

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/U1620/D/22/3305885
Appeal By	MR PETER MONTGOMERY
Site Address	136 Seymour Road GLOUCESTER GL1 5HR

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:				
4.a. the appeal site or property to judge the appeal proposal?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
To ascertain impact upon neighbouring properties.				
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.a. Is the site within a Conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. Is the site within a green belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes No

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes No

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies N/A

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes No

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes No

11.d. any other conditions you regard as necessary? Yes No

PART 3

12.a.i. All the plans submitted with the application;
 see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;

12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;
 see 'Questionnaire Documents' section
 see 'Questionnaire Documents' section

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;
 see 'Questionnaire Documents' section

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;
 see 'Questionnaire Documents' section
 see 'Questionnaire Documents' section

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;

see 'Questionnaire Documents' section

12.e. Design and Access Statement (if submitted);

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

12.g. Extracts from relevant policies which have been saved by way of a direction;

12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.

12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

12.l. Your Authority's CIL charging schedule is being/has been examined;

12.m. Your Authority's CIL charging schedule has been adopted.

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

22/0041/FUL

Completed by

Dawn Collier

On behalf of

Gloucester City Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Rhiannon Murphy

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/U1620/D/22/3305885

Appeal By MR PETER MONTGOMERY

Site Address
136 Seymour Road
GLOUCESTER
GL1 5HR

The documents listed below were uploaded with this form:

Relates to Section: PART 3

Document Description: 12.a.i. All the plans submitted with the application

File name: 136 Seymour Road 2200417FUL.pdf

Relates to Section: PART 3

Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

File name: Neighbour Notification Letter.pdf

Relates to Section: PART 3

Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

File name: List of Neighbours notified.pdf

Relates to Section: PART 3

Document Description: 12.b.ii. All representations received from interested parties about the application.

File name: REP 1 17.05.2022 (WEB).pdf

Relates to Section: PART 3

Document Description: 12.c. A copy of the letter with which you notified people about the appeal.

File name: Appeal_Householder_Neighbour_Notification.pdf

Relates to Section: PART 3

Document Description: 12.c. A list of the addresses of the people who were notified of the appeal.

File name: ufm9_Appeal_neighbours_list.pdf

Relates to Section: PART 3

Document Description: 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

File name: Delegated report_2200417FUL_136 Seymour Road 08.07.22.pdf

Relates to Section: PART 3

Document Description: 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

File name: 1983 Front Cover.pdf

File name: JCS Plan Adopted 11 December 2017.pdf

File name: GCC City Plan 2019 - Front Cover.pdf

Relates to Section: PART 3

Document Description: 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

File name: National Planning Policy Framework.pdf

File name:	SD4.pdf
File name:	SD14.pdf
File name:	A9.pdf
File name:	Home Extension Guide.pdf
Completed by	Not Set
Date	30/01/2023 12:07:33
LPA	Gloucester City Council

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/U1620/D/22/3305885

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name

Company/Group Name

Your reference

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA issue a decision? Yes No

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Address

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Single storey rear extension and first floor side extension

Area of floor space of proposed development (in square metres)

59

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes No

2. Hearing

3. Inquiry

H. GROUNDS OF APPEAL

The grounds of appeal are:

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your grounds of appeal?

Yes No

Have you made a costs application with this appeal?

Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

02. A copy of the LPA's decision notice.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL
Document Description: The grounds of appeal
File name: Appeal to planning.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: ApplicationForm.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: Decision Notice - 2200417FUL.pdf

Completed by MR DANIEL HUNSTON

Date 25/08/2022 21:22:04

136 Seymour Rd
Gloucester
GL1 5HR

EXISTING



EXISTING SITE LOCATION
SCALE: 1:1250 @ A3

Extract created on 17-02-2022 15:11

Extract extent coordinates are min x, min y (382558.64815711975,216678.4699118932)
to max x, max y (382658.64815711975,216778.4699118932)

Order ID : 122192
Project Ref : dhouston_136seymour
Expiry : 2023-02-17

Data Format : dxf
Area : 1.00Ha / 0.01Km2

Data provider : Ordnance Survey

Data provider copyright : © Crown Copyright and database rights 2022. OS 100031961

Approximate last update of dataset : December 2021

Approximate update frequency of dataset : 6-8 weeks

Coordinate reference system : British National Grid (OSGB36®)

Map units : Metres



EXISTING BLOCK LOCATION
SCALE: 1:500 @ A3

FOR PLANNING ONLY

136 Seymour Rd
Gloucester
GL1 5HR

PROPOSED



PROPOSED SITE LOCATION
SCALE: 1:1250 @ A3

Extract created on 17-02-2022 15:11

Extract extent coordinates are min x, min y (382558.64815711975,216678.4699118932)
to max x, max y (382658.64815711975,216778.4699118932)

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PROPOSED BLOCK LOCATION
SCALE: 1:500 @ A3

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NOTES

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DRAWN BY
DH

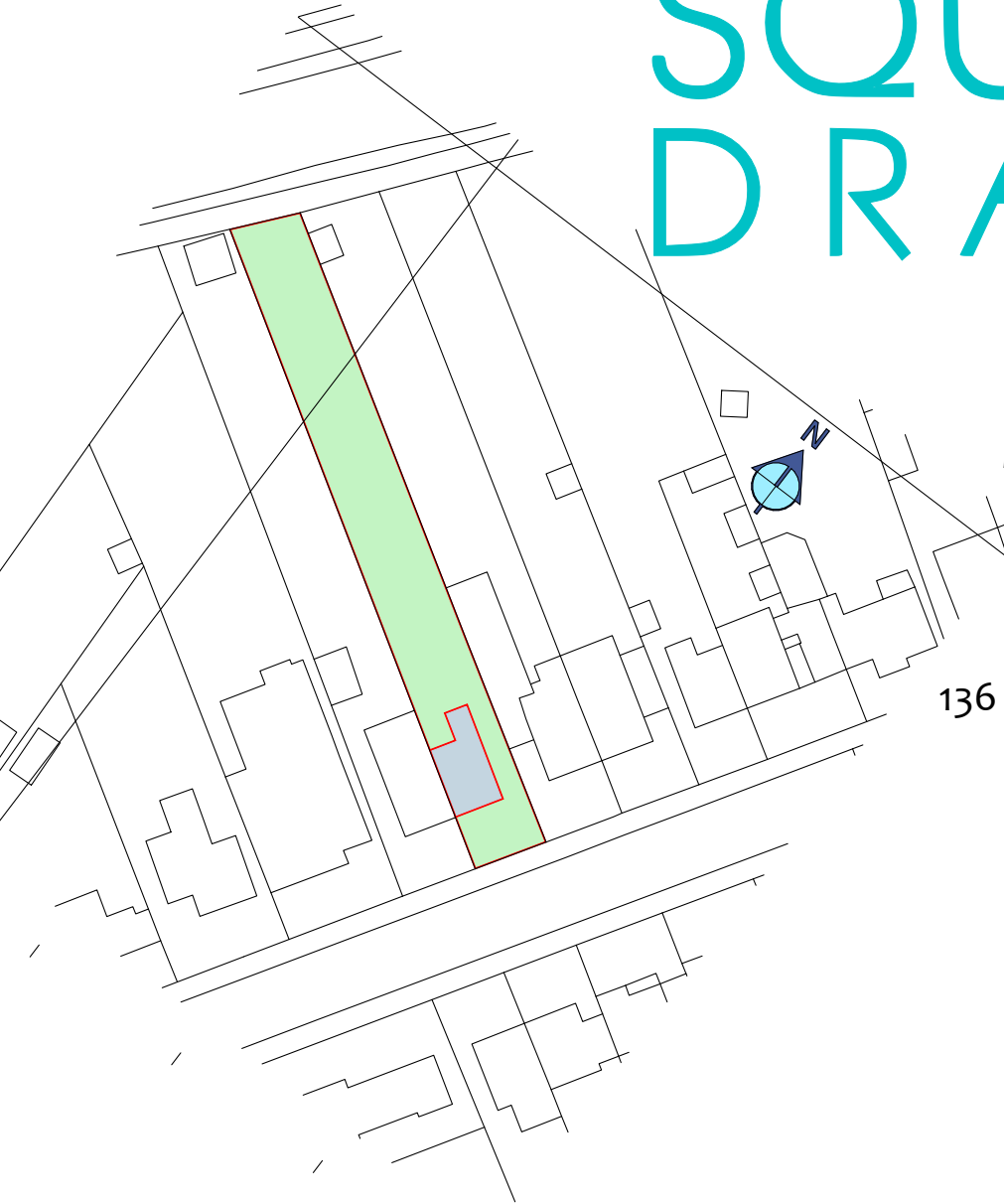
DRAWING NO.
00906B-04
REVISION REF.
Revision B

ISSUE
26-04-2022
SCALE:
1:200@A3

CLIENT
Mr & Mrs
Mongomery

PROJECT
136 Seymour Rd
Gloucester
GL1 5HR

BLUE SQUARE DRAFTING



March 2022

SITE:

136 Seymour Road

Gloucester

GL1 5HR

DESIGN & ACCESS STATEMENT





CONTENTS

1. LOCATION
2. EXISTING
3. PROPOSAL
4. DESIGN, LAYOUT AND APPEARANCE
5. ACCESS AND PARKING
6. WATER MANAGEMENT
7. CONCLUSION

1. LOCATION:

The site is located within Linden, being a central residential suburb of Gloucester. The immediate area is primarily made up of domestic properties with associated amenities to include shops, schools and open space.

