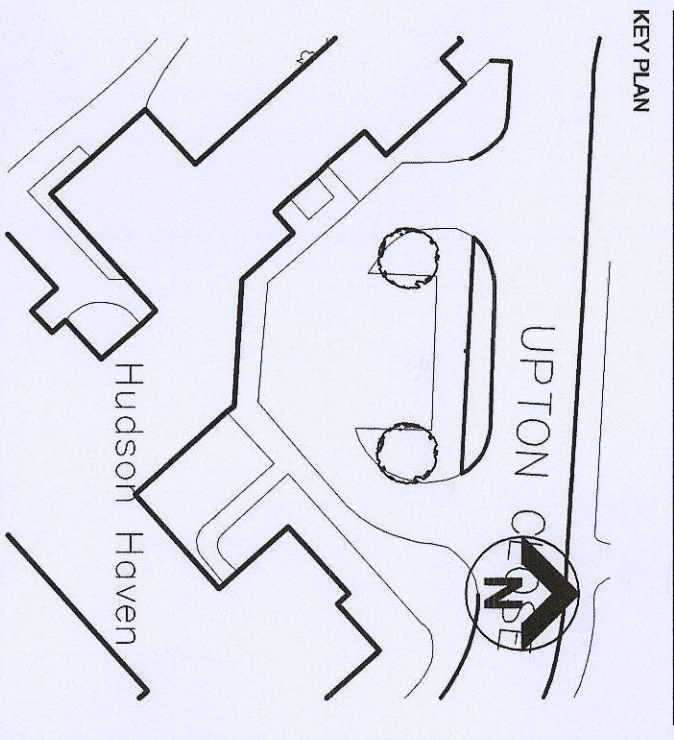


RESPONSIBILITY IS NOT ACCEPTED FOR OTHERS SCALING DIRECTLY FROM THIS DRAWING. DO NOT SCALE FROM THIS DRAWING. USE WRITTEN DIMENSIONS ONLY.

0m 5 10 15 30m ORIGINAL SHEET SIZE A1

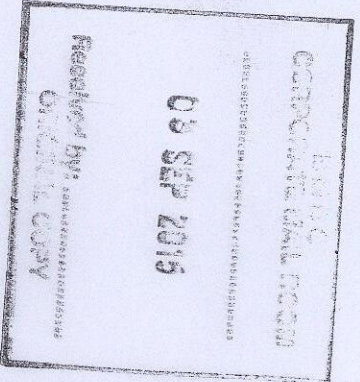
1:500



THIS DRAWING IS PROVIDED FOR USE IN THIS PROJECT ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE. NPS PROPERTY CONSULTANTS LTD ACCEPTS NO LIABILITY FOR THE USE OF THIS DRAWING OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED. THE DRAWING IS PROVIDED AS IS, WITHOUT WARRANTY, AND THE USER AGREES TO HOLD NPS PROPERTY CONSULTANTS LTD HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DRAWING. THIS DRAWING MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN AGREEMENT OF NPS PROPERTY CONSULTANTS LTD.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2015 ORDNANCE SURVEY LICENCE NUMBER 100018940

Notes:



FIRST ISSUE					
PI					
COMMENT					
REV	DRAWN	DATE	CHECKED	DATE	APPROVED



NPS PROPERTY CONSULTANTS LTD
Spartan House, 86 Mooringside, Norwich, Norfolk, NR1 1PX,
Tel: 01603 788155 Email: nps@nps.co.uk www.nps.co.uk

CLIENT
Berneslai Homes
HSG: 4437

PROJECT
Hudson Haven Sheltered Housing
New Entrance area and Internal Alteration

TITLE
Existing Site Plan

SCALES		PROJECT NUMBERS	
1:500	ARCHITECT	16-1-1013	REV CODE
DRAWING NUMBER			
NPS-DR-A-(00)-010	P1		
STATUS CODE	PURPOSE OF ISSUE		
S2	PLANNING APPROVAL		
	DRAWN BY	LS	



Existing garages to be demolished. Area to be resurfaced in tarmac and new white lining to be applied to mark out 15No new parking spaces.

Existing bin store to be demolished. Existing island to be removed. Existing surfaces to be taken up and levels amended to form new paved ramp to existing entrance.

New pavement to be formed over existing vehicular entrance as indicated. Allow for new drop kerb to new pavement.

Install new 'Toum' signage at base of curved ramp. Design TBA

Area to be reformed in landscaping. Existing levels to be amended to reduce height of new retaining wall.

