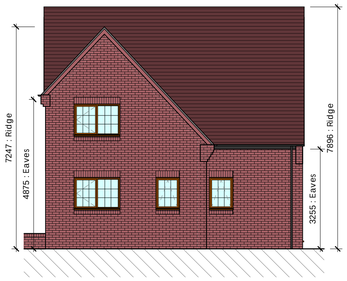
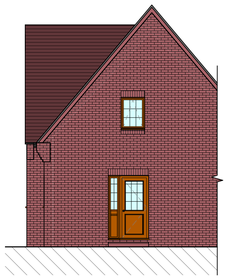


GF PLAN - EX.
1 : 100

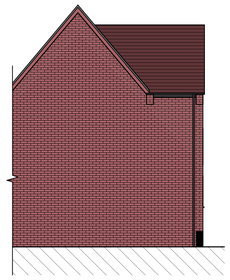


FRONT - EX.
1 : 100

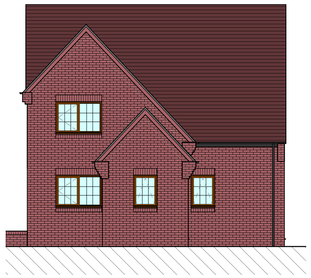
Existing dwelling:
- Brown doors and windows
- Red brickwork
- Pitched roof with concrete tiles
- Black fascia and soffit
- Black rainwater goods



RIGHT - EX.
1 : 100

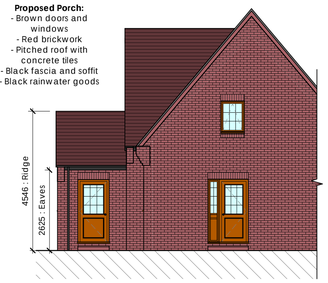


LEFT - EX.
1 : 100

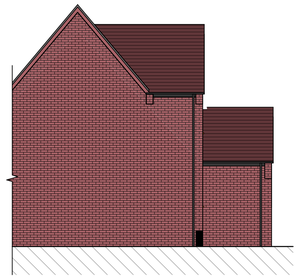


FRONT - PROP.
1 : 100

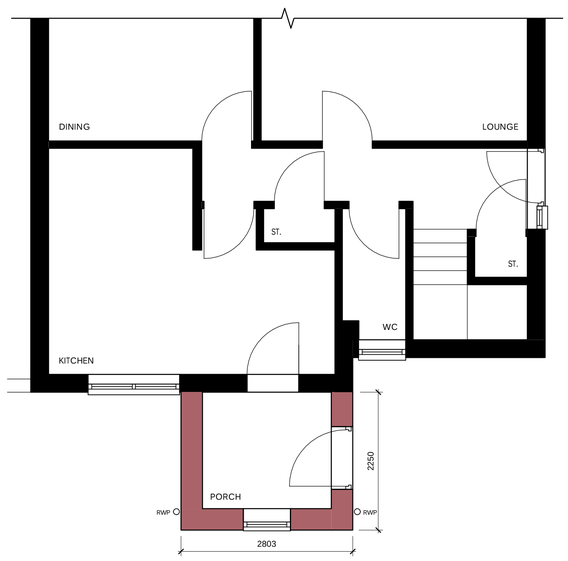
Proposed Porch:
- Brown doors and windows
- Red brickwork
- Pitched roof with concrete tiles
- Black fascia and soffit
- Black rainwater goods



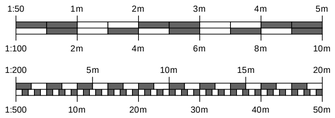
RIGHT - PROP.
1 : 100



LEFT - PROP.
1 : 100



GF PLAN - PROP.
1 : 50

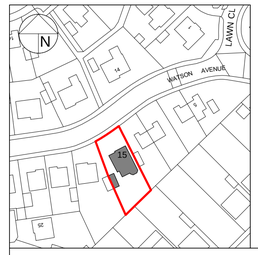


Note
- This drawing to be read in conjunction with all other drawings and documents in the 'MNCN/JB/26/026' series.
- Any work that is carried out on the basis of this drawing should be carried out to all relevant British Standards and associated manufacturer's instructions/recommendations.
- Contractors carrying out any work associated with this drawing will be deemed to include in their price all work necessary in addition to those detailed as well as verifying all dimensions prior to work commencing.
- Dimensions shown are in millimetres, unless otherwise stated. Any use of these dimensions, other than for general reference, are subject of third party checking on site.
- Party Wall Act:1996
  Under the terms of the Party Wall Act, where excavations are dug within 3 metres of a neighbouring building and the formation level of the foundation is above, or below, the formation level of the aforesaid building, there is a duty to notify the building owner(s) and obtain their written consent at least 30 days before commencement of any excavations.
  The Party Wall Act can be viewed at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

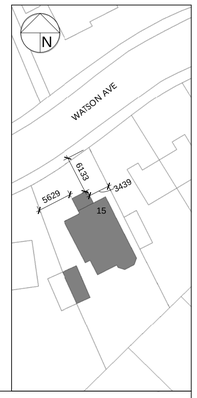
KEY:

- Site boundary

SITE LOCATION PLAN
1 : 1250



BLOCK PLAN - PROP.
1 : 500



Produced on 01 September 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 443722 346666,443822 346666,443822 346766,443722 346766,443722 346666
Crown copyright and database rights 2026 OS 100054135. Supplied by copla ltd trasing as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 01 September 2027. Unique plan reference: v1ll/1465764/1961040

Rev	Date	Description	Drawn
O	23.09.2026	ORIGINAL PLANNING ISSUE	TM

Project Status:
PLANNING ISSUE

Project Title:
Proposed front porch at 15 Watson Avenue

Drawing Title:
Proposed Information

Drawing no.:
MNCN/JB/26/026/P0

Scale:
As indicated@ A1

MNCN ARCHITECTURE LTD.
E: info@mncn.co.uk | W: www.mncn.co.uk
T: 07402084910 | I: @m_n_c_n