In the wider context, Linden lies south of the Gloucester city centre. To the west is positioned the neighbouring residential area of Tredworth, whilst to the north and west is the industrial complex along Bristol Road.



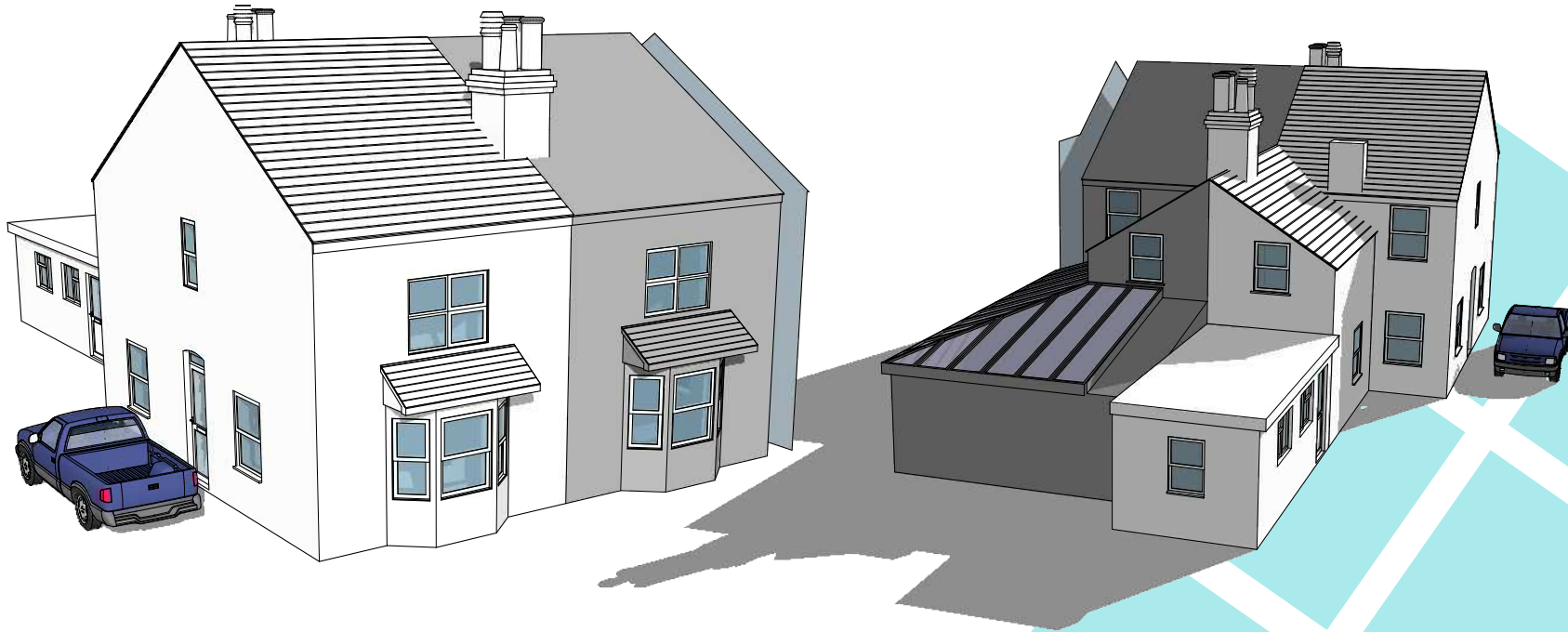
LOCATION

2. EXISTING:

The site consists of a two storey detached semi-detached dwelling, comprising of a eaves fronted roof and finished in render and is typical of the street scene. The site benefits from a single storey extension to the rear of the property with a flat roof housing a kitchen.

To the front is an area of hardstanding to accommodate four cars with access to the dwelling being provided directly onto Southfield Road.

To the rear is a large contained garden area with mature trees positioned along the rear boundary of the site alongside associated domesticated planting.



EXISTING

3. PROPOSAL:

The proposed development is for the conversion and extension of the existing single storey extension.

The proposal is serves to extend first floor level out to the side of the property and to extend the rear footprint to include the existing and previous single storey extension.

The two neighbouring properties have single storey extensions to the rear, of which No. 134 is of substantial size.



• No. 136 outlined in red



PROPOSAL

4. DESIGN, LAYOUT AND APPEARANCE:

The proposed development is a residential extension and by virtue of its form and design seeks to work in harmony with the existing property to create internal flow and natural light. The proposal takes account of existing planning policy and supplementary planning guidance to ensure the proposal meets the necessary criteria. This is case, particular reference is made to the Joint Core Strategy and the Home Extension Guide.

The bulk of the extension which will affect the front principle elevation is a second storey extension to the side of the property at first floor level only with space underneath remaining to serve as a car port/ over-croft zone. To the rear is a single storey extension which serves to include and expand the existing single storey extension to create a larger family kitchen and dining area.

In terms of neighbouring amenity, the main impact is upon the neighbour to the south west

(No. 138). The proposal extends along the boundary with the neighbour, although there are no windows on above mentioned proposed elevation and natural light proposed to be wholly from roof lights and from rear fenestrations. This ensures that overlooking of the neighbouring property is mitigated. It is noted that the neighbouring property has an existing extension to the rear extending the full width of their property with a flat roof striking just underneath the sill height of the first floor fenestrations (outlined in red below).



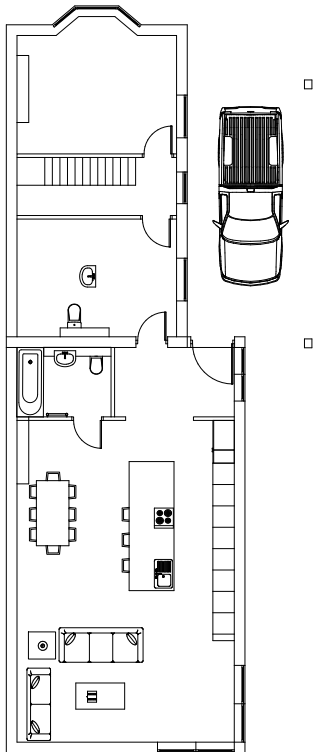
4. DESIGN, LAYOUT AND APPEARANCE cont...

The main change from the existing configuration is the creation of the single storey addition to the rear, and therefore limiting increasing the overall height by using a mono pitch and flat roof structure. This style of roof is being used as to seek not to impeded nor restrict natural light to neighbouring properties, whilst supply internal space with natural light.

Internally, the dwelling has been designed to create space and flow between the main dwelling and the extension. This ensures the development is not segregated internally but remains integral with the host dwelling to fully utilise the additional space.

Whilst the proposal does create a change to front and rear elevations, it seeks to maintain and enhance the key characteristics of the dwelling. The layout of the site has not changed and the addition of any new fenestrations are consistent with the original main features. These aspects, combined with the flat roof arrangement and, seeks to retain the characteristics of the principle elevation by ensuring the extension integrates with the host dwelling, yet remains subservient.

In terms of proposed finishing materials, it is envisaged that render will be used to break the mass of the building at ground floor but match the render of the property at first floor to align with similar features of the adjacent properties. The tiles on the mono pitch roof will be to match the existing if pitch allows or standing seam roofing or (alternative to create a similar aesthetic affect) to be considered due to low pitch. The applicant is however willing to discuss the use of materials where necessary.



5. ACCESS AND PARKING:

The site benefits from two/three off-road parking spaces contained at the front and side of the property and accommodated by an area of hardstanding.

