



General Notes

Elevations to be of brickwork to match existing.

Roof to be of concrete tiles to closely match the existing.

All dimensions in metres. All dimensions to be checked on site and any discrepancies to be reported to Planman3D for clarification.

The main contractor is to consult with the Statutory Undertakers to establish the location of their services and provide the necessary protection.

This application is for Planning only and a separate application will be made for Building Regulation approval.

The CDM Regulations 2015.

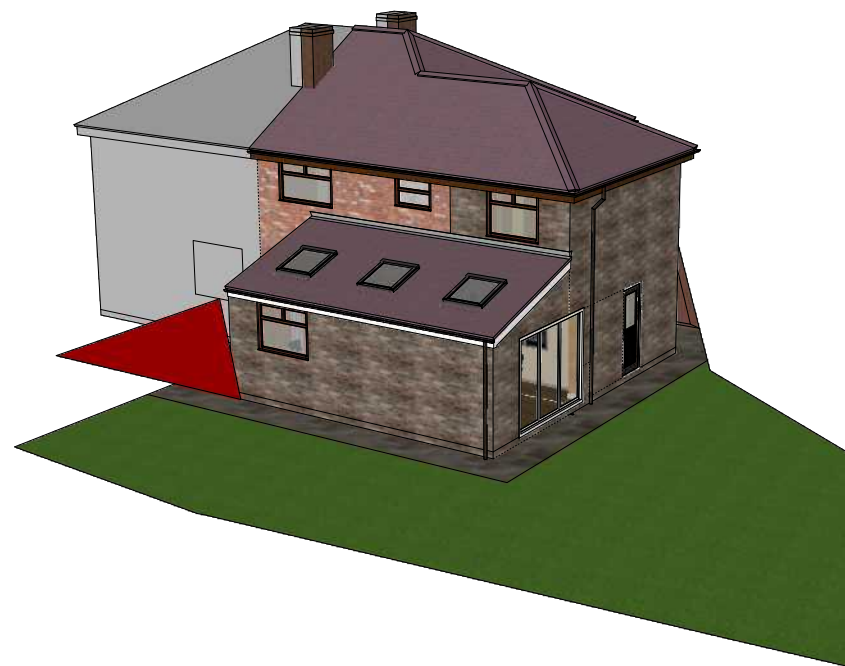
The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:

(a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) exceeds 500 person days.

Proposed Isometric View Front Side



Proposed Isometric View Rear



Install the Kubity app, this is free to you from either the App Store (Apple) or Google Play (Android). Once installed, load the model from the QR-Code and press the tour button you will be guided around the model. It is better to start with your phone in landscape orientation.



Tour

In addition, you could also select the ellipsis (!) and Virtual Reality, this will allow you to follow the tour and pan and tilt from any fixed scene. If you pause at any scene, the model will render in a photo realistic mode, the time taken for this will depend on your device.