Form new tarmac island between the disabled space and the curved ramp to allow for the retention of the existing lamppost.

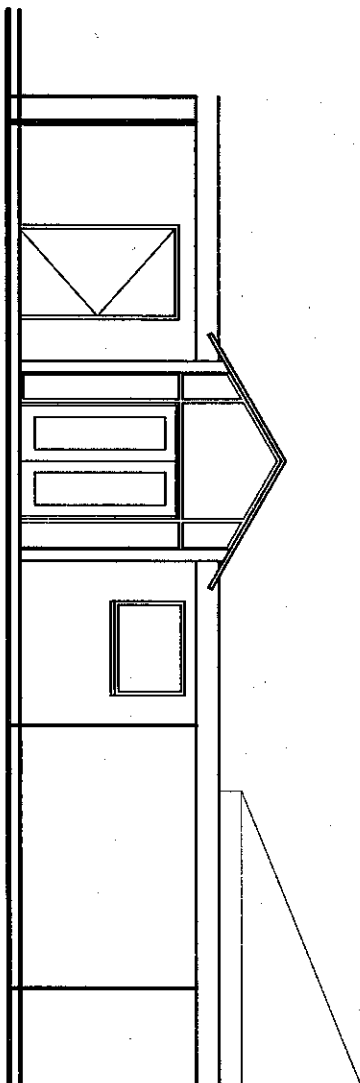
Form 4 No. new spaces including 2No disabled spaces. Setling out of these spaces allows for the retention of existing tree.

Existing manholes within new landscaping areas to be raised to suit new levels. All existing covers to be refitted and reused.

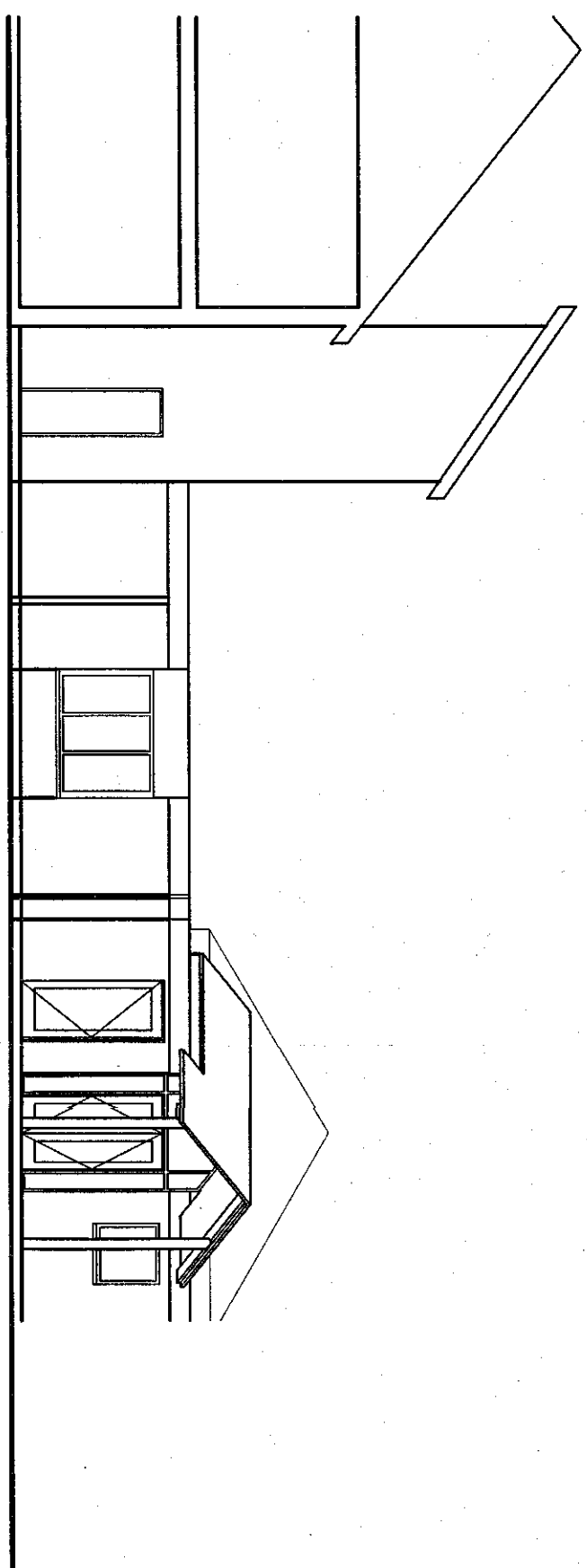
New dwarf wall to form new 'patio' area.