The access is via a dropped kerb directly off Seymour Road with in excess of 100 metres visibility to both directions. The speed limit on this section of the road is 30mph and therefore the visibility accords with the required splay within current highway guidance.

Regardless, the road is a residential street with traffic movements being much slower than the speed limit.

It is not intended to amend the access or parking arrangement as part of this proposal.



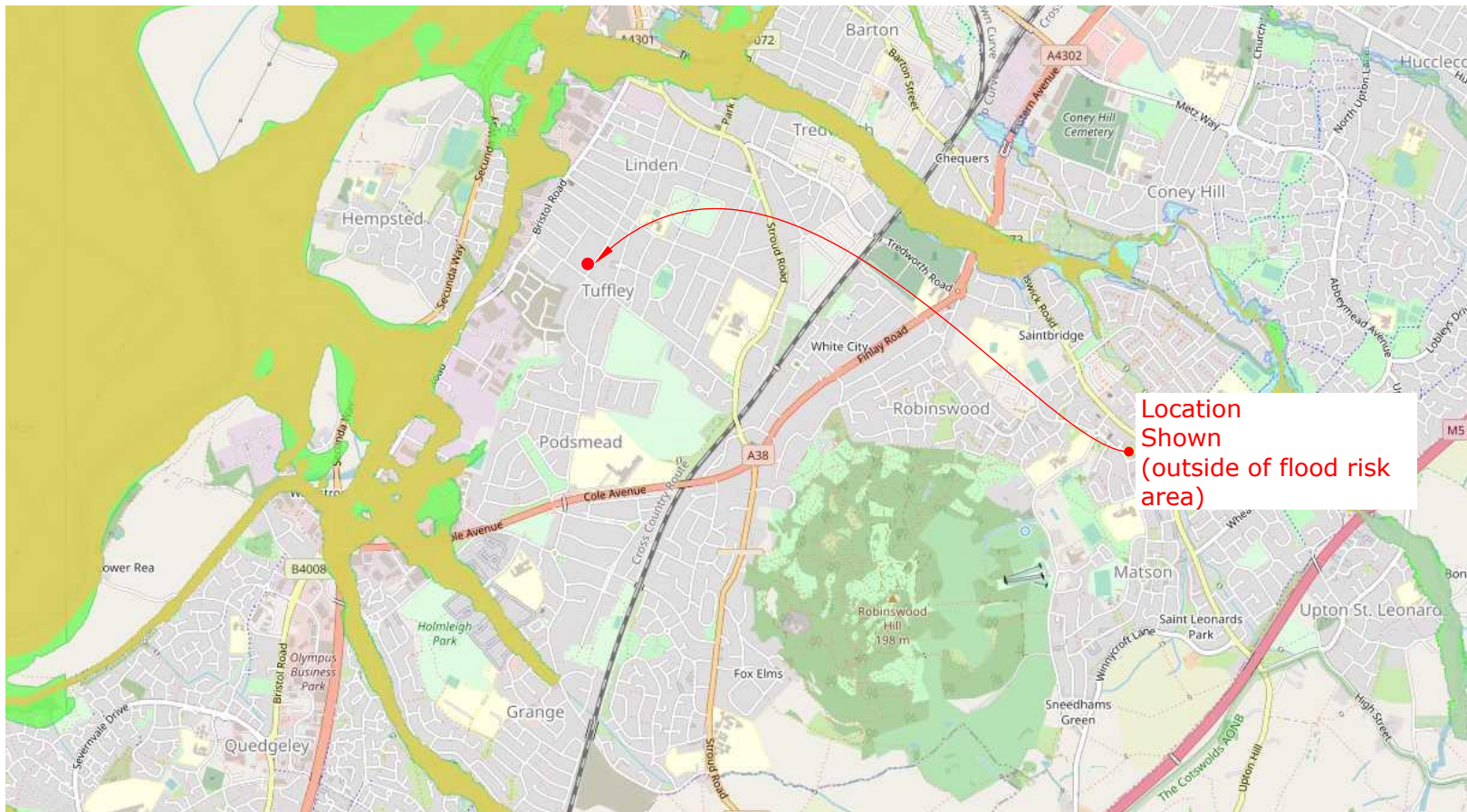
6. WATER MANAGEMENT

In accordance with the Environment Agency flood information, the site is wholly located within Flood Zone 1 and therefore is not prone to significant flooding issues.

Whilst the proposal does create additional roof space, it is highly unlikely that flooding issues will be exacerbated as a result of this proposed development. The extension incorporates an existing area of build development and therefore additional surface water run-off will be minimal.

It is proposed that surface water is channelled via 110mm guttering and disposed of via the existing storm water drainage system, which will also capture and addition surface water.

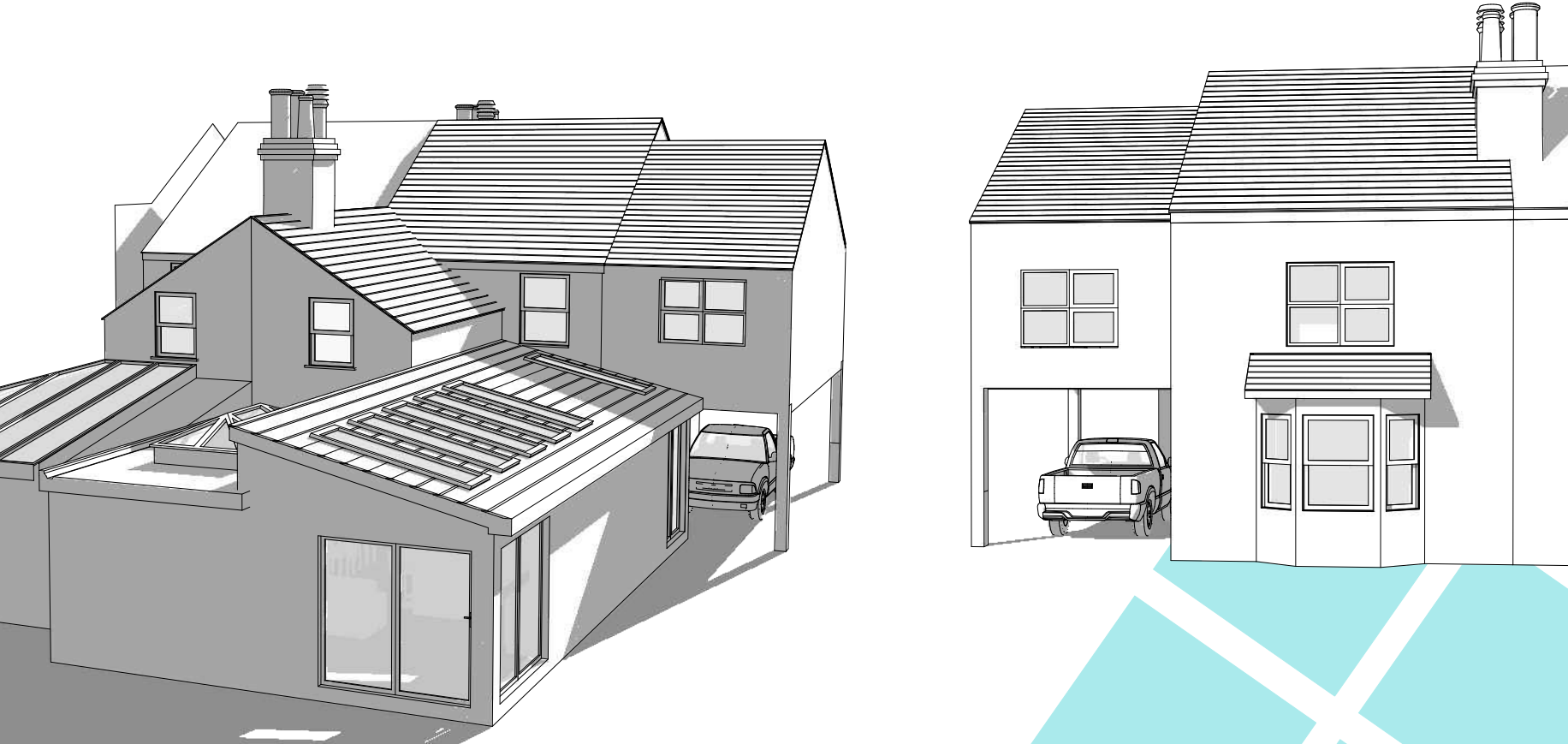
Foul drainage will be dealt with via the existing mains foul drainage system, with connections being made in accordance with the appropriate regulations.