Existing Front Elevation

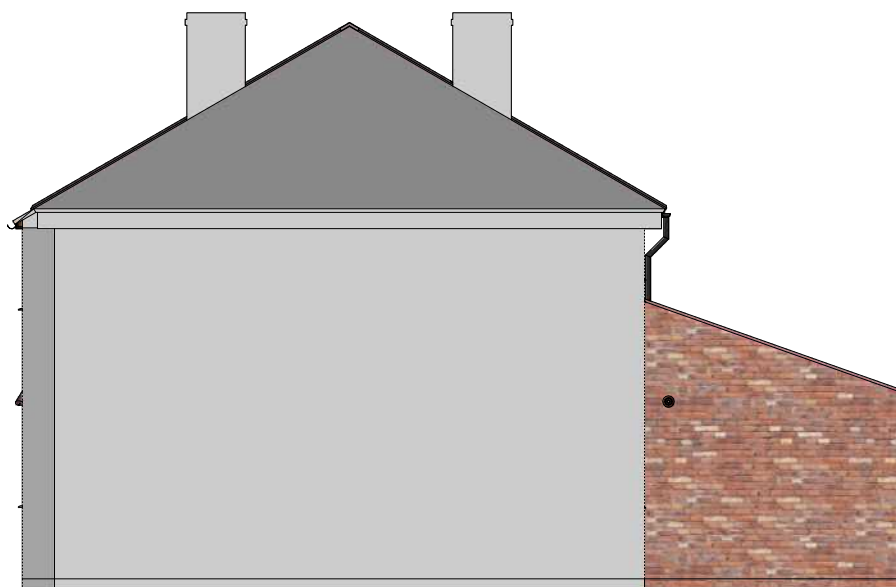


Existing Rear Elevation





Existing Side Elevation

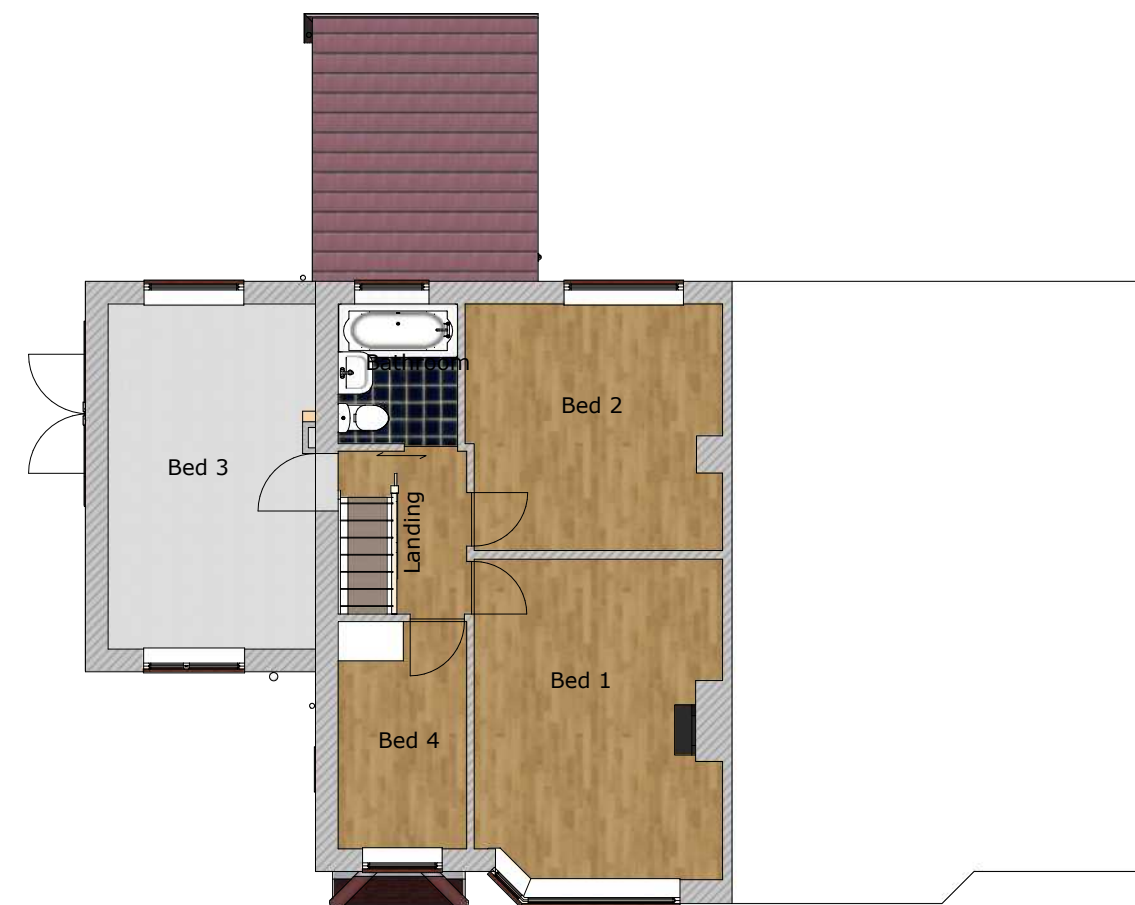


Existing Side Elevation





Existing Ground Floor Plan



Existing First Floor Plan





Proposed Front Elevation

