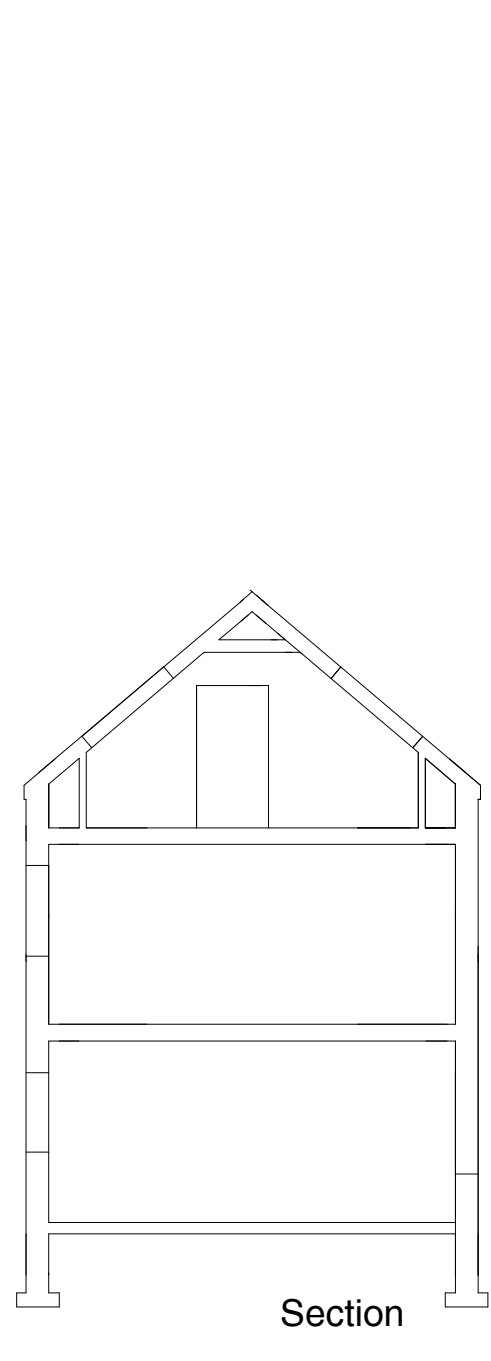




Materials

Flush eaves, upvc/timber fascia.
Ogee section gutter-colour black
circular rain water pipes
to match.