7. CONCLUSION:

In summary, the proposed development amounts to a residential extension to replace and incorporate the floor space of an existing area of built development. The size, scale and orientation of the proposed development is such that it creates a minimal amenity or visual impact upon the neighbouring dwellings. The design looks to incorporate a traditional extension that remains subservient to the host dwelling.

As such, it is considered that the proposal adheres to the requirements of current planning policy and it is therefore respectfully requested that the proposed development is approved.

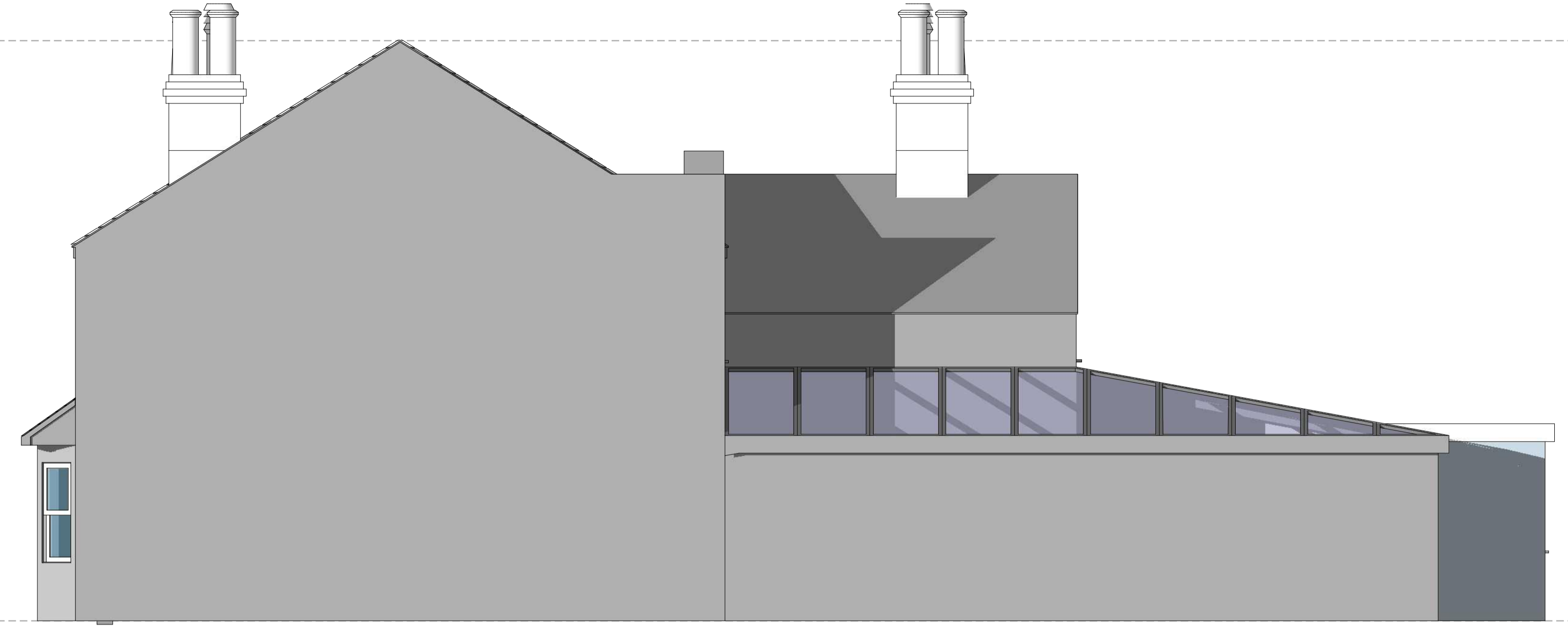


CONCLUSION

FOR PLANNING ONLY



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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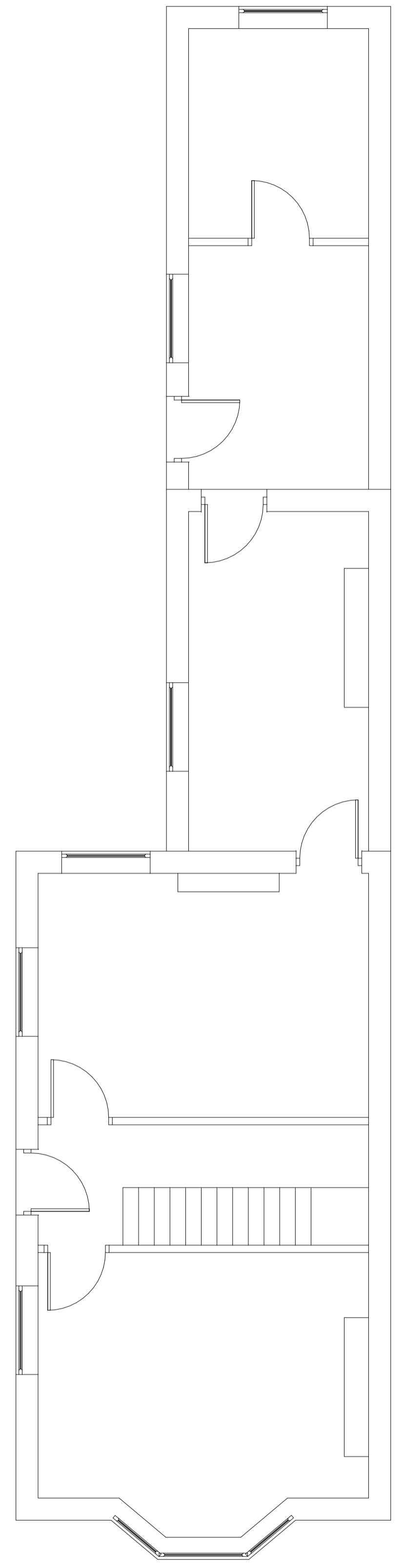
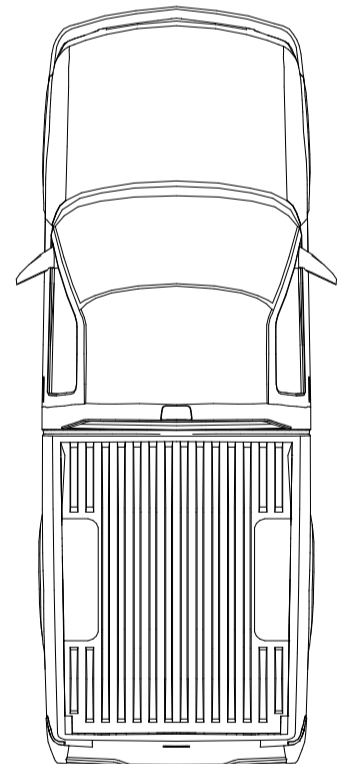


NOTES
No Liability for boundary inaccuracies is accepted. Dimensions, levels and angles to be checked by contractor on site. Responsibility is not accepted for errors made by others made by others in scaling from this drawing. Where applicable you are reminded of your responsibilities under the Party Wall Act 1996
The contractor is to check drawings and to verify all dimensions on site before commencing any work or making any factory produced items. All work to be carried out in accordance with the current Building Regulations.

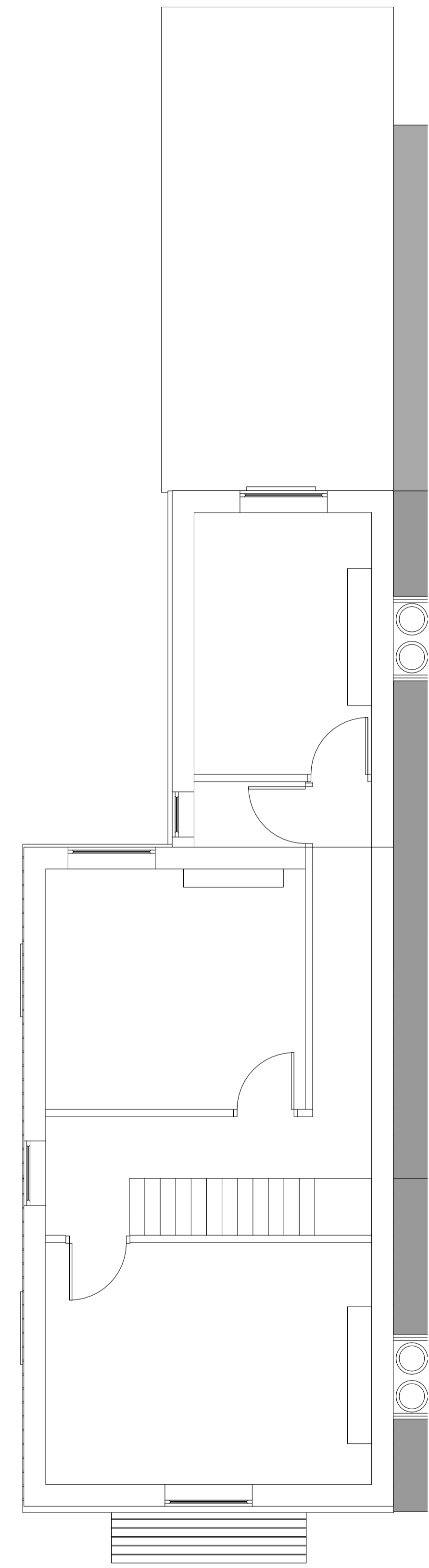
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DH
DESCRIPTION
Existing elevations