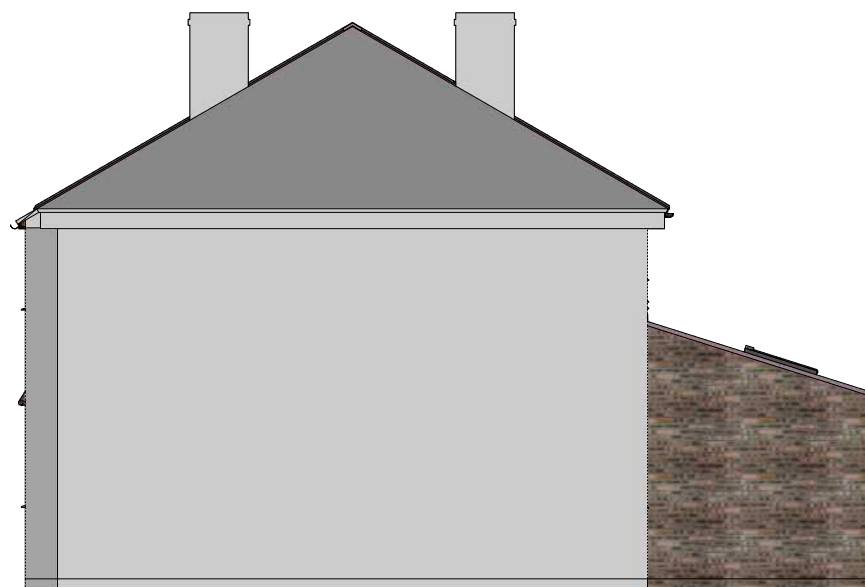


Proposed Rear Elevation



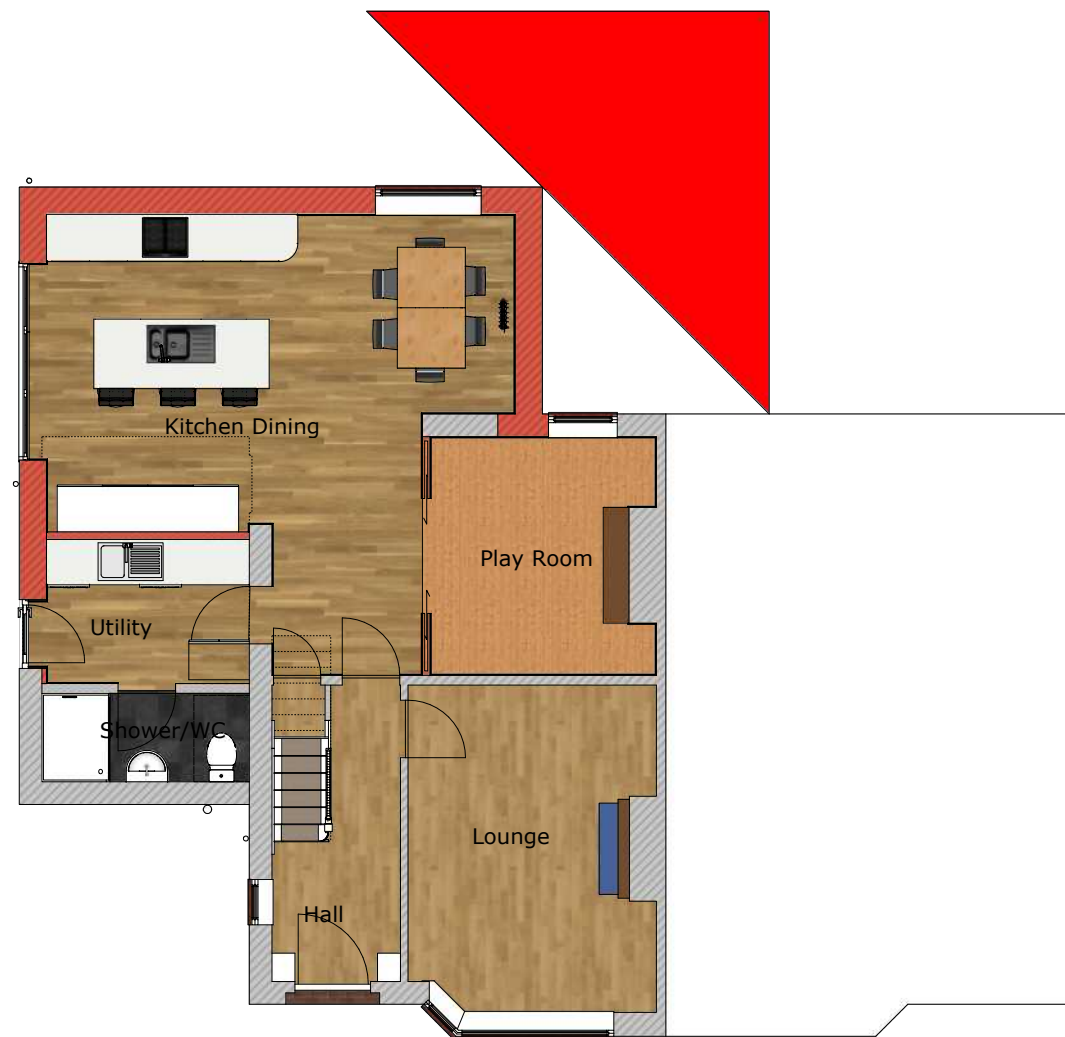


Proposed Side Elevation



Proposed Side Elevation



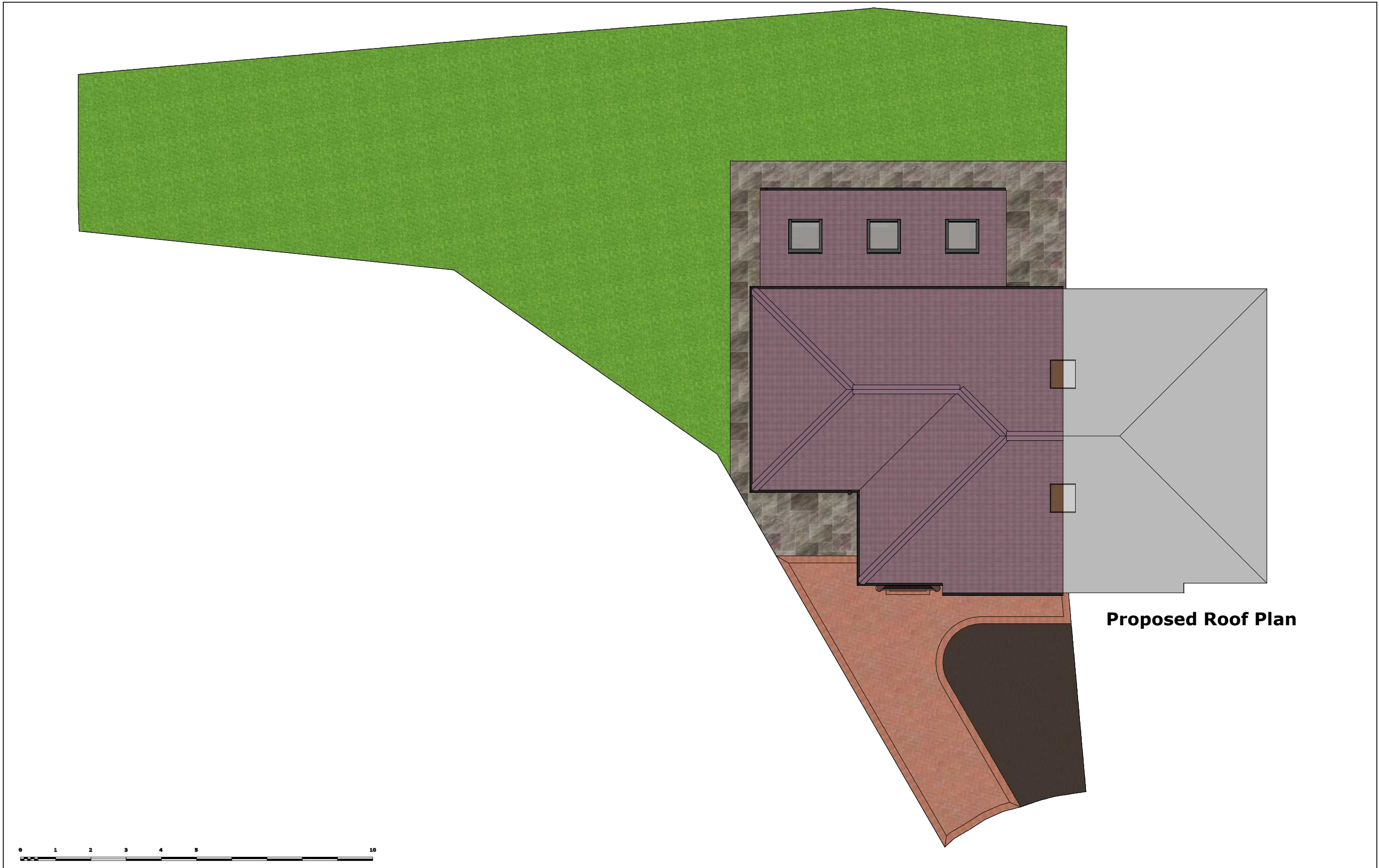


Proposed Ground Floor Plan

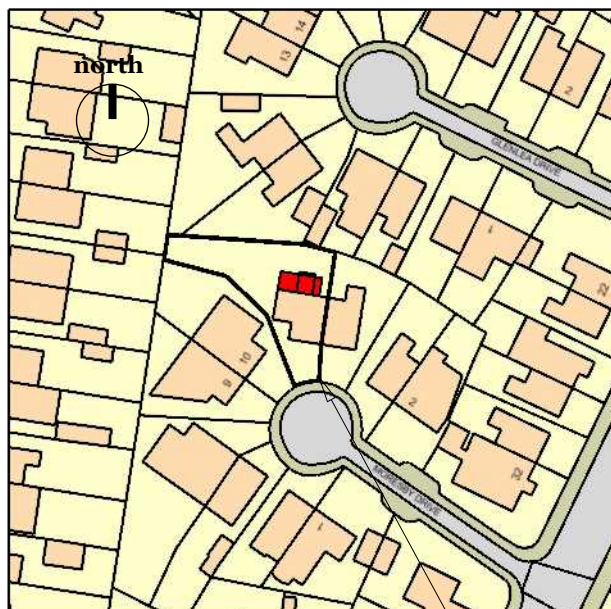


Proposed First Floor Plan



