PRE OCCUPATION CONDITION 15 - REFER TO ELEVATIONS AND ATTACHED WALL MOUNTED 7KW HYPERVOLT TETHERED CHARGER

Lockable side gate

PRECOMMENCMENT CONDITION 4 - REFER TO ATTACHED ARBORICULTURAL METHOD STATEMENT (AMS)

Car charging point located on side of dwelling - all in accordance with manufacturers instructions

Existing parking space retained for proposed dwelling

PRECOMMENCMENT CONDITION 3 - WASTE WATER CONNECTED TO EXISTING SYSTEM - REFER TO DWG NO 3_200003C

Nom 2000mm high existing facing brickwork boundary wall to full depth of garden

As Existing 1.8m high close boarded fencing

Min 10m2 outbuilding roof area to feed 200l storage butt

Grey water recycling system (Hydraloop)

Rainwater harvesting system (shallow dig)

Cycle storage (x4)

Line of private road

Small scale paving (A) to entrance (to falls)

Rear entrance to neighbouring property

Recycling area

Refer to dwg no 3_200004A for details of landscaping proposals

Sunken external patio (-0.536m level) - laid to falls

Rear garden laid to lawn (F) mainly

As existing 1.8 - 2.0 m high close boarded boundary fencing

PRECOMMENCMENT CONDITION 5 - RAIN WATER HARVESTING - REFER TO DWG NO 3_200003B, WATER NEUTRALITY STATEMENT AND ATTACHED RESPONSE TO PCC 5

KITCHEN, LIVING, HALL, CLKS, CUPB, STUDY/ FLEXI, BED 3, ST, patio, garden, grass

2 GROUND FLOOR PLAN
Scale: 1:100

Line of original planning approvals for 2 storey dwellings A- Red, B - Orange C - Green

BEDROOM 2, ST, EN/S, LANDING, ST, ST, EN/S, BEDROOM 1

1 FIRST FLOOR PLAN
Scale: 1:100

Grass roof - photo voltaic panels on 5 deg inclined section

Solar cells mounted on roof

13 ROOF PLAN
Scale: 1:100

U/s eaves soffit = 6.240

U/s opening = 4.750

BEDROOM 1

U/s eaves soffit = 4.850

FL = 2.500

STUDY/ FLEXI

BED 3

U/s soffit = 2.150

FL = 0.000

FL = -0.536

15 SIDE (NORTH) ELEVATION
Scale: 1:100

LIne of boundary wall (facing brickwork) - In front of elevation

Line of floor level (Living Room)

FL = -0.536

Zinc cheeks to roof soffit and fascia (welted joints) ZMZinc Colour: Quartz Zincplus

U/s eaves soffit = 6.260

Line of b.o.e detailing at level of first floor

21 SECTION A - A
Scale: 1:100

U/s eaves soffit = 6.260

U/s opening = 4.750

U/s canopy = 2.150

GL = 0.000

Solid front door and side glazed screen

17 SIDE (SOUTH) ELEVATION
Scale: 1:100

U/s opening = 3.600

U/s eaves soffit = 4.850

U/s opening = 1.814

PRE OCCUPATION CONDITION 15 - REFER TO GF PLAN AND ATTACHED WALL MOUNTED 7KW HYPERVOLT TETHERED CHARGER

Boundary fencing - 1.8m high close boarded

PRE COMMENCEMENT (SLAB LEVEL) CONDITION 6 - REFER TO ATTACHED APPROVED WATER NEUTRALITY STATEMENT AND DWGS 3_200002B AND 3B

14 FRONT (WEST) ELEVATION
Scale: 1:100

Kine of neighbouring boundary fencing (NB ground levels higher than No 8)

U/s opening = 4.150

U/s eaves soffit = 4.850

U/s opening = 1.814

FL = -0.536

16 REAR (EAST) ELEVATION
Scale: 1:100

PRE COMMENCEMENT (SLAB LEVEL) CONDITION 7 - REFER TO ATTACHED SCHEDULE OF MATERIALS

18 VIEW FROM FRONT
Scale: 1:200

19 VIEW FROM GARDEN
Scale: 1:200

NOTES

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.

2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered. Do not scale from this drawing.

3. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.

4. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

5. This drawing to be read in conjunction with the 3_100001.

6. The use of these plans (by plans these may include written reports, photographs, surveys, architectural models, drawings and plans) shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use unless author's permission has been expressly agreed.

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It is important to discuss all stages of your project with your consultants and builder together, to ensure the appropriate level of detail is provided.

Nonetheless, all dimensions must be checked on site prior to any fabrication and templates formed as appropriate to ensure that any manufactured item is correct for its application.

MATERIALS LEGEND. - REFER ALSO TO ATTACHED SCHEDULE OF MATERIALS

1	Zinc cheeks to roof soffit and fascias (welted joints) ZMZinc Colour:Quartz Zincplus
2	PPC aluminium double glazed windows /doors
3	Rain water goods - to match soffits
4	Fairfaced brickwork
5	Curit fibreglass roof Colour Anthracite Grey
6	Grass roof on Item 5 base
7	PPC aluminium rain water goods
8	PPC aluminium trims/ masterboard soffits
9	PPC aluminium rooflight
10	Fixed glazed balustrade
11	Photo voltaic panels (on roof type 6)

Scheme Level
from an outline survey

No.	Date	Issue Notes

markmuir architect

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Consultants

Project Title
Land To Rear No 8 Station Road

Sheet Title
Removal of Conditions 3,4,5,6,7,8, 9 + 15

Project Manager	Project ID 18415
Drawn By MM	Scale 1:100
Reviewed By	Sheet No. 3_200002E
Date 26/01/2024	
CAD File Name 18415_250820_3_RemovalofCondtions2.vwx	

A1 @ FULL SIZE

PLANNING