DRAWING NO.
00906A-06
REVISION REF.
Revision A

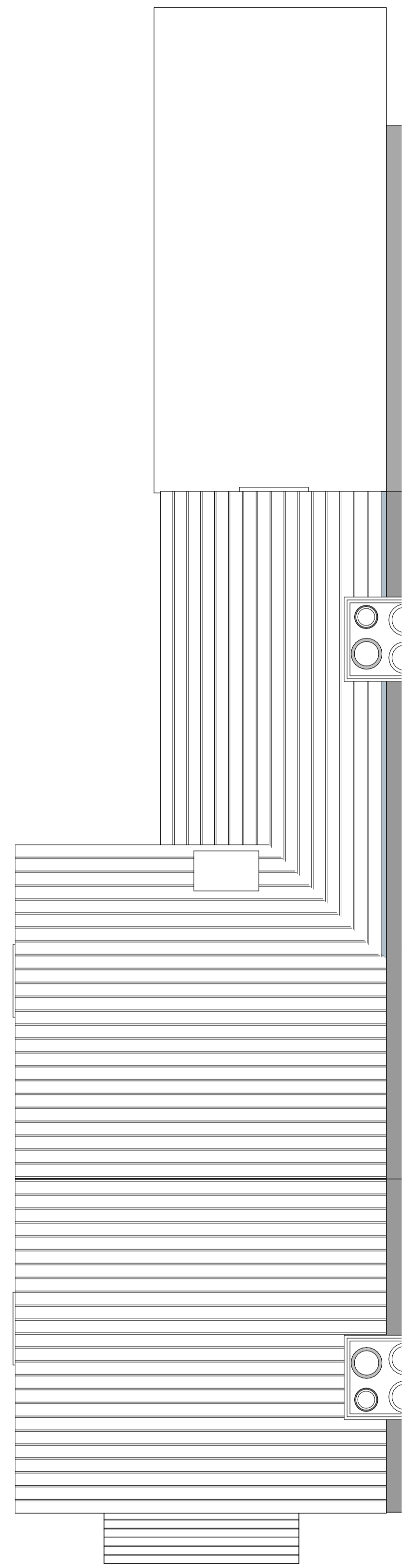
FOR PLANNING ONLY



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Blue Square Drafting



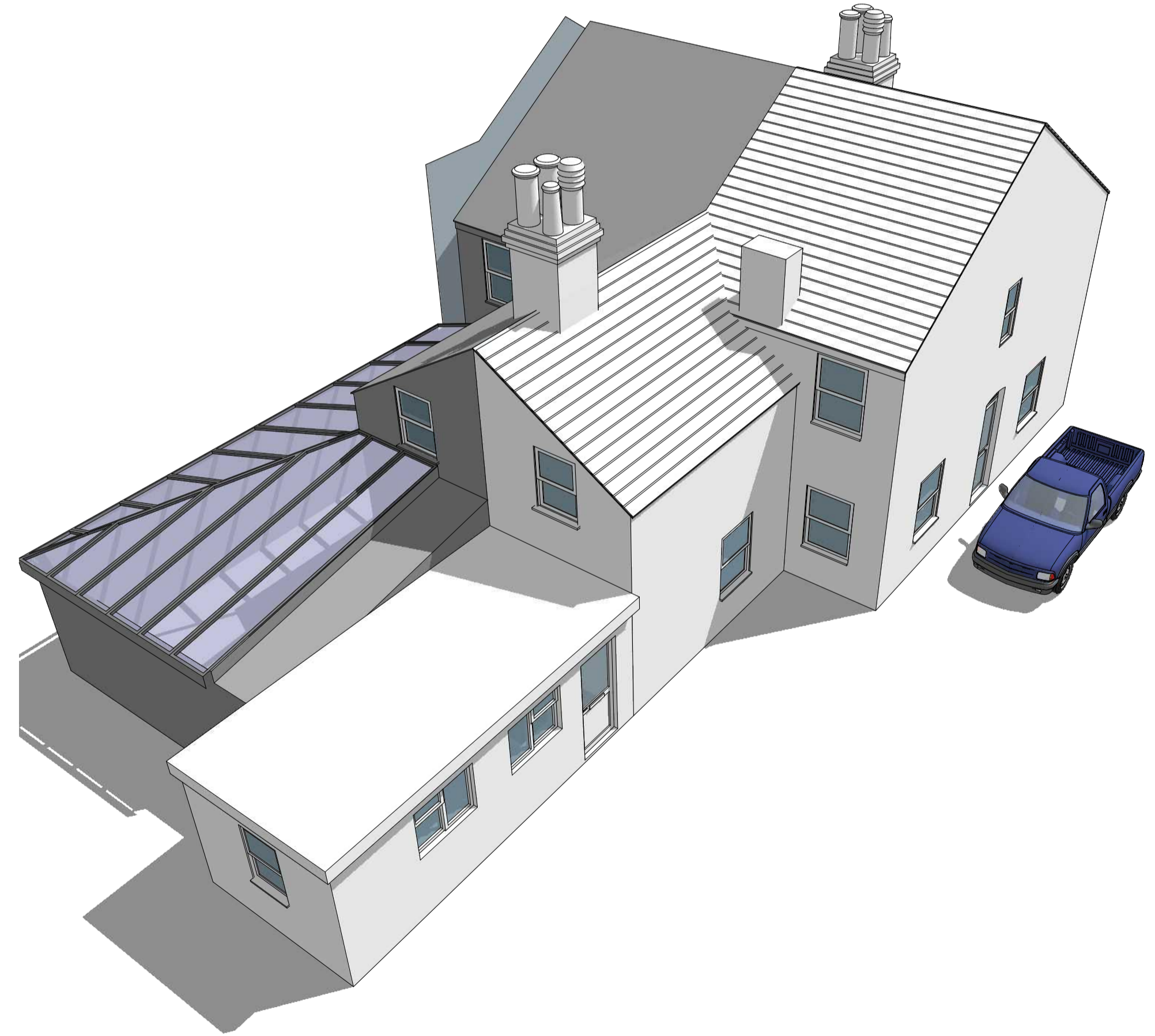
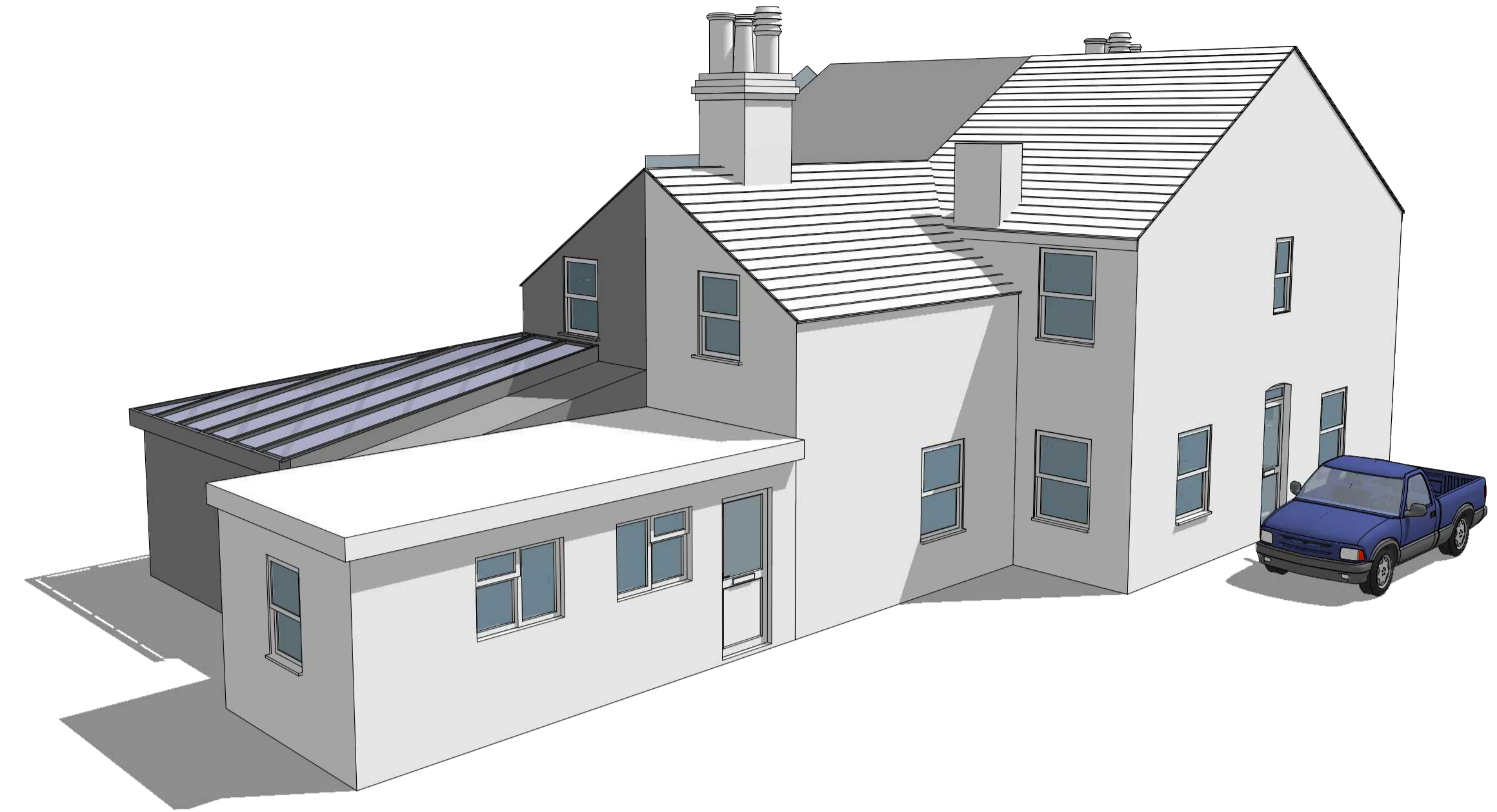
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DRAWN BY
DH
DESCRIPTION
Existing floor plans