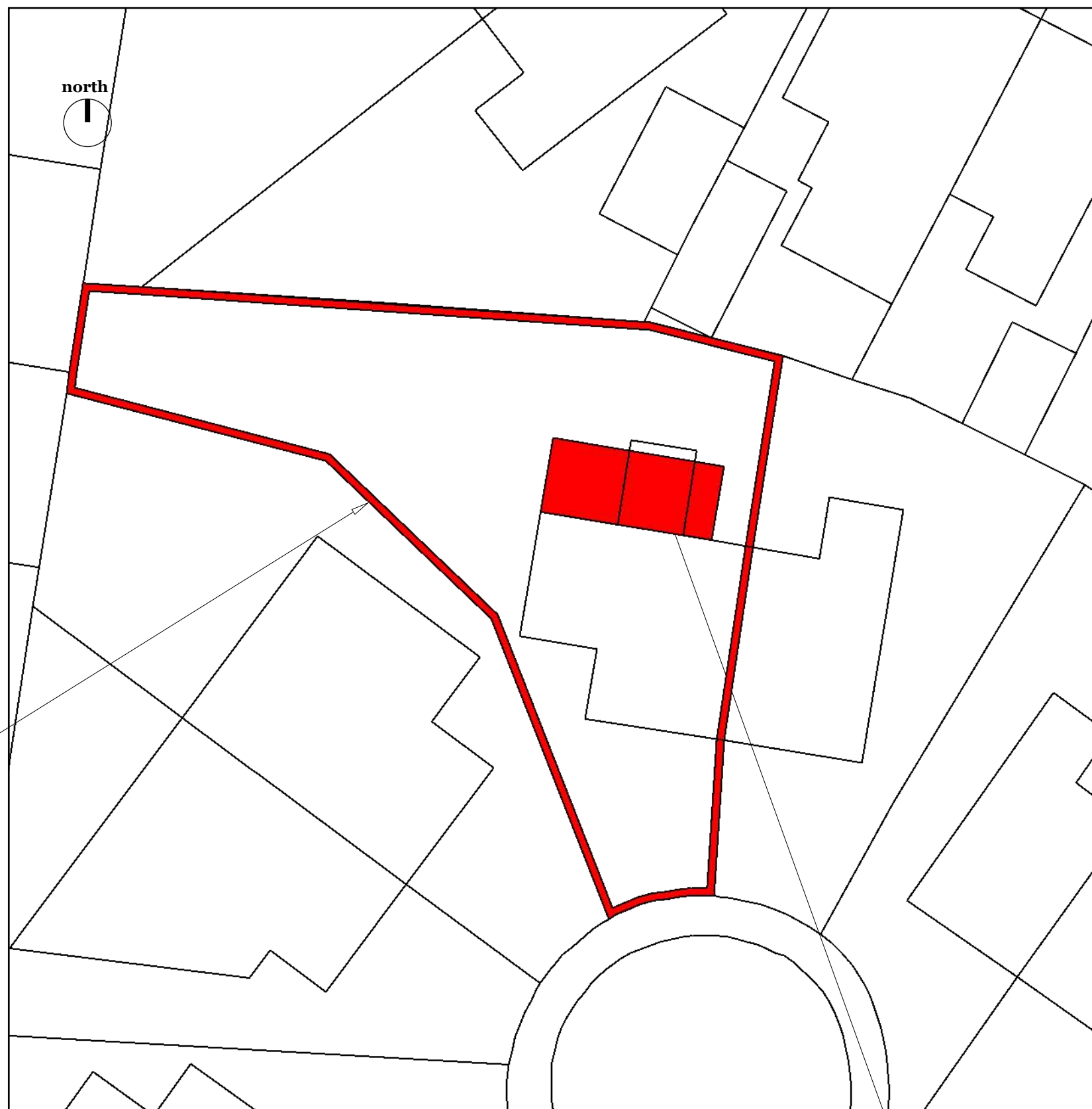


Proposed Roof Plan



Location Plan 1:1250

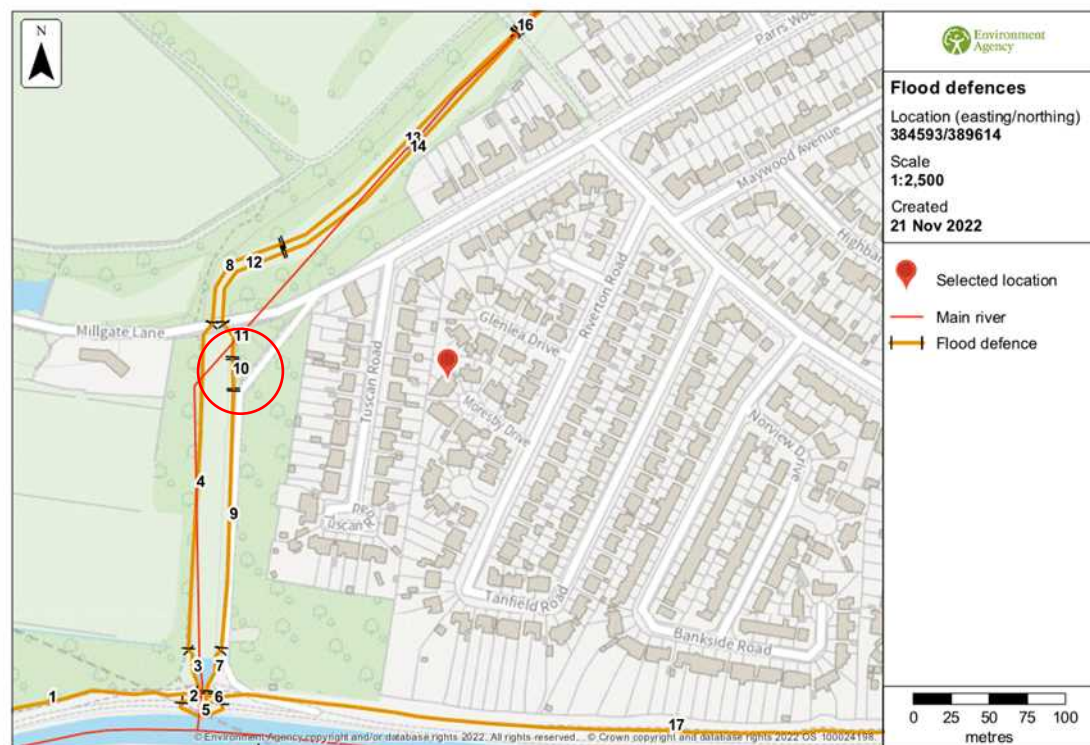
Site outlined in red



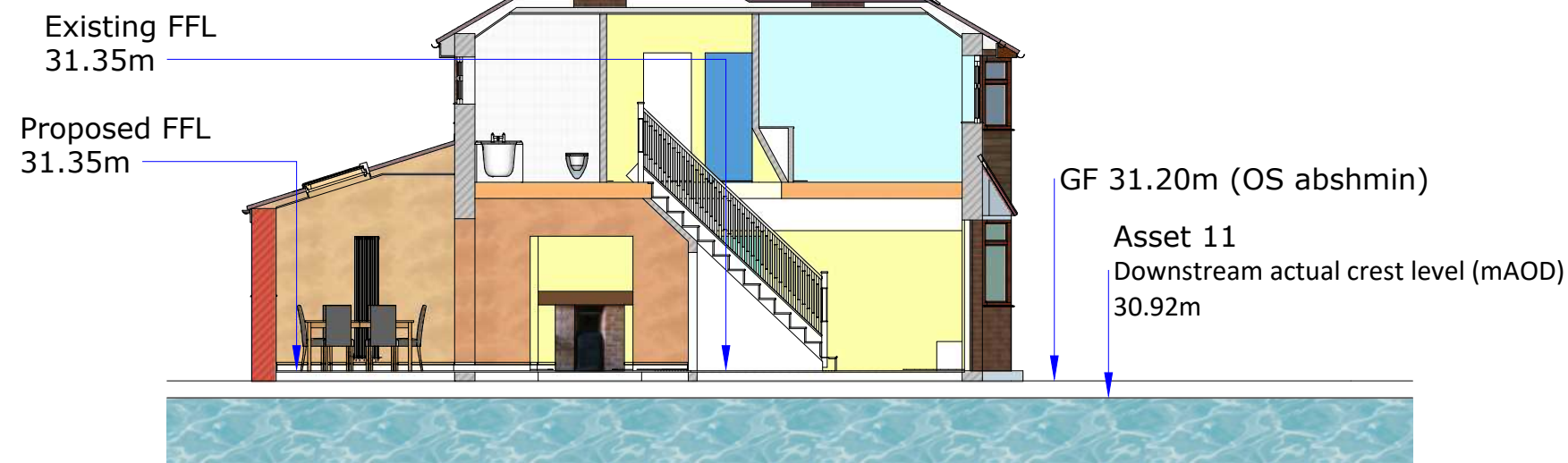
Site Plan 1:200

Proposed single storey rear extension

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Page 8



Section With Flood Level

Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	58974	Embankment	100		32.82	32.85	
2	144885	Embankment	75		33.17	33.17	
3	144886	Engineered High Ground	75		33.17	31.30	
4	144887	Engineered High Ground	75		30.67	31.30	
5	146508	Spillway	100		32.81	32.81	
6	146503	Embankment	75		33.17	33.17	
7	146504	Engineered High Ground	75		33.17	31.25	
8	144888	Engineered High Ground	75		32.70	30.67	
9	183314	Engineered High Ground	75		30.63	31.25	
10	173224	Embankment	75		30.92	30.73	
11	173225	Engineered High Ground	75		30.52	30.34	
12	71380	Engineered High Ground	75		29.63	30.52	
13	144889	Engineered High Ground	75		30.33	32.70	
14	146505	Engineered High Ground	75		29.22	29.63	
15	144890	Engineered High Ground	75		30.49	30.33	
16	146506	Engineered High Ground	75		30.40	29.22	
17	122331	Embankment	50	Fair	32.93	34.03	

Page 9