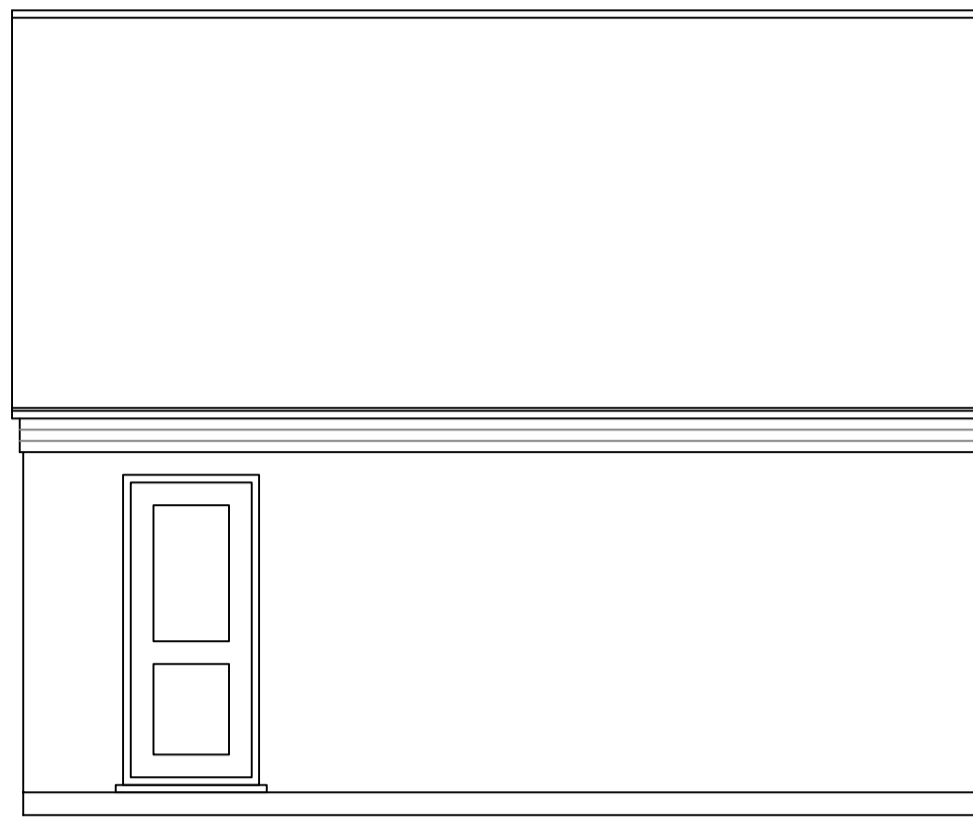
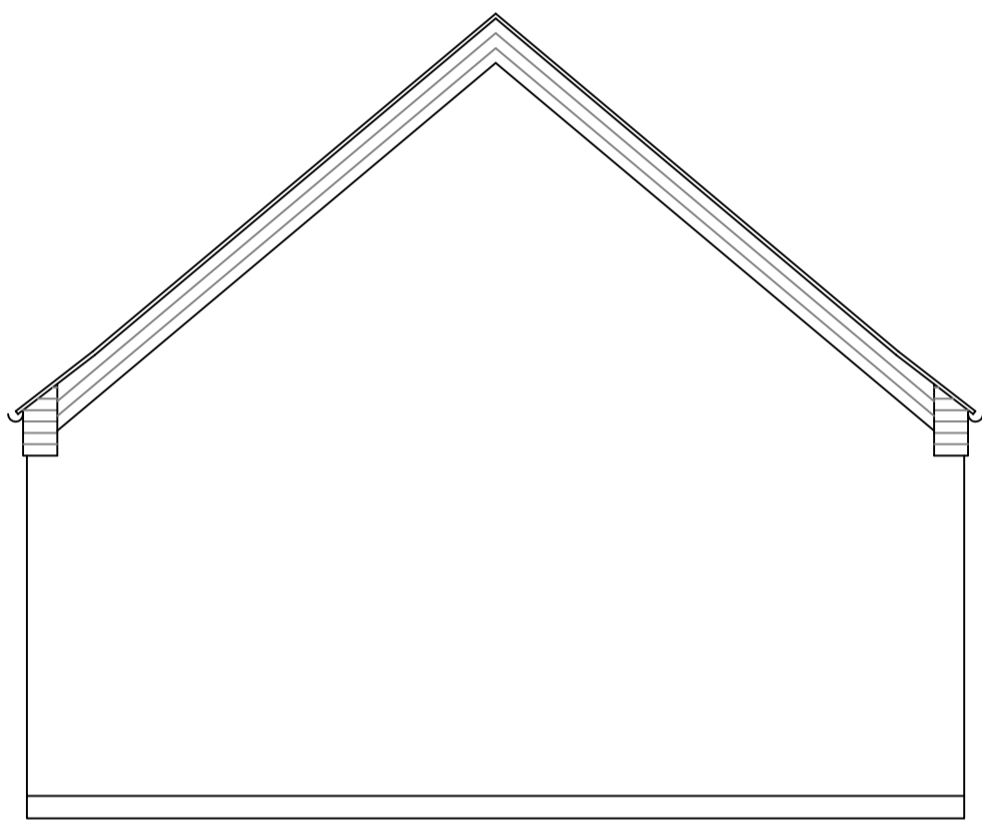