DRAWING NO.
00906B-07
REVISION REF.
Revision B

ISSUE
26-0
SCALE
1:50

FOR PLANNING ONLY



Blue Square Drafting

NOTES
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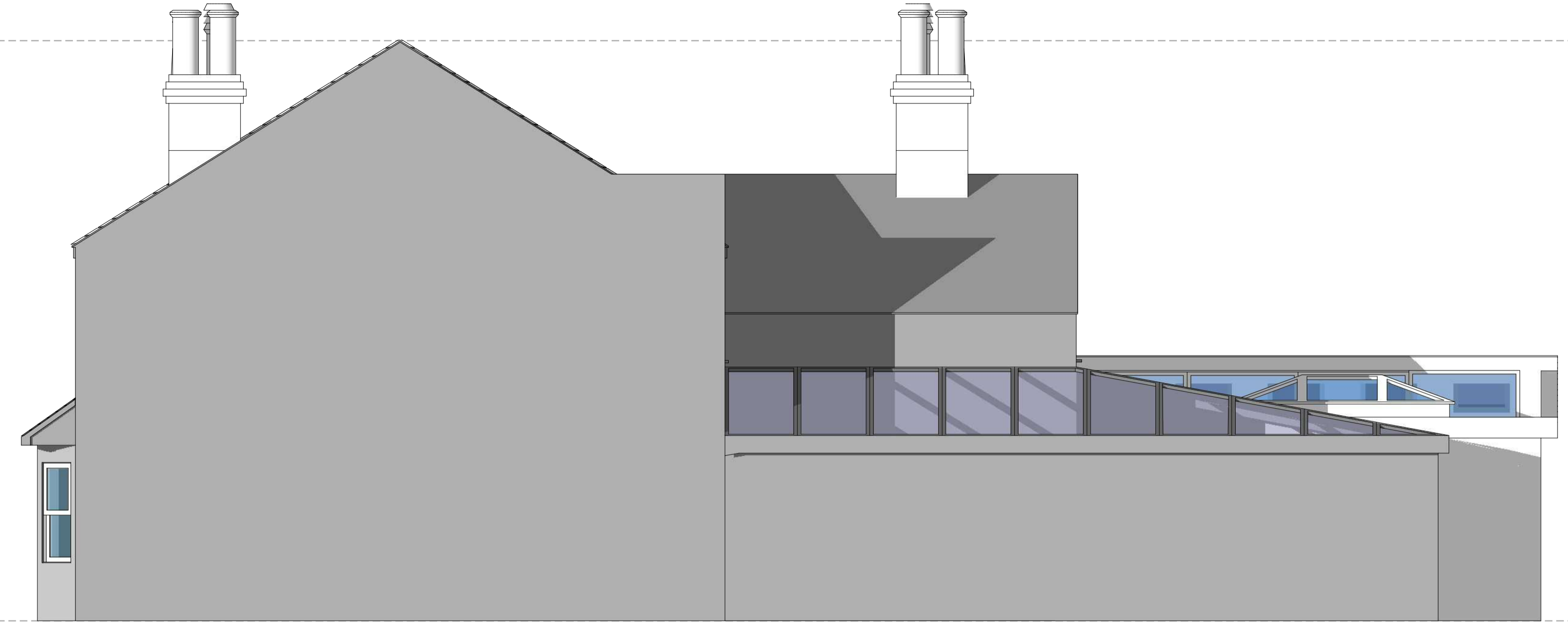
DRAWN BY
DH
DESCRIPTION
Existing 3D
Concept

DRAWING NO.
00906A-08
REVISION REF.
Revision A

FOR PLANNING ONLY



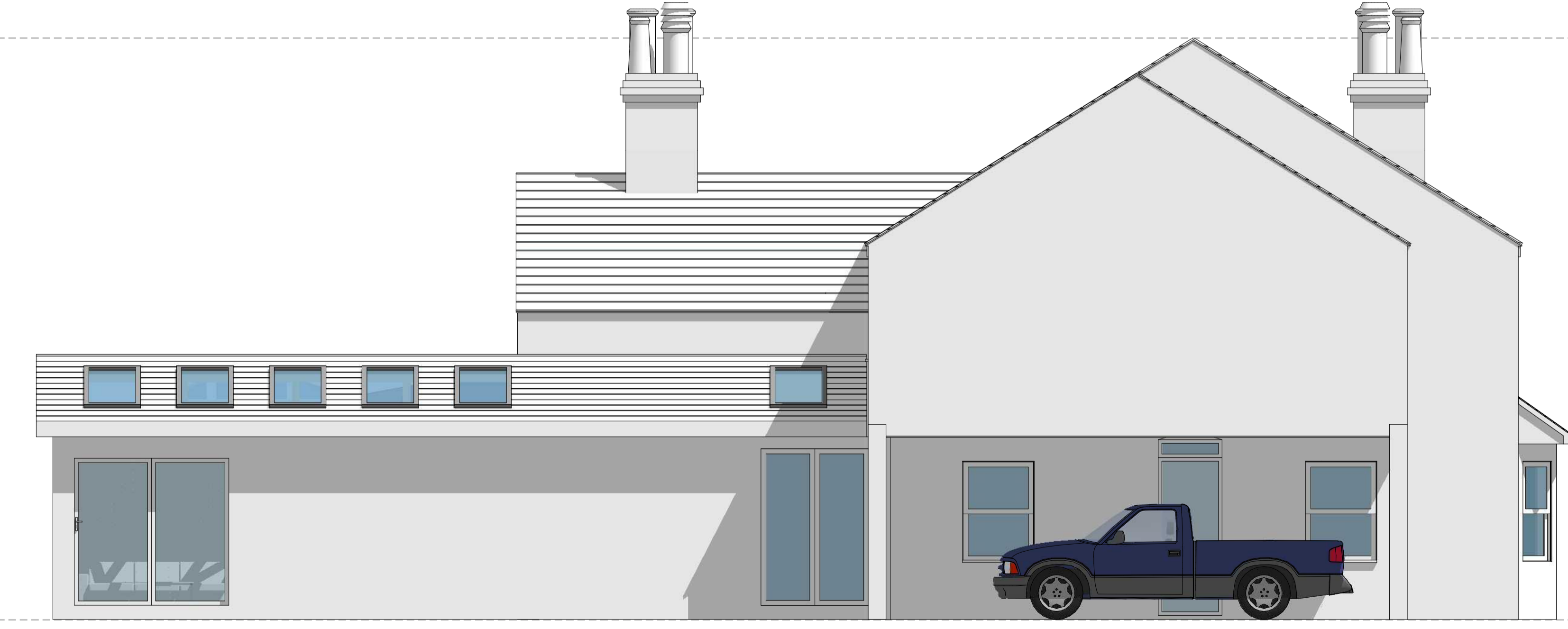
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Blue Square Drafting

