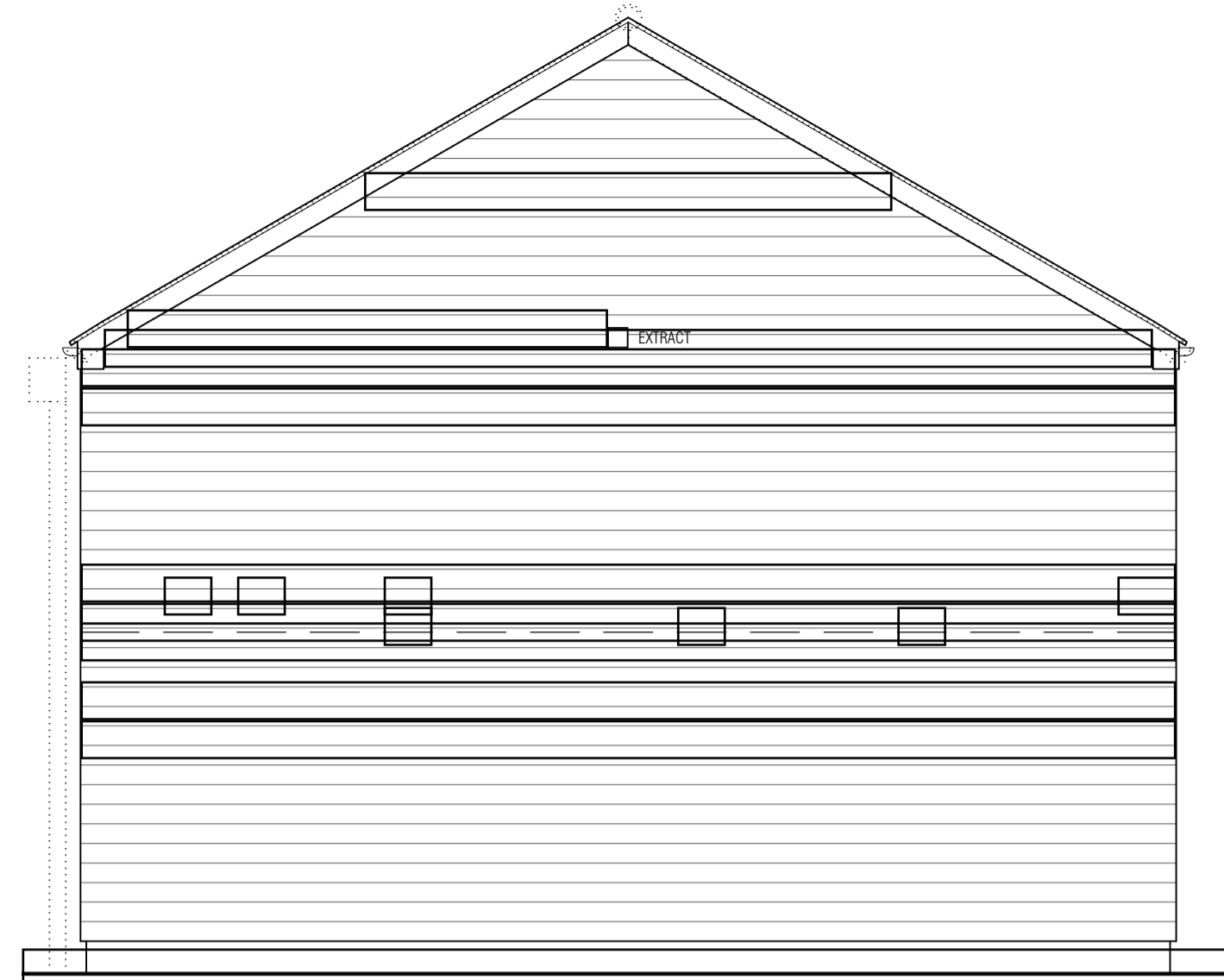