PROPOSED FRONT ELEVATION
SCALE 1:50



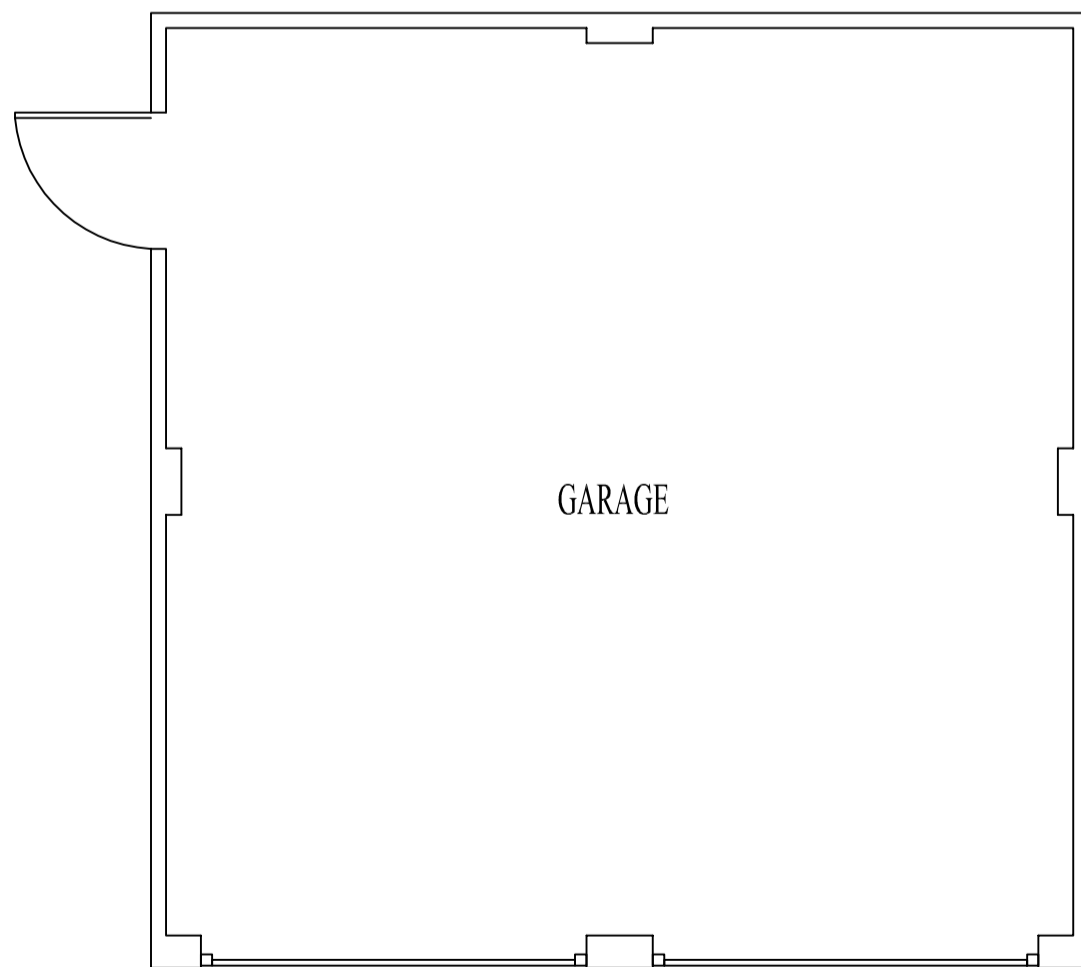
PROPOSED SIDE ELEVATION
SCALE 1:50



PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50



PROPOSED FLOOR PLAN
SCALE 1:50

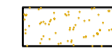




MATERIALS
DWELLING
FACING BRICKS - HOSKINS COTTAGE MIXTURE
ROOF TILES - BLACK SLATE
WINDOWS AND DOORS - BROWN UPVC
RAINWATER GOODS - BLACK PLASTIC