Proposed kerb line with new paving to 'building' side.

Proposed glazed entrance canopy on steel CHS

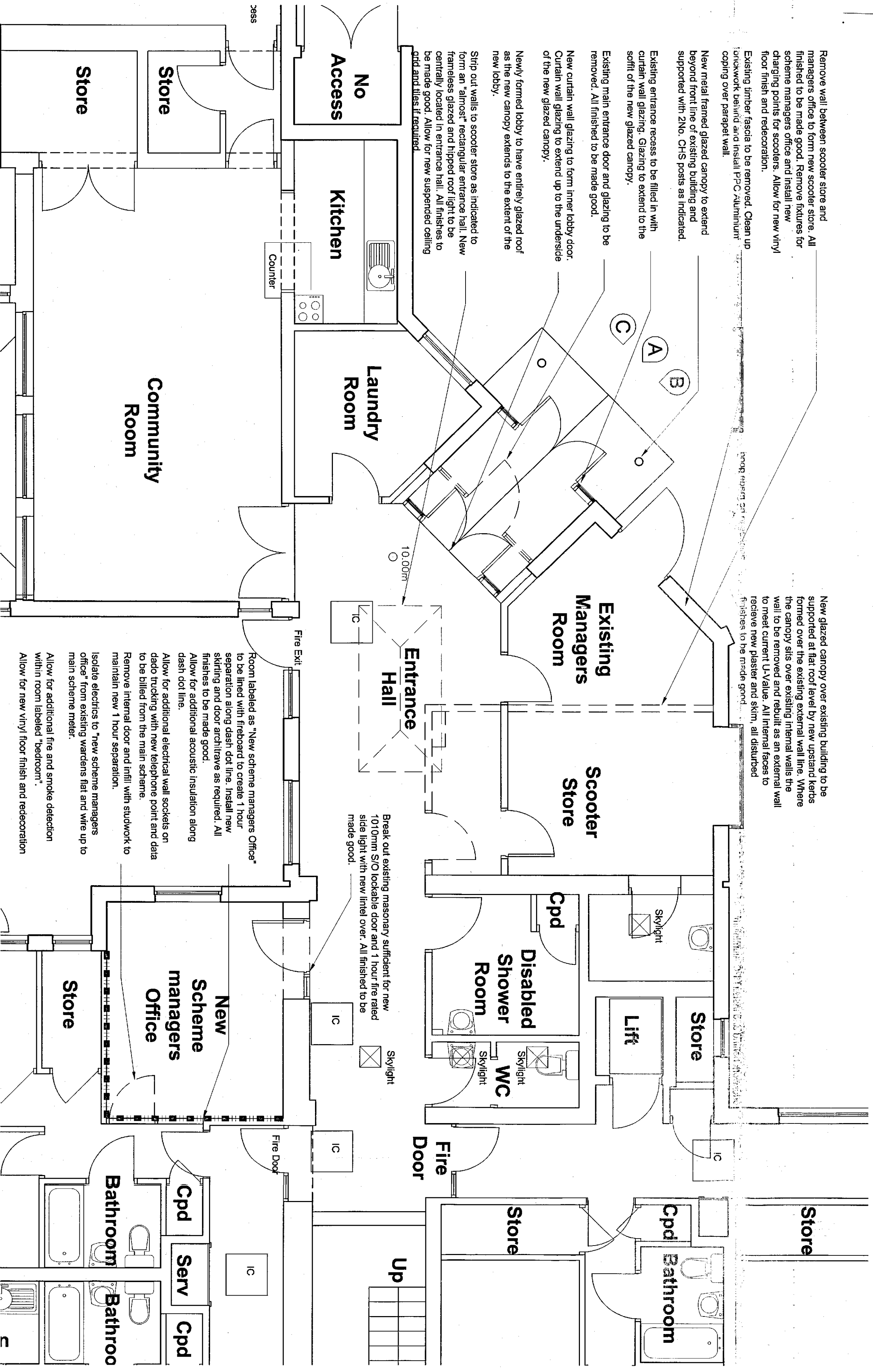


ELEVATION A
1:100

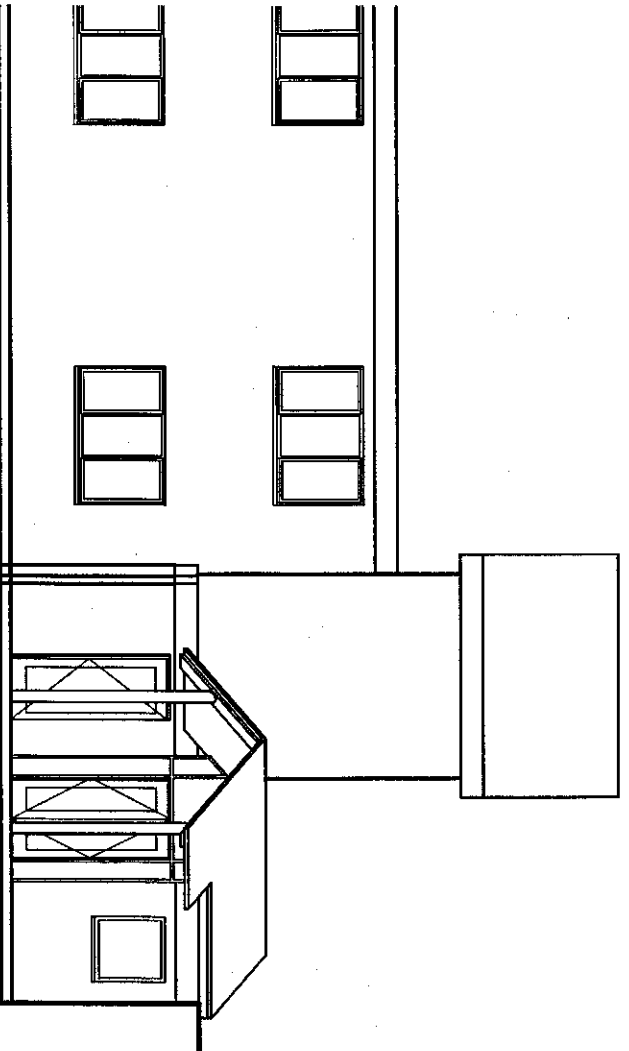


ELEVATION B
1:100

GROUND FLOOR PLAN
1:50



ELEVATION C
1:100



Remove wall between scooter store and managers office to form new scooter store. All finished to be made good. Remove fixtures for existing managers office and install new ceiling and lighting. Allow for new vinyl floor finish and redecoration.

Existing timber fasciae to be removed. Clean up brickwork behind and install PFC Aluminium coping over parapet wall.

New metal framed glazed canopy to extend beyond front line of existing building and supported with 2No. CHS posts as indicated.

Existing entrance recess to be filled in with curtain wall glazing. Glazing to extend to the soffit of the new glazed canopy.

Existing main entrance door and glazing to be removed. All finished to be made good.

New curtain wall glazing to form inner lobby door. Curtain wall glazing to extend up to the underside of the new glazed canopy.

Newly formed lobby to have entirely glazed roof as the new canopy extends to the extent of the new lobby.

Strip out walls to scooter store as indicated to form an 'almost' rectangular entrance hall. New frameless glazed and hipped roof light to be centrally located in entrance hall. All finishes to be made good. Allow for new suspended ceiling and wall lights installed.

Room labeled as 'New scheme managers Office' to be lined with fireboard to create 1 hour fire resistance. Install new door and door hardware as required. All finishes to be made good.

Allow for additional acoustic insulation along dash and line.

Allow for additional electrical wall sockets on dash checking with new telephone point and data to be fitted from the main scheme.

Remove internal door and infill with studwork to maintain new 1 hour separation.