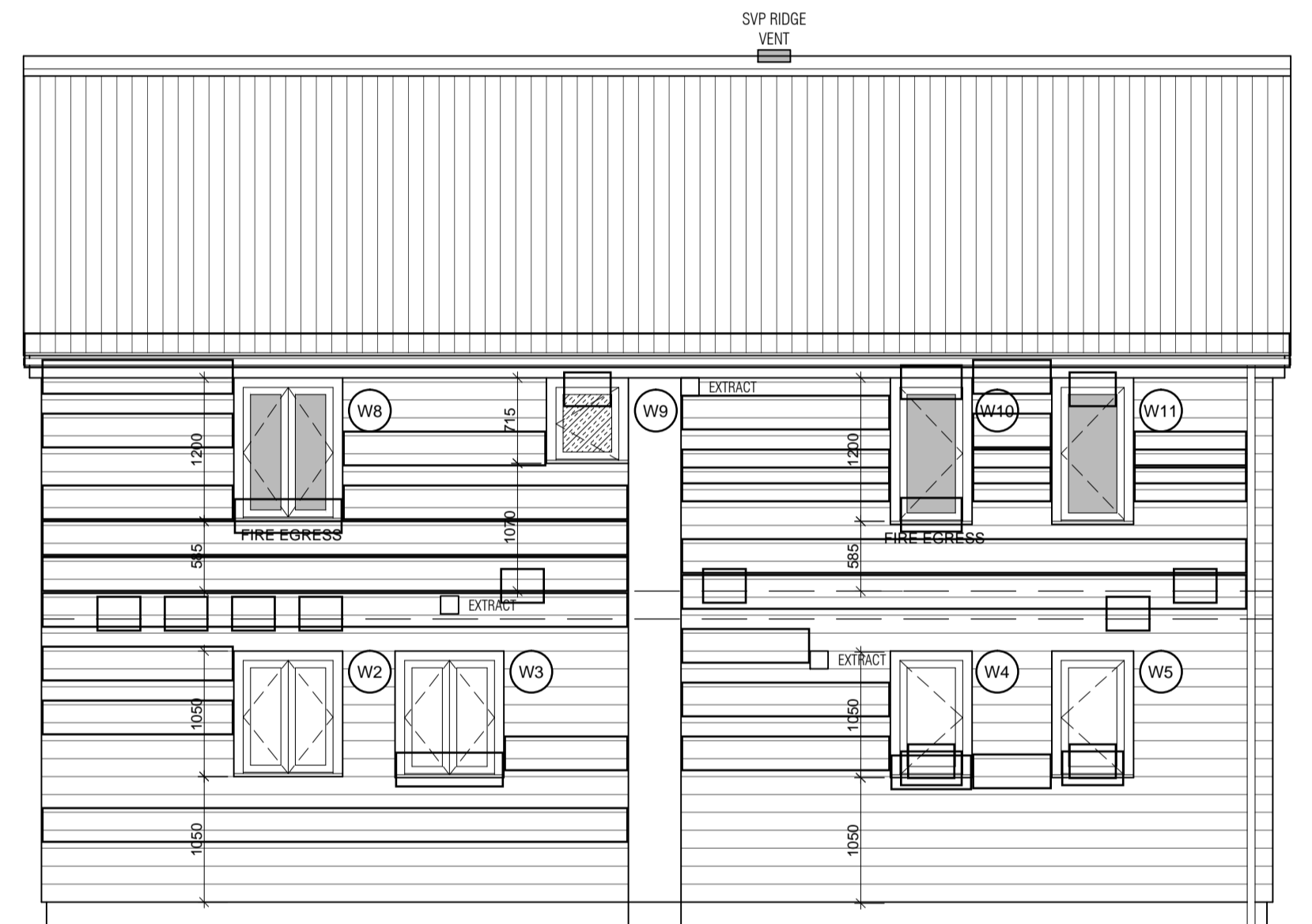