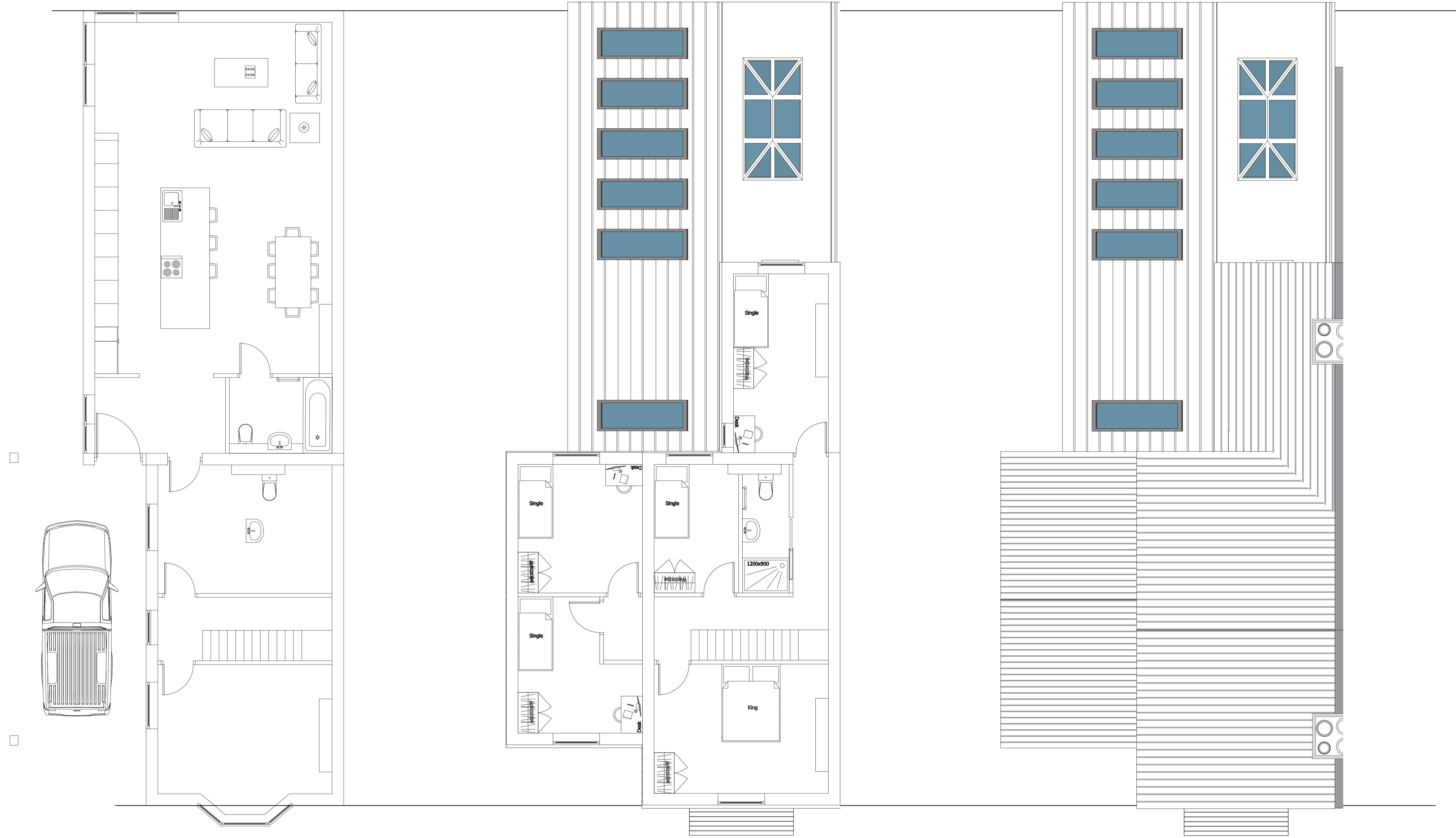


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The contractor is to check drawings and to verify all dimensions on site before commencing any work or making any factory produced items. All work to be carried out in accordance with the current Building Regulations.