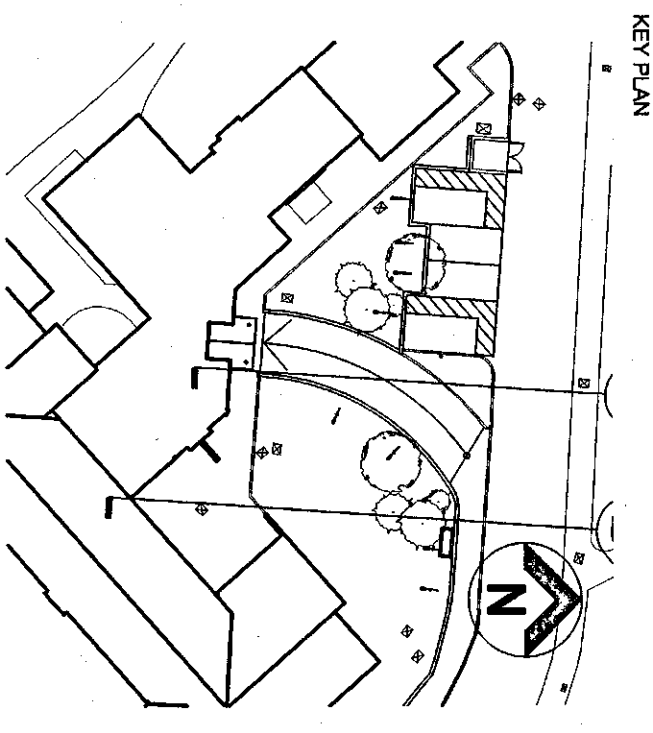
Isolate electrics to 'New scheme managers office' from existing wardens flat and wire up to main scheme meter.

Allow for additional fire and smoke detection within room labeled 'bedroom'.

Allow for new vinyl floor finish and redecoration

RESPONSIBILITY IS NOT ACCEPTED FOR OTHERS SCALING DIRECTLY FROM THIS DRAWING ONLY.

0m 0.5 1.0 1.5 3.0m
1:50
SHEET SIZE
A1



THIS DRAWING IS PRODUCED FOR USE IN THIS PROJECT ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE. NPS PROPERTY CONSULTANTS LTD. IS NOT RESPONSIBLE FOR ANY OTHER USE OF THIS DRAWING. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Notes:

03 SEP 2015
Received by:
ORIGINAL COPY

REV	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
1						

CLIENT
Berneslai Homes
HSG. 4437

PROJECT
Hudson Haven Sheltered Housing
New Entrance area and Internal Alteration

TITLE
Proposed Plan & Elevations

SCALE	DISCIPLINE	PROJECT NUMBER
1:100	ARCHITECT	16-1-1013
DRAWING NUMBER	REV CODE	DRAWN BY
NPS-DR-A-(00)-060	P1	LS
STATUS CODE	PURPOSE OF ISSUE	APPROVAL
S2	PLANNING	

REPRESENTATIVE IS NOT ASSURED FOR OTHER SCALES EXCEPT FROM THIS DRAWING. DO NOT SCALE FROM THIS DRAWING. USE WRITTEN DIMENSIONS ONLY.