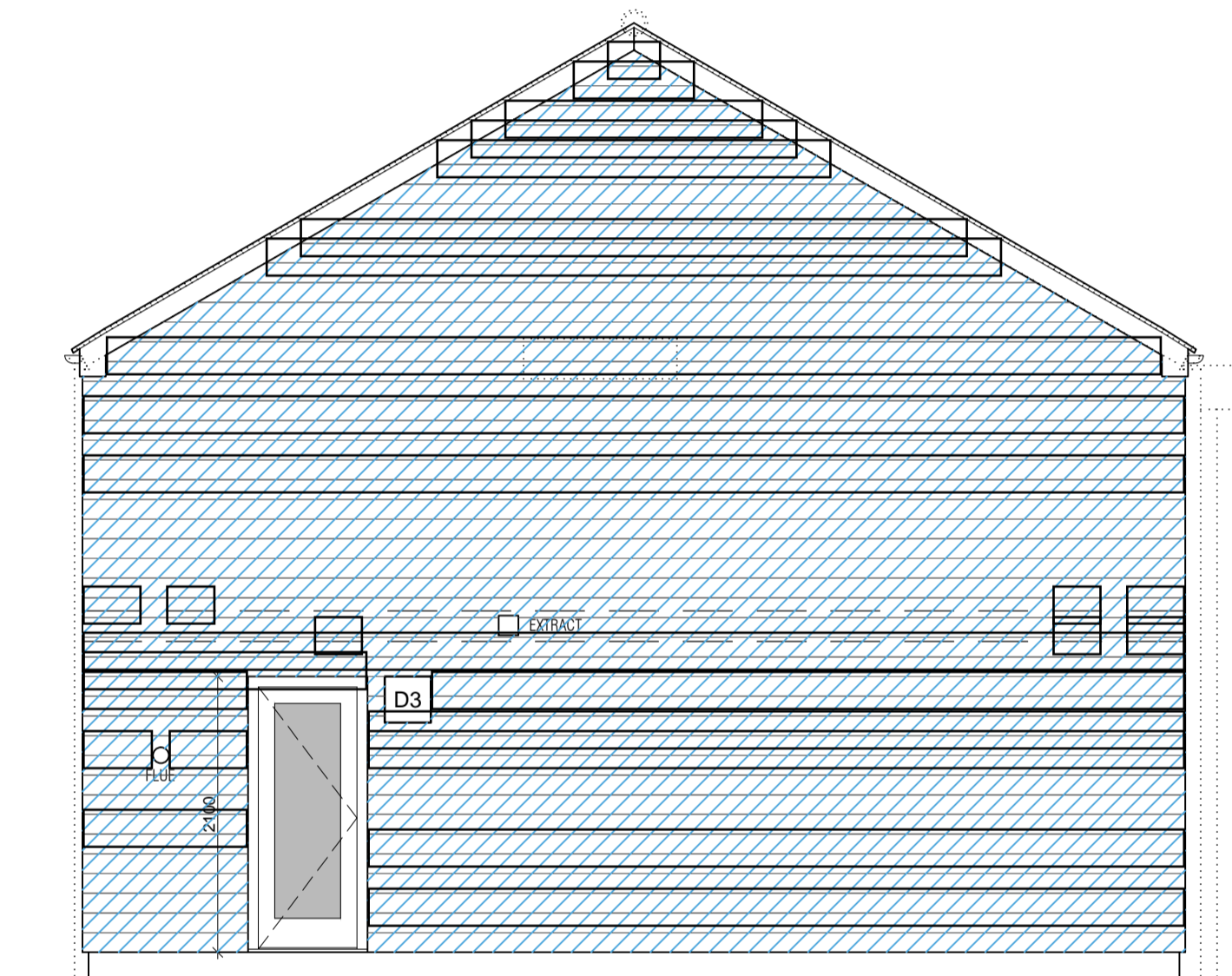
Rear Elevation
South East - Scale: 1:50
metres



