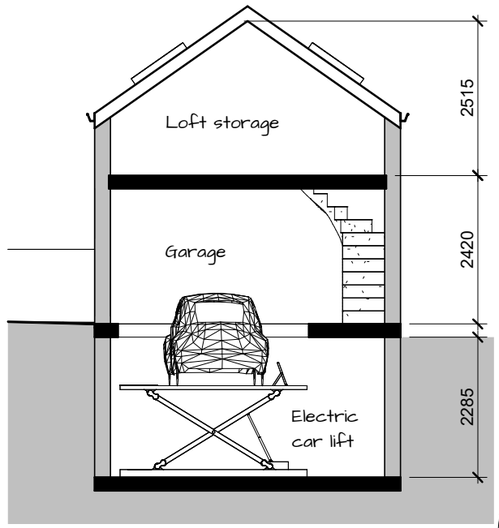
4 Elevation 3 - a
1 : 100



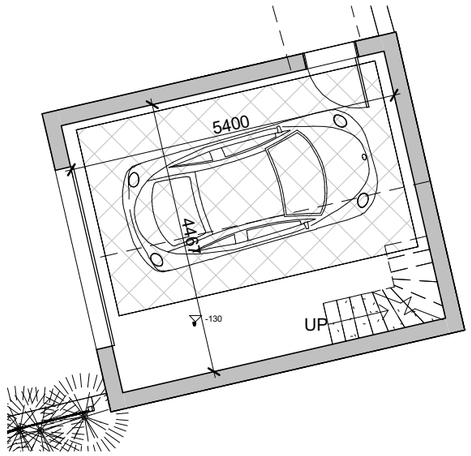
8 Elevation 2 - a1
1 : 100



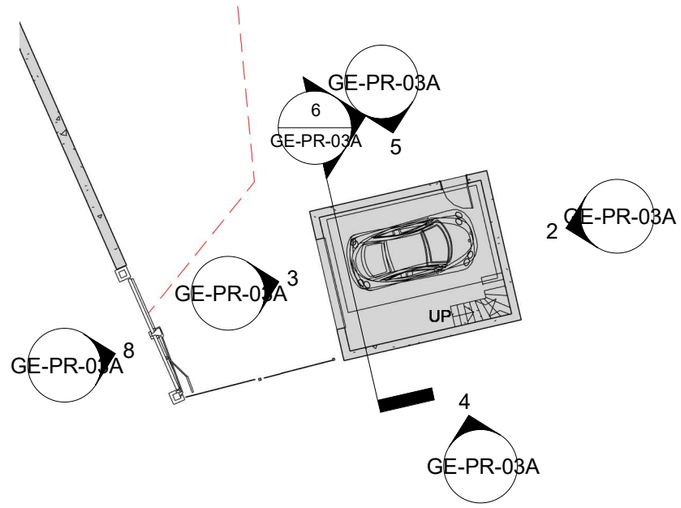
5 Elevation 4 - a
1 : 100



6 Section 1 - Garage
1 : 100



7 Garage plan
1 : 100



1 GARAGE ELEVATIONS LOCATIONS 03
1 : 200

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT: Broadoaks Cottage, DE5 3RG

SHEET: Proposed Garage

CLIENT: Richard Clarke

Date	Project number	Scale (@ A3)
27.08.2026	0515	As indicated

Drawn by	DRAWING NUMBER	REV
AM	GE-PR-03A	

Checked by: MM

27/08/2026 19:43:30