0m 0.5 1.0 1.5 3.0m ORIGINAL A1

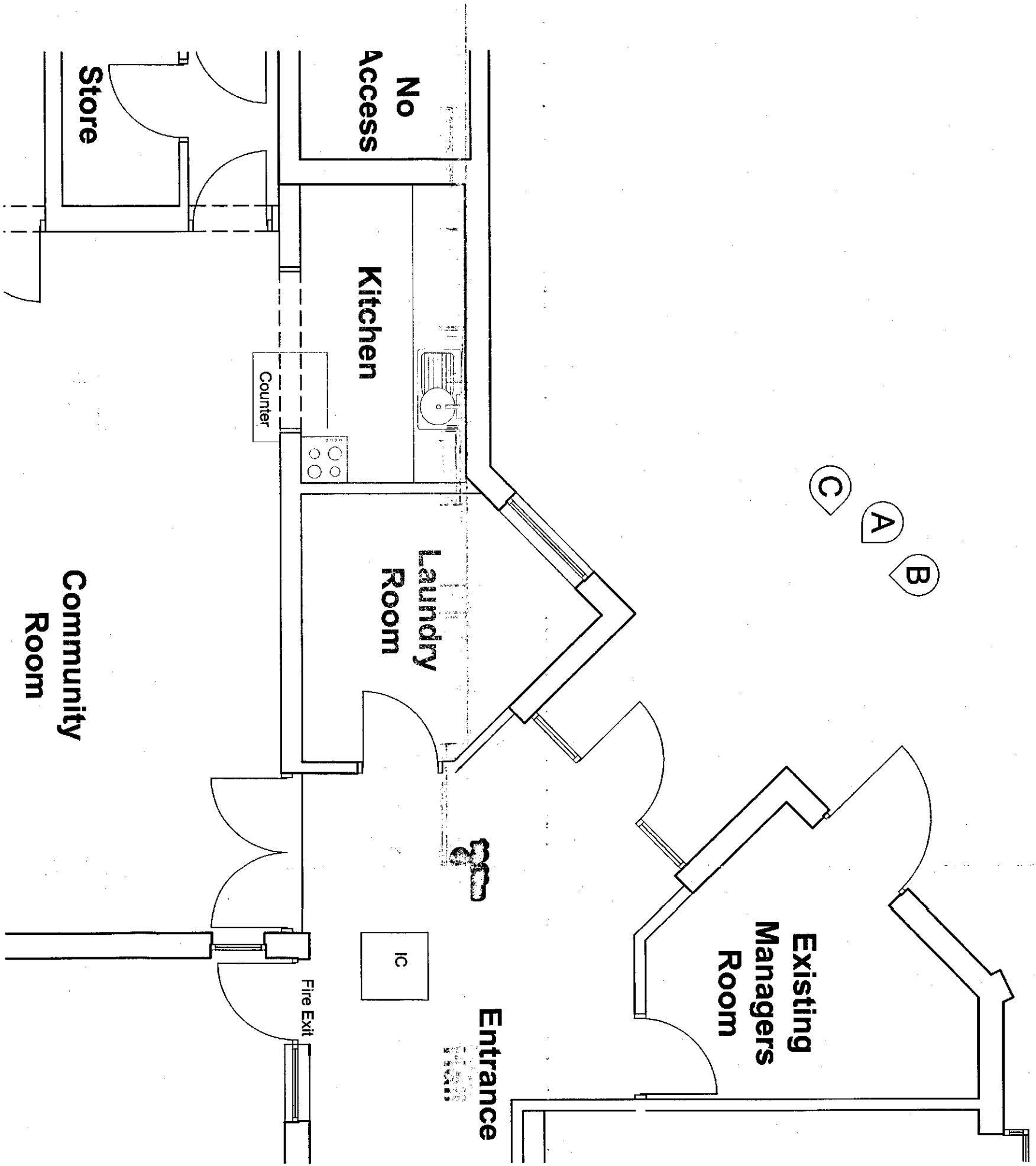
1:50

KEY PLAN

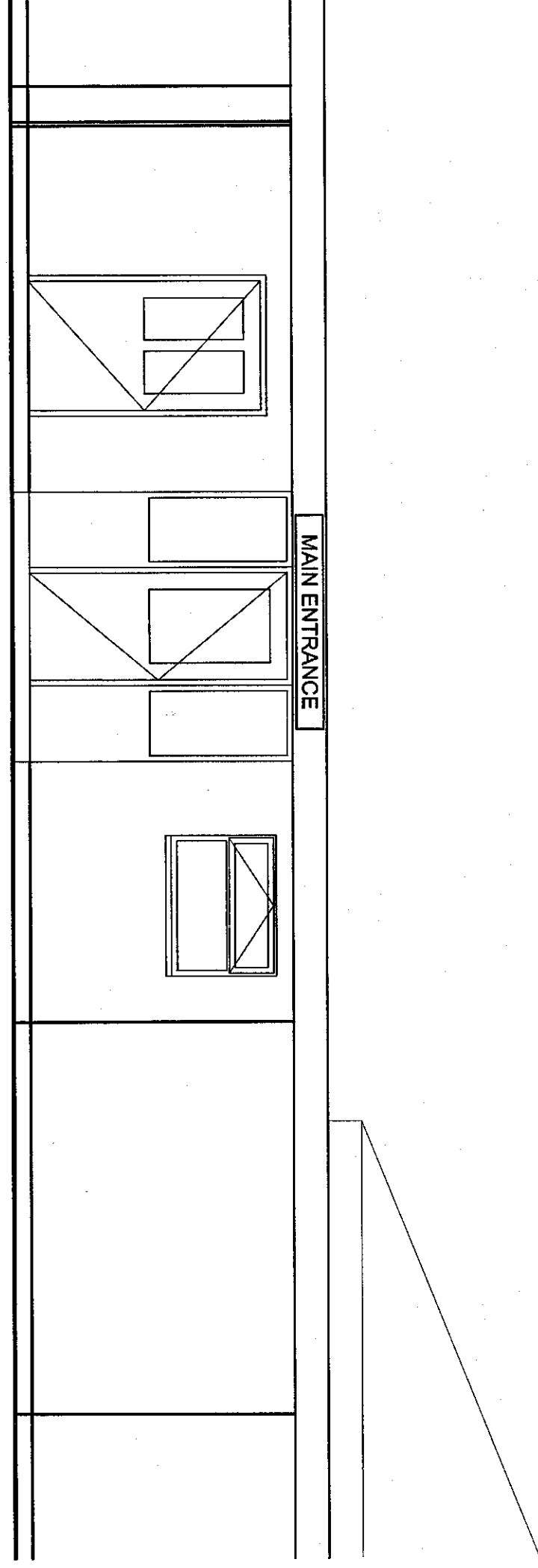


THIS DRAWING IS PRODUCED FOR USE IN THIS PROJECT ONLY AND MAY NOT BE USED FOR ANY OTHER PROJECT. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED FOR