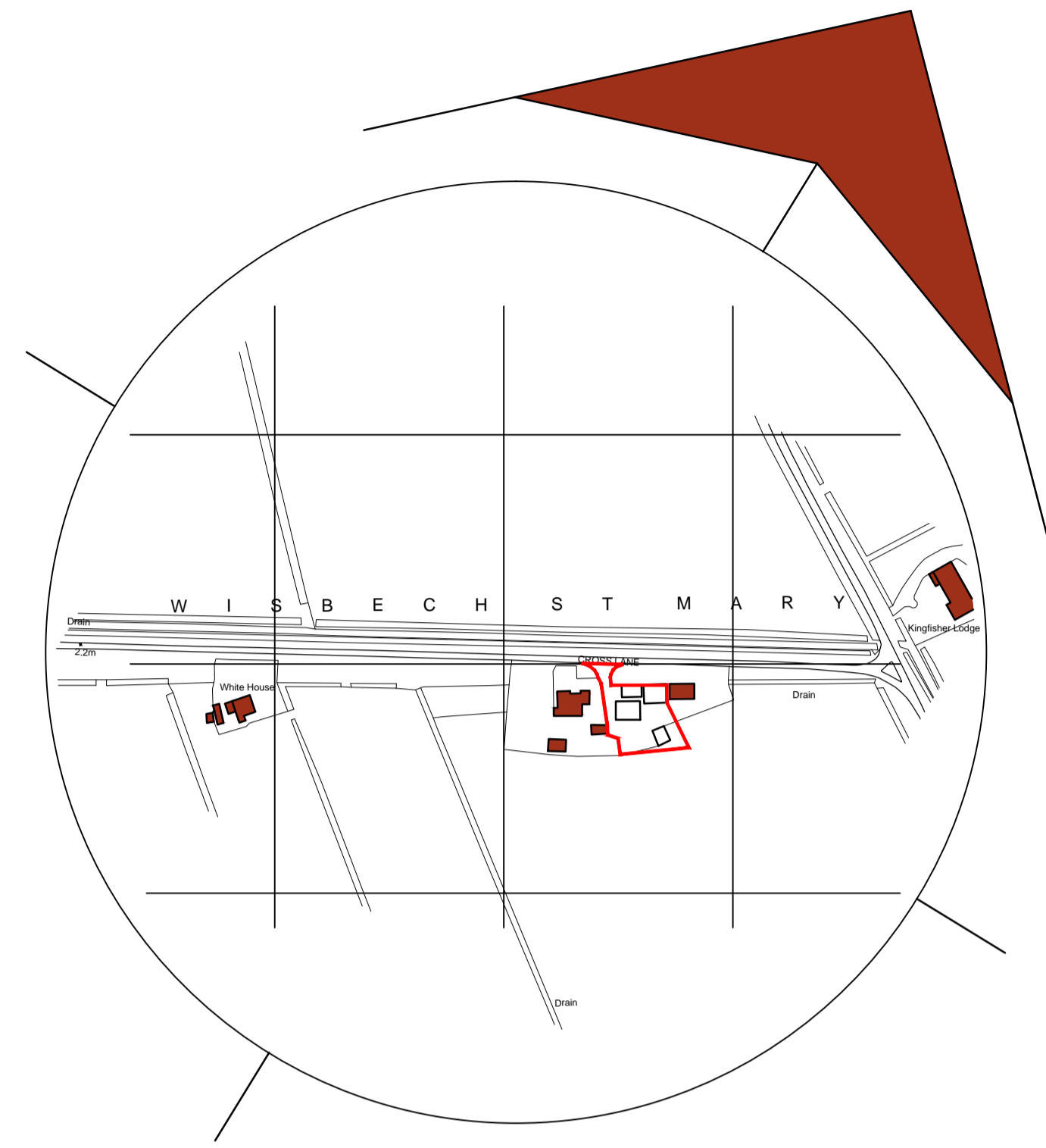
Side Elevation
South West - Scale: 1:50
metres