GARAGE
FACING BRICKS - HOSKINS COTTAGE MIXTURE
ROOF TILES - BLACK SLATE
WINDOWS AND DOORS - BROWN UPVC
RAINWATER GOODS - BLACK PLASTIC

LANDSCAPING
Main Tree species
1 Red May
2 Silver Birch
3 Rowan
Planted at half standard

Shrub Beds
Cotoneaster
Berberis
Autumn Glory
Fatsia Japonica
Choisya Ternata

Beds cultivated prepared and fertilized. Shrubs planted in rows 600mm apart staggered with weed control membrane and covered with treated bark
All Species planted in combination. Ground to be broken in depth with a chisel plough or similar and bed prepared and fertilized before planting.
All trees to be planted in the first appropriate season following the occupation of the Dwellings and there after maintained.
Any diseased or dead items to be replaced at the appropriate time.

-  GRAVEL DRIVEWAY
-  BLOCKPAVING
-  PATIO
-  LAWN
-  PLANTING

FLOOR LEVELS
FINISHED FLOOR LEVELS FOR THE PROPOSED DWELLING ARE TO BE SET MIN 300mm ABOVE EXISTING GROUND LEVEL ON SITE.

ACCESS
ACCESS TO BE METALLED PAVED SURFACE EXTENDING MIN 5m INTO SITE
THE SURFACE SHOULD SLOPE AWAY FROM THE HIGHWAY AT A GRADIENT OF 1:30 TO PREVENT ANY SURFACE WATER RUNNING ONTO THE ROAD

THE ACCESS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH CAMBS COUNTY COUNCIL HIGHWAY SPECIFICATION, AND SHOULD BE COMPLETED UNDER THERE SUPERVISION

FOUL DRAINAGE
ALL FOUL DRAINS TO SEPTIC TANK LOCATED IN FRONT GARDEN

SURFACE WATER DRAINAGE
SURFACE WATER TO DISCHARGE INTO DYKE TO THE FRONT OF THE PROPERTY UNDER LICENSE FROM NORTH LEVEL DRAINAGE BOARD

FLOOD RESILIENT CONSTRUCTION
FINISHED FLOOR LEVELS FOR THE PROPOSED DWELLING ARE TO BE SET MIN 300mm ABOVE EXISTING GROUND LEVEL ON SITE.

PROPOSED AIR BRICKS ARE TO HAVE EASILY FITTED COVERS

CONTAMINATION
REFER TO SUBMITTED PREVIOUSLY APPROVED DESK TOP STUDY

 **Highly Commended**
Borough Council of Kings Lynn Residential New Build
& West Norfolk The Mayors Award for Design in the Environment 2011

 **Winner,** New Small Scale 2011
housing development
Highly commended 2011
Commercial catagory building
Design and Construction award 2010

 **Winner,** Heritage award 2010
for Conversion or Renovation
Highly commended 2010
for Conversion or Renovation
Highly commended
Heritage award New Build 2009

Rev	Purpose	By	Date
-	-	-	-

DBDS

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
ta DANBROOKE HOUSE STATION ROAD
CONCEPT 2000 WISBECH ST MARY
DESIGN AND DEVELOPMENT WISBECH CAMBS.PE13 4RW
LTD Telephone 01945410421
ESTABLISHED 1975 Facsimile 01945410400
E-mail- david.broker@btinternet.com
Web site www.davidbrokerdesignservices.co.uk

Issue:	No 1 For client comment and approval Issued prior to Council approval and subject to amendment		
Client:	MR & MRS J & G. WILLIAMS		
Drawing No:	1719 - DETACHED DOUBLE GARAGE		
Project:	PROPOSED CHALET BUNGALOW		
Site:	FEN ROAD PARSON DROVE -		
Postcode:	Drawn:	Checked:	
-	A. Sutton	-	
Print Scale:	Date:	Revision No:	
1:50 @ A1	SEP 2013	-	

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