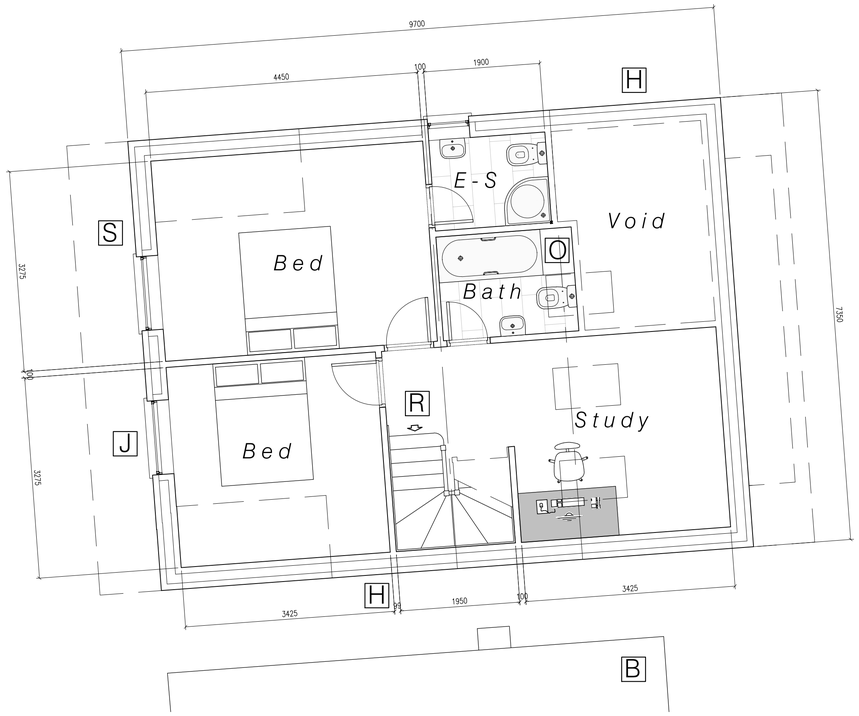
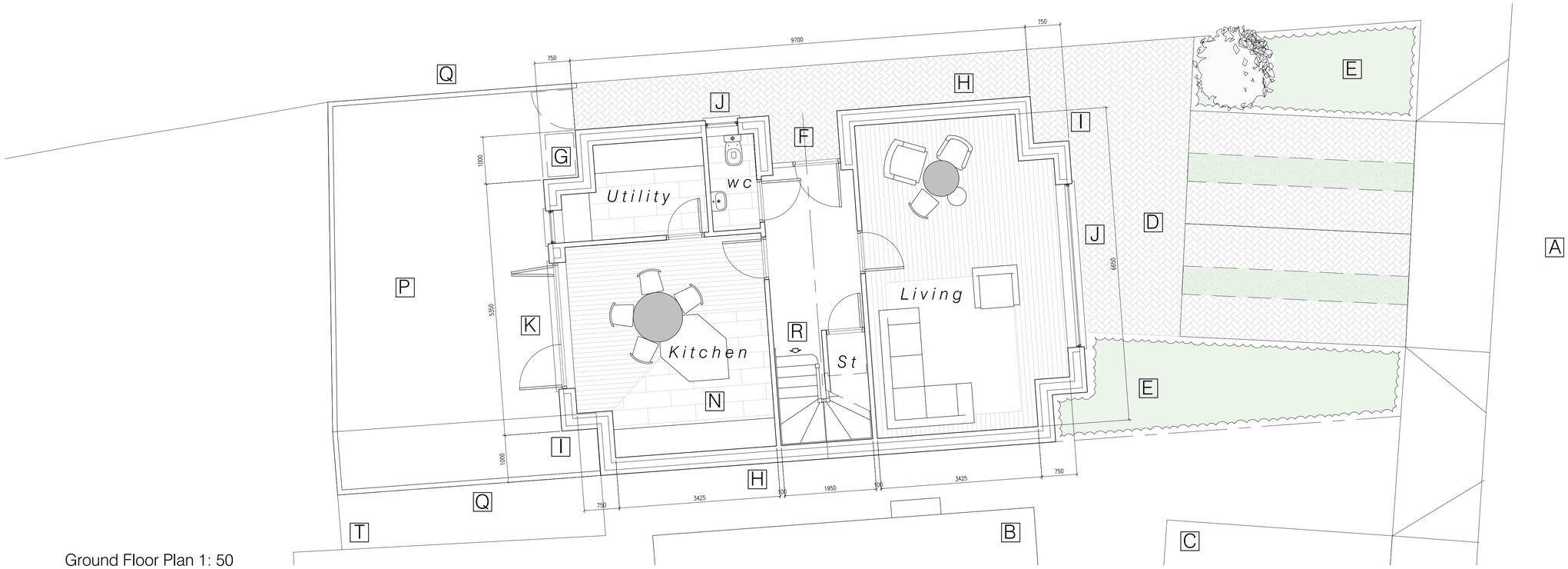


First Floor Plan 1: 50



Ground Floor Plan 1: 50

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Arthur Street

Rev.	Des.	Date	By

Notes:
A_Arthur Street
B_Existing brick built dormer bungalow
C_2no surface parking spaces to serve existing dwelling with dropped kerb linked to access path to rear of dwelling
D_Parking Apron with surface parking undertaken in line with DCLG note for the permeable paving of Front gardens
Parking spaces to have EV charging facilities
E_Landscaped forecourt including parking strips as specialist detail
F_Oversize front door with vision panel, level threshold and ramped approach
G_Refuse/ recycling storage
H_Coursed brickwork walling to match existing
I_Bay feature below oversailing roof to match existing dwelling
J_Pvc-U windows in openings formed in brick walling with proprietary steel lintels as manufacturers recommendations
K_Pvc-U folding sliding doors in opening formed in brickwork wall as specialist detail
L_Concrete tile roof to match adjacent with gauge and lap to suit pitch and proprietary rooflights installed as manufacturers recommendations
M_Seamless metal gutters and downpipes linked to S/ w drainage as drainage engineer information
N_Island style kitchen with integral appliances as client specification
O_ Bathroom accommodation linked to F/ w drainage
P_Amenity garden space with soft landscaping as specialist detail
Q_Close boarded timber fence to boundary
R_Kite winder stair linking levels
S_Box dormer feature to match adjacent with fibre cement cladding
T_Garage to be demolished
U_Public Footpath
V_North facing Swift Terrace
W_South facing Bat Tube

0 0.5 1 1.5 2 2.5m
Scale 1: 50

Architecture and Design
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Project	Proposed new dwelling adjacent 33 Arthur Street, Golcar HD7 4DF
Client	Mr G Smith, LGS Construction Ltd
Dwg Title	(22137)2_Plans as proposed
Scale	1: 50 @ A1
Date	Sept 23