Sawn stone lintels and projecting
cills as indicated

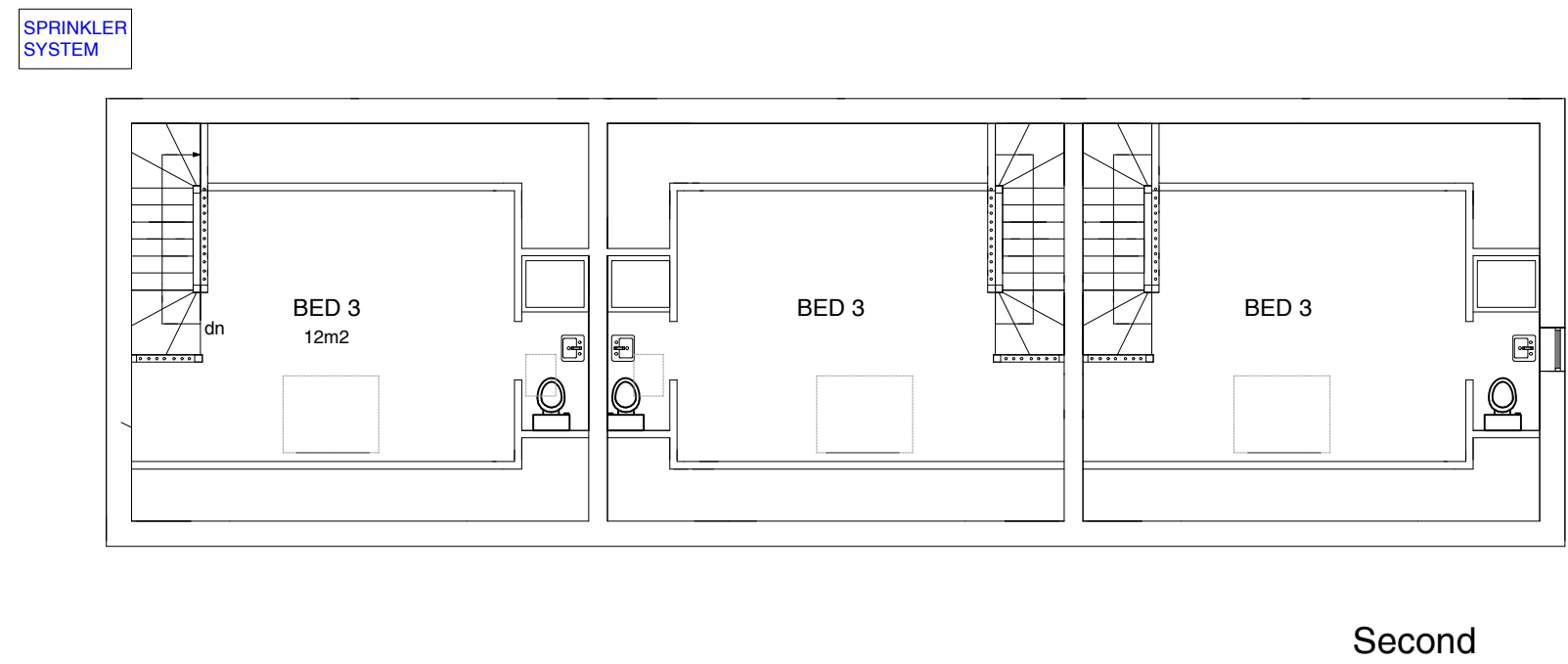
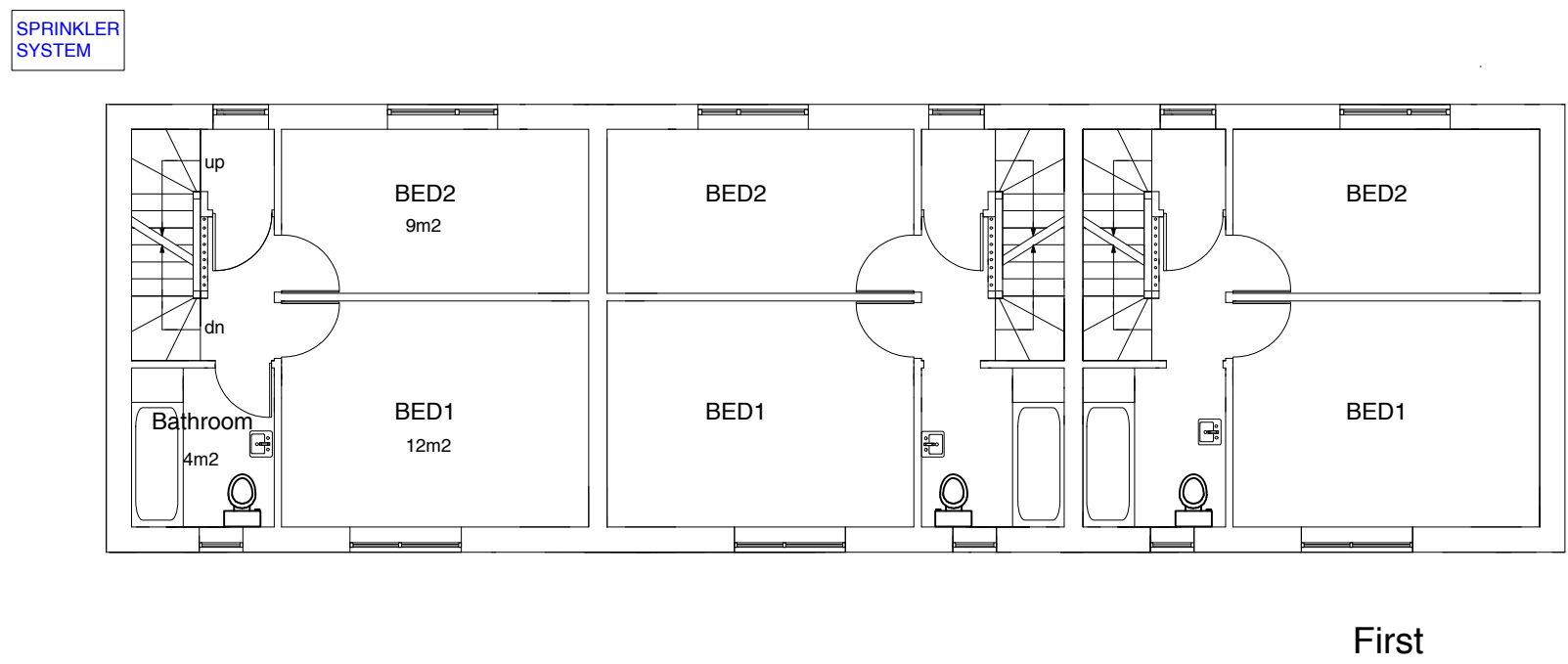
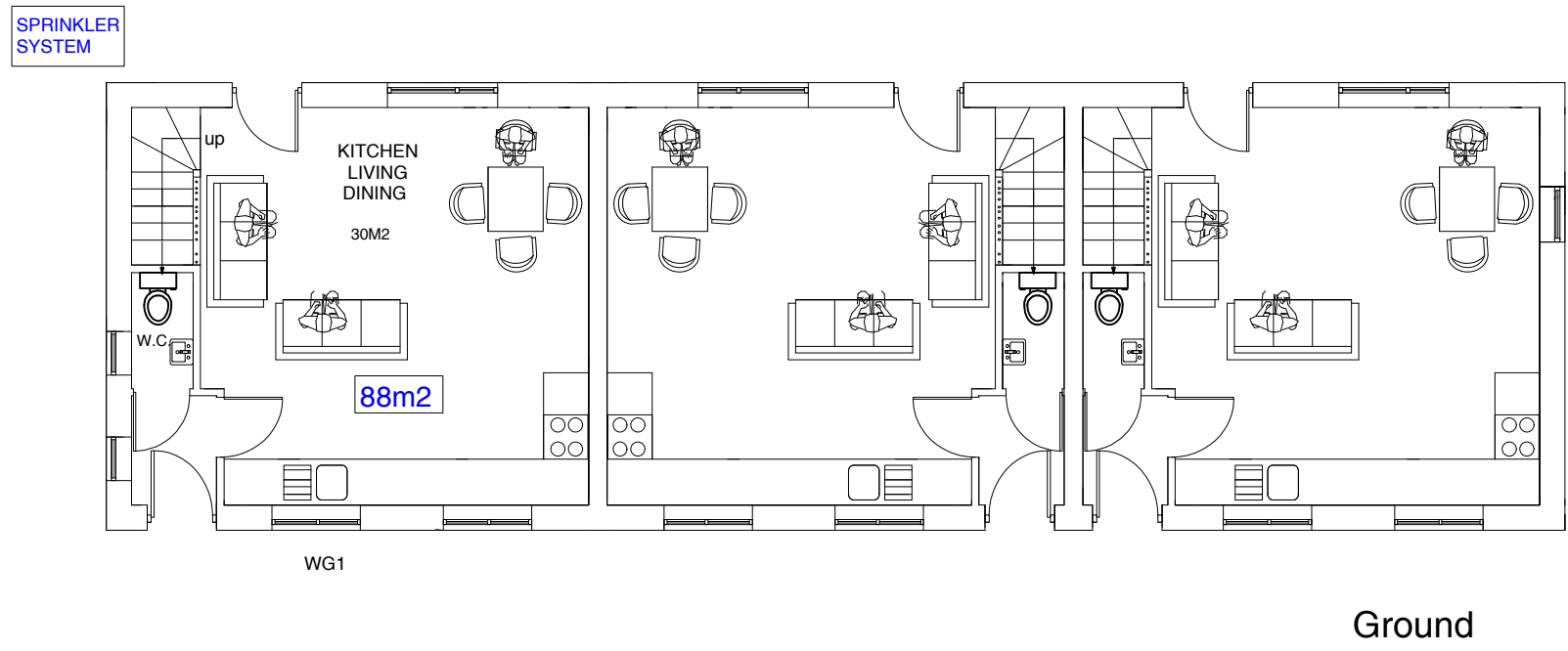
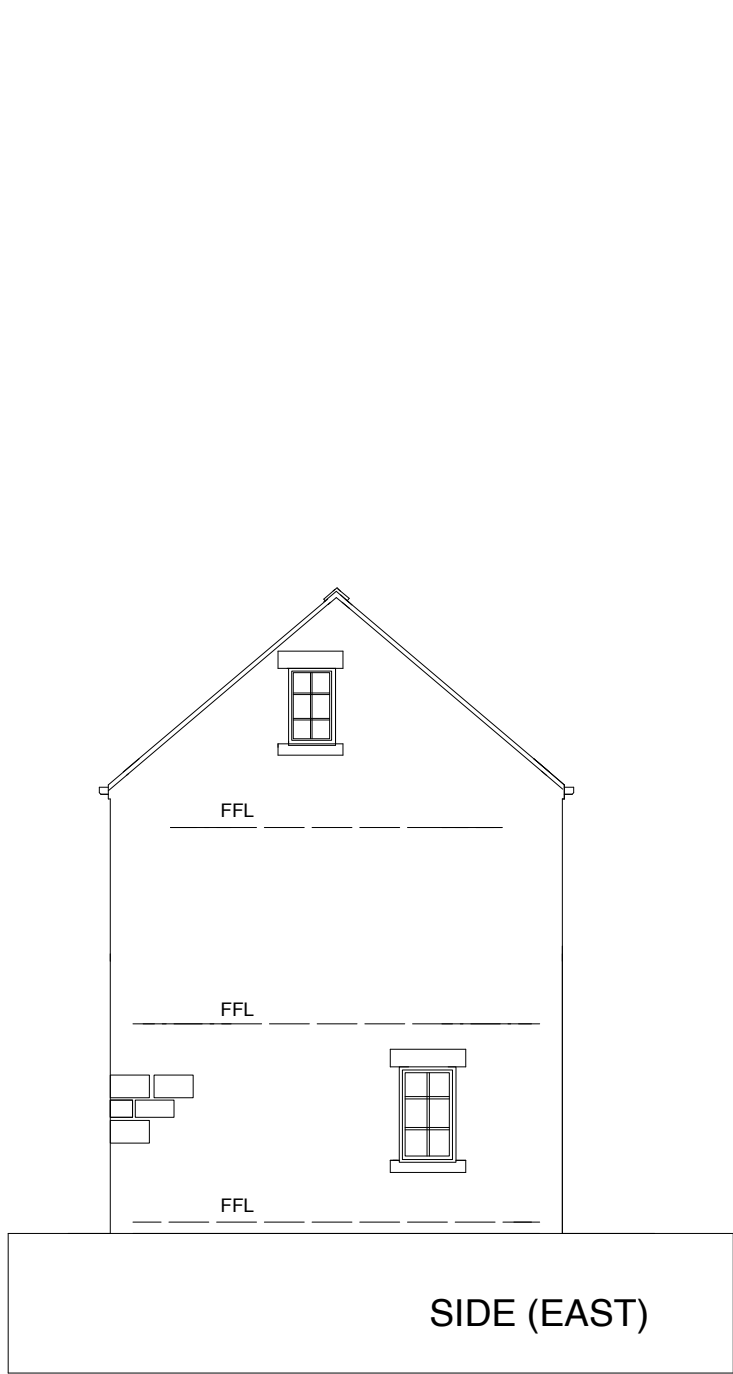
Upvc/timber windows and
doors, paint finish
Frames set back 75mm in reveal

Concrete tile roofing to match
other properties in St James Square
with matching ridges
mechanically fixed with cosmetic
mortar bed (optional)

Flush pointed verges with tile undercloak

Reclaimed Stone/similar
200-300mm -15mm Joints

Rooflights/
Conservation Rooflights (optional)



notes

No dimensions to be scaled from this drawing which is the property of the company. It is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenants or easements relating to the site. Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted. Any work carried out before building regulations approval has been granted will be strictly at clients own risk.

Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions, at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE IF IN DOUBT ASK!

revisions

A 24/8/15

workstage : PLANNING

title: PLANS AND ELEVATIONS

project: 3NO. COTTAGES
LAND OFF ST JAMES SQUARE, HOYLAND

for D.LABAN

scale 1:100 at A1

drawing no P03A

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