DRAWN BY
DH
DESCRIPTION
Proposed elevations

DRAWING NO.
00906A-06
REVISION REF.
Revision A

FOR PLANNING ONLY



GROUND FLOOR PLAN

FIRST FLOOR PLAN



Blue Square Drafting



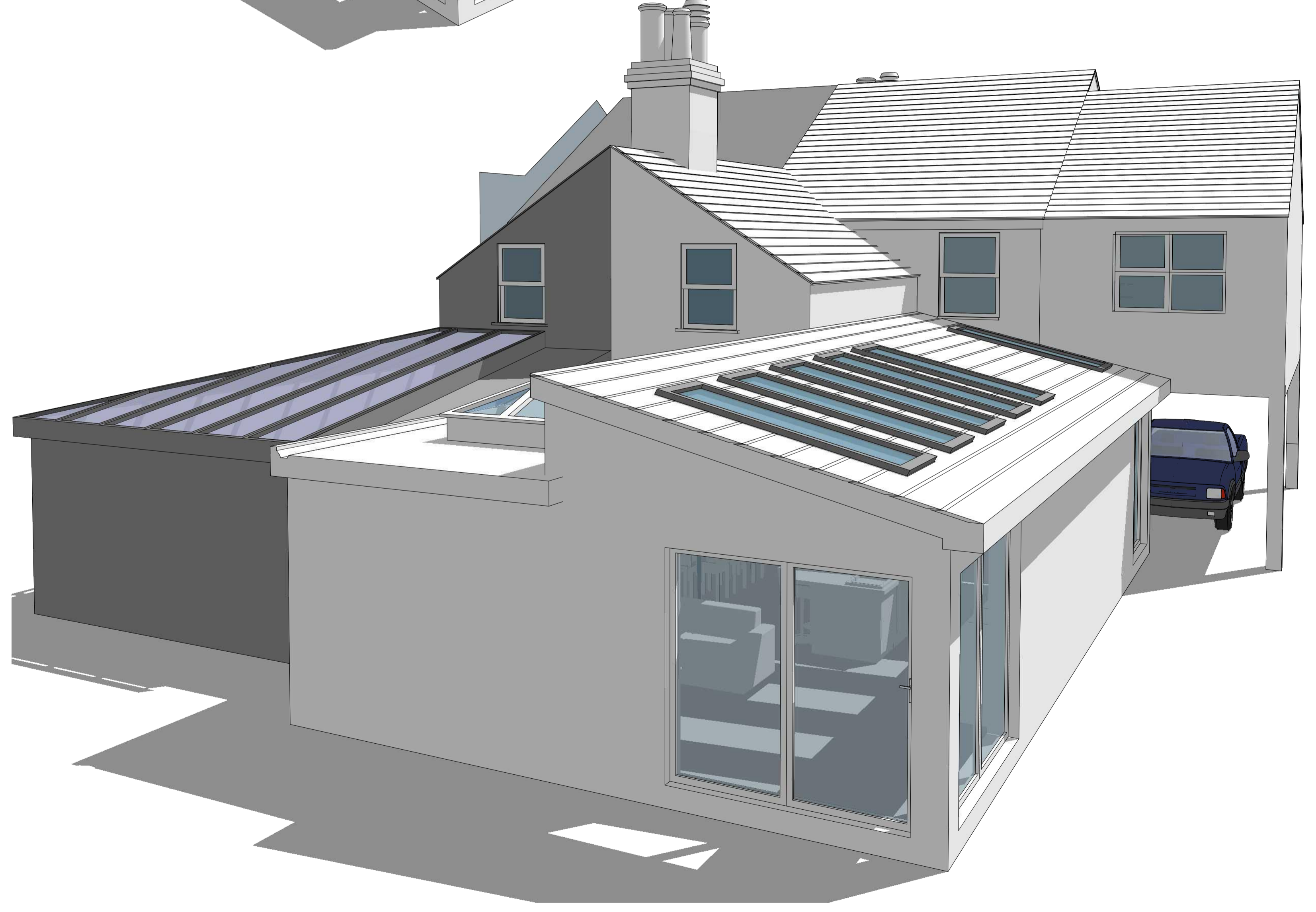
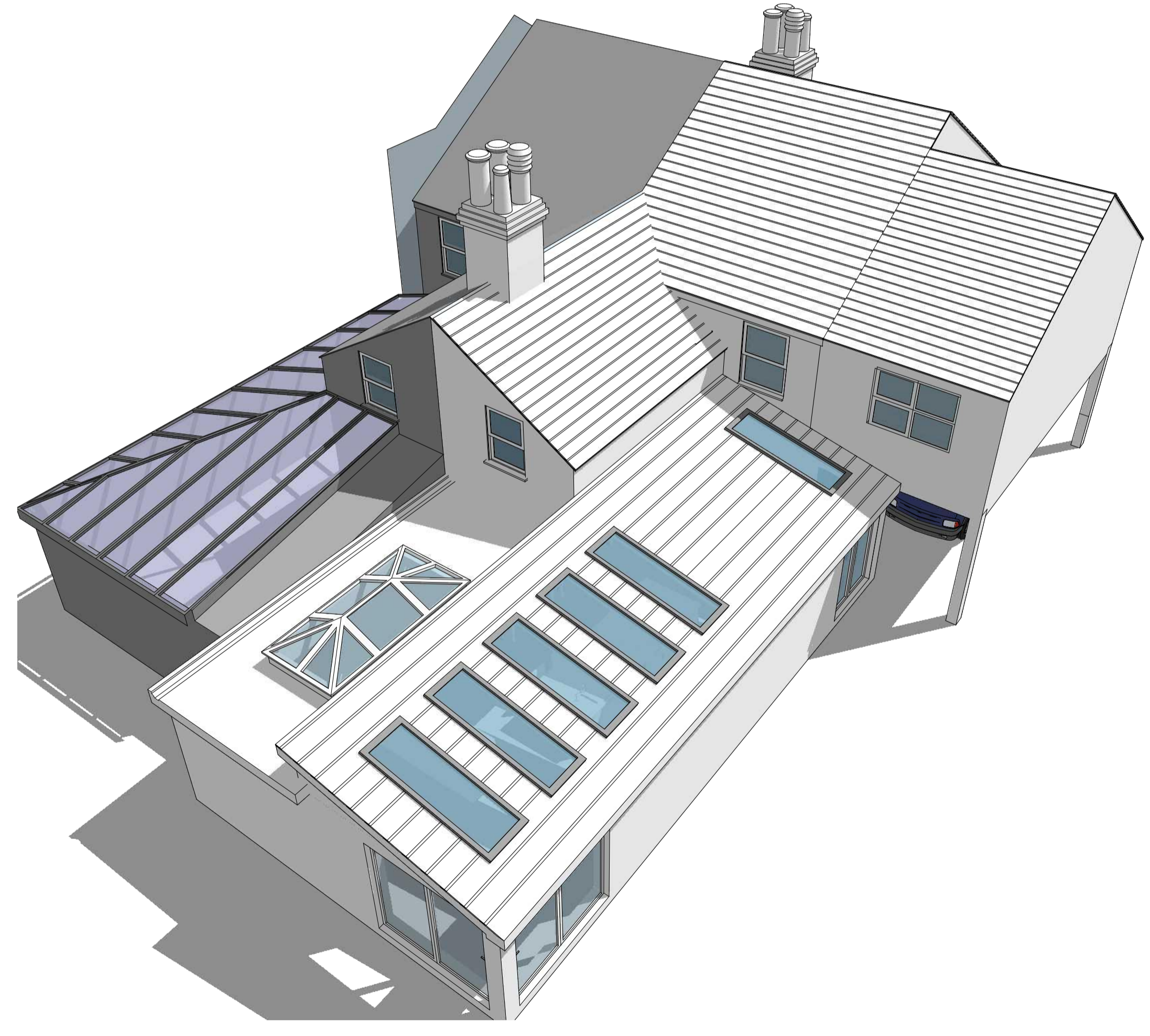
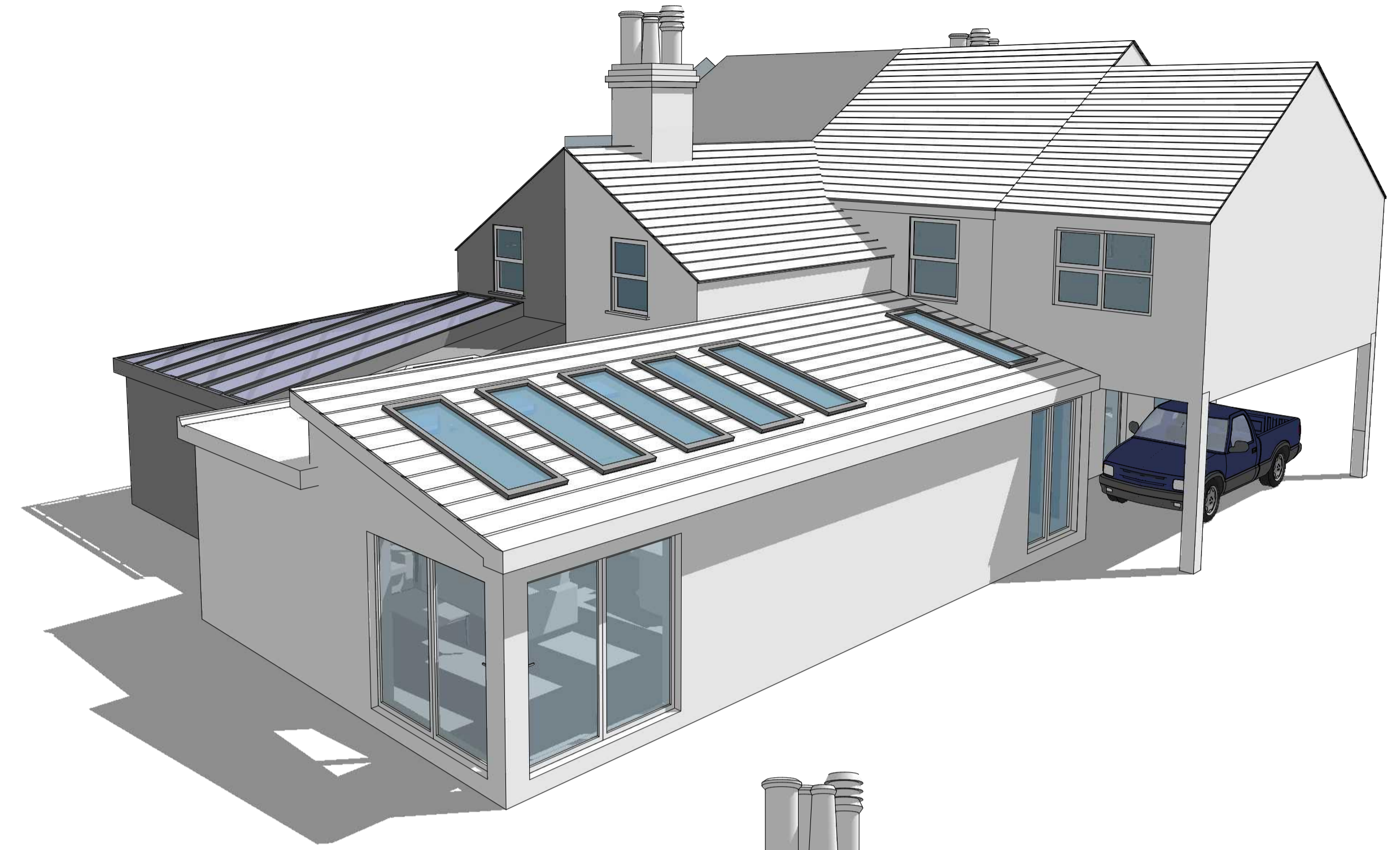
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DRAWN BY
 DH
DESCRIPTION
 Proposed floor plans

DRAWING NO.
 00906B-07
REVISION REF.
 Revision B

ISSUE
 26-0
SCALE
 1:50

FOR PLANNING ONLY



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DRAWN BY
DH

DESCRIPTION
Proposed 3D
Concept

DRAWING NO.
00906A-08

REVISION REF.
Revision A