Front Elevation
North West - Scale: 1:50
metres



Side Elevation
North East - Scale: 1:50
metres



Location Plan
Scale: 1:2500
metres

- General Notes
1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in 'mm' unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

- All structural elements are to be designed by clients structural engineer where required
- All dimensions are to brick openings/courses.
- All kitchens and utilities are shown indicatively and are to be detailed separately in conjunction with client's kitchen manufacturer.
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- The new Finished Floor Level of the dwellings are to be raised 250mm above existing ground level as detailed in Geoff Beel's Flood Risk Assessment

DESIGNERS RISK ASSESSMENT
A designers risk assessment has been carried out for this development. Swann Edwards Architecture Limited do not consider there to be any significant risks to advise.

ELEVATION KEY

	Ridge ventilator for soil and vent pipe		Wall ventilator for extract fan
	Facing brickwork to match existing		Horizontal timber cladding
	Concrete interlocking rooftiles		Horizontal timber cladding to achieve Class 0 Fire rating
	Safety glazing		Boiler flue
			FLUE
			Obscured glazing

SITE PLAN KEY

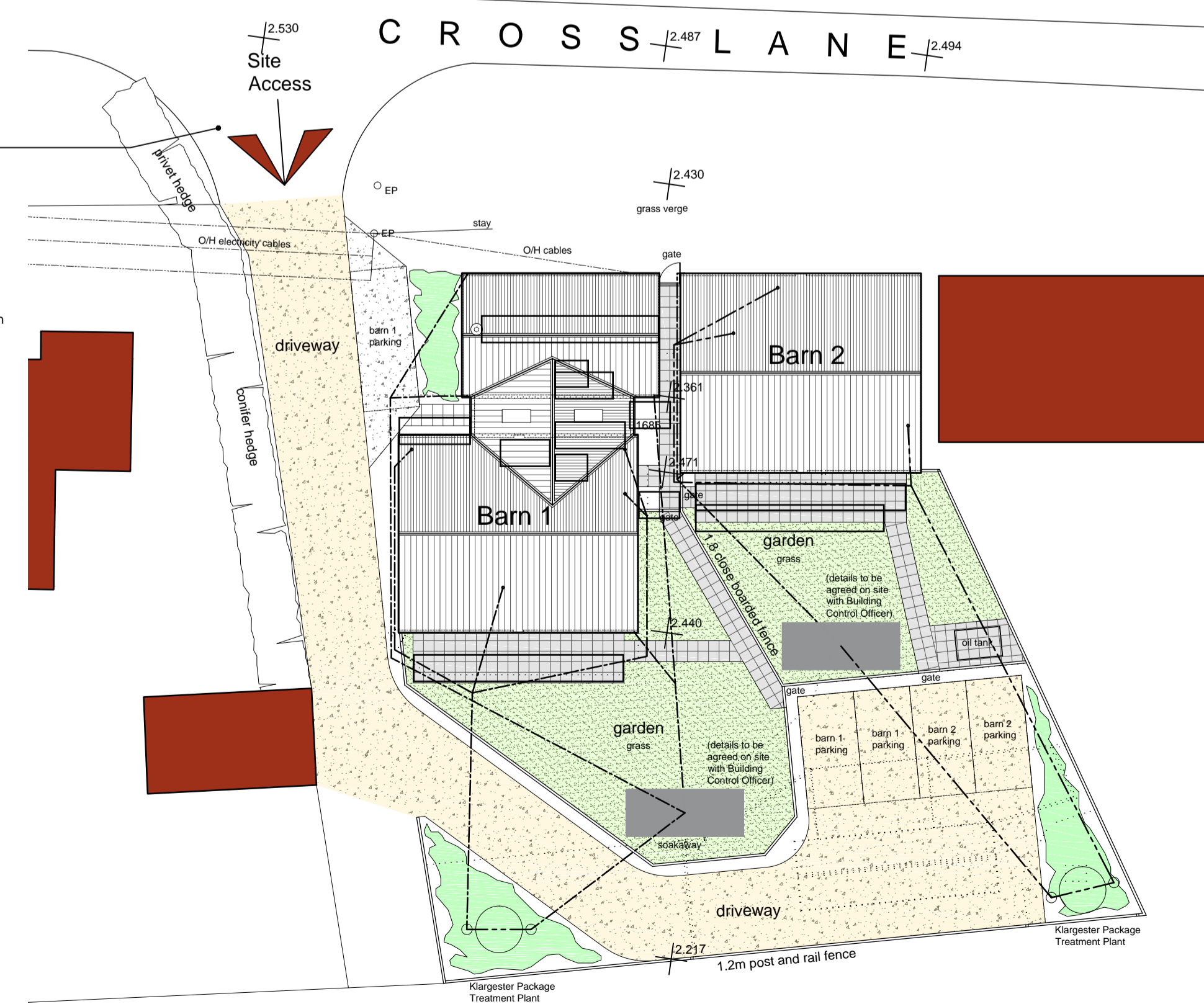
	Proposed converted buildings		Proposed washed gravel driveway		Proposed boundary fences		Structures/features to be demolished
	Unsurveyed OS buildings		Existing site access		Existing levels		

Landscaping Description

SP - Shrub Planting to include: Lonicera Pileata, Spirea Godt Flame, Scenecio Greyi, Rosa Rugosa, Prunus Laurocassus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs	GC - Ground Cover Plants Cotoneaster Horizontalis, Hedera Helix, Lavendula Spica 6 plants per sq m
---	---

Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner, and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Existing access to be sealed and drained a minimum of 5.0m wide for the first 10.0m. The highway's crossover is to fall towards the highway and the driveway is to fall into the site as per Cambs County Council Specification



Site Plan
Scale: 1:200
metres

Revisions

A	Feb 2018	Building Control Comments Boundary Distance and Fire Ratings
---	----------	---

Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Fen Road,
Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Barn Conversions Cross Lane Wisbech St Mary Mr and Mrs Green	Date November 2017	Scale As Shown Sheet Size A1
Drawing Title Building Regulations Drawing Barn 2 Elevations and Site Plan	Job No. SE-770	Drawn by CR Revision A