THE INTENDED PURPOSE AND THAT THE INFORMATION IS CURRENT AND ACCURATE. THE DRAWING IS THE PROPERTY OF NPS PROPERTY CONSULTANTS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AGREEMENT OF NPS PROPERTY CONSULTANTS LTD. ORIGIN: SURVEY

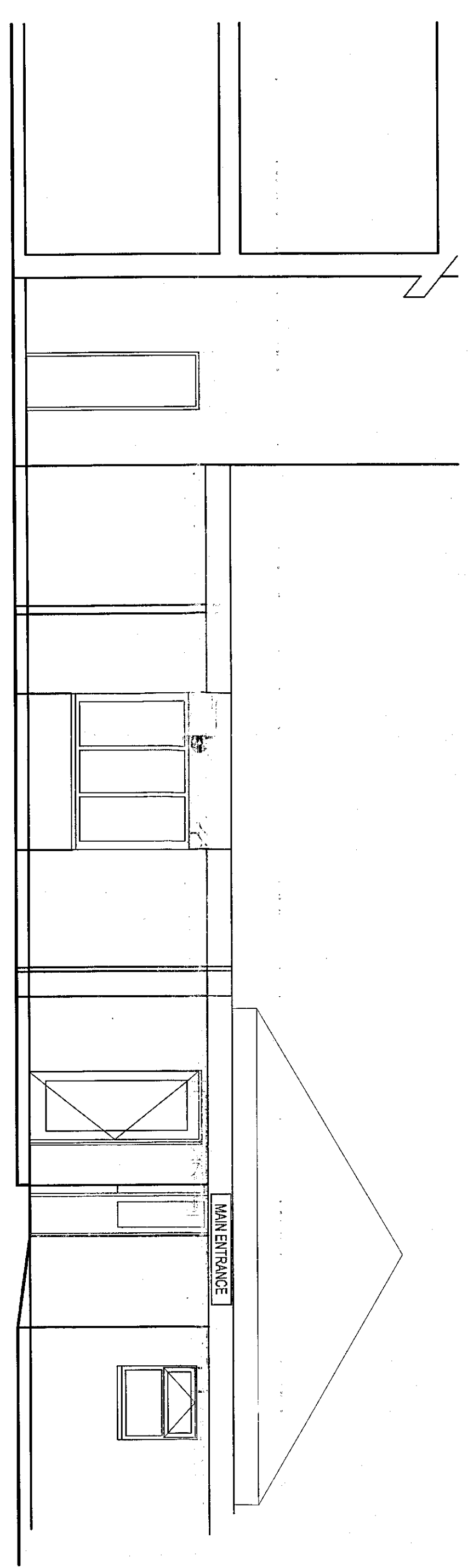
Notes:



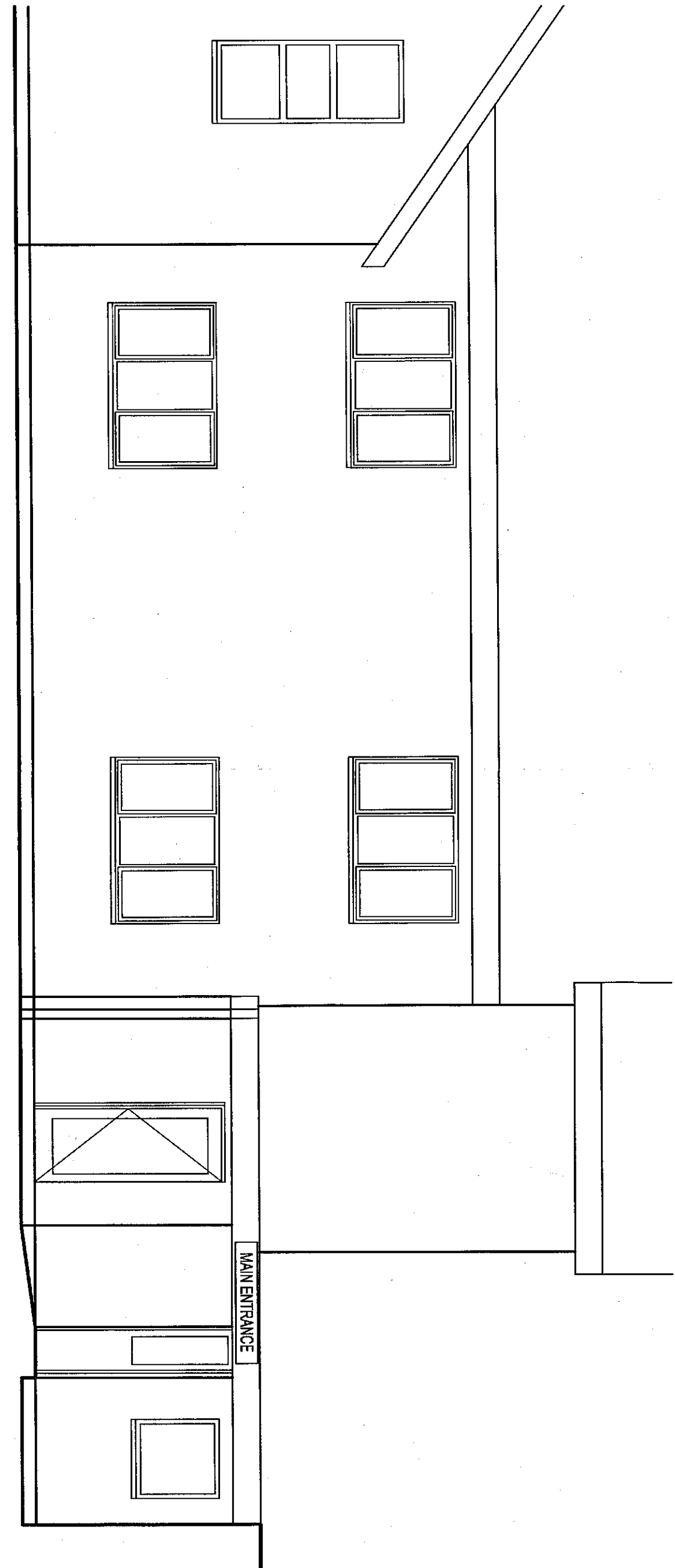
ELEVATION LOCATION PLAN
1:50



ELEVATION A
1:50



ELEVATION B
1:50



ELEVATION C
1:50

03 SEP 2015
Revised by: [Signature]
Original Date: [Signature]

nps/group

16-1-10/3

16-1-10/3

CLIENT
Berneslai Homes
HSG: 4437

PROJECT
Hudson Haven Sheltered Housing
New Entrance area and Internal Alteration

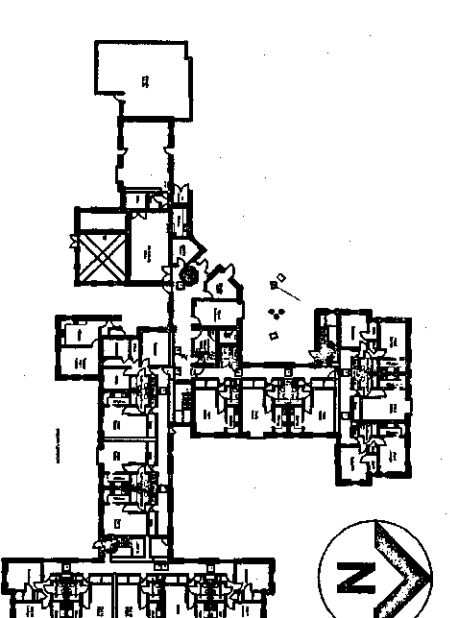
TITLE
Existing Elevations

SCALES	DISCIPLINE	PROJECT NUMBER
1:50	ARCHITECT	16-1-10/3
DRAWING NUMBER		REV CODE
NPS-DR-A-(00)-120		P1
STATUS CODE	PURPOSE OF ISSUE	DRAWN BY
S2	PLANNING	LS
	APPROVAL	

RESPONSIBILITY IS NOT ACCEPTED FOR OTHERS SCALING DIRECTLY FROM THIS DRAWING. DO NOT SCALE FROM THIS DRAWING. USE WRITTEN DIMENSIONS ONLY.



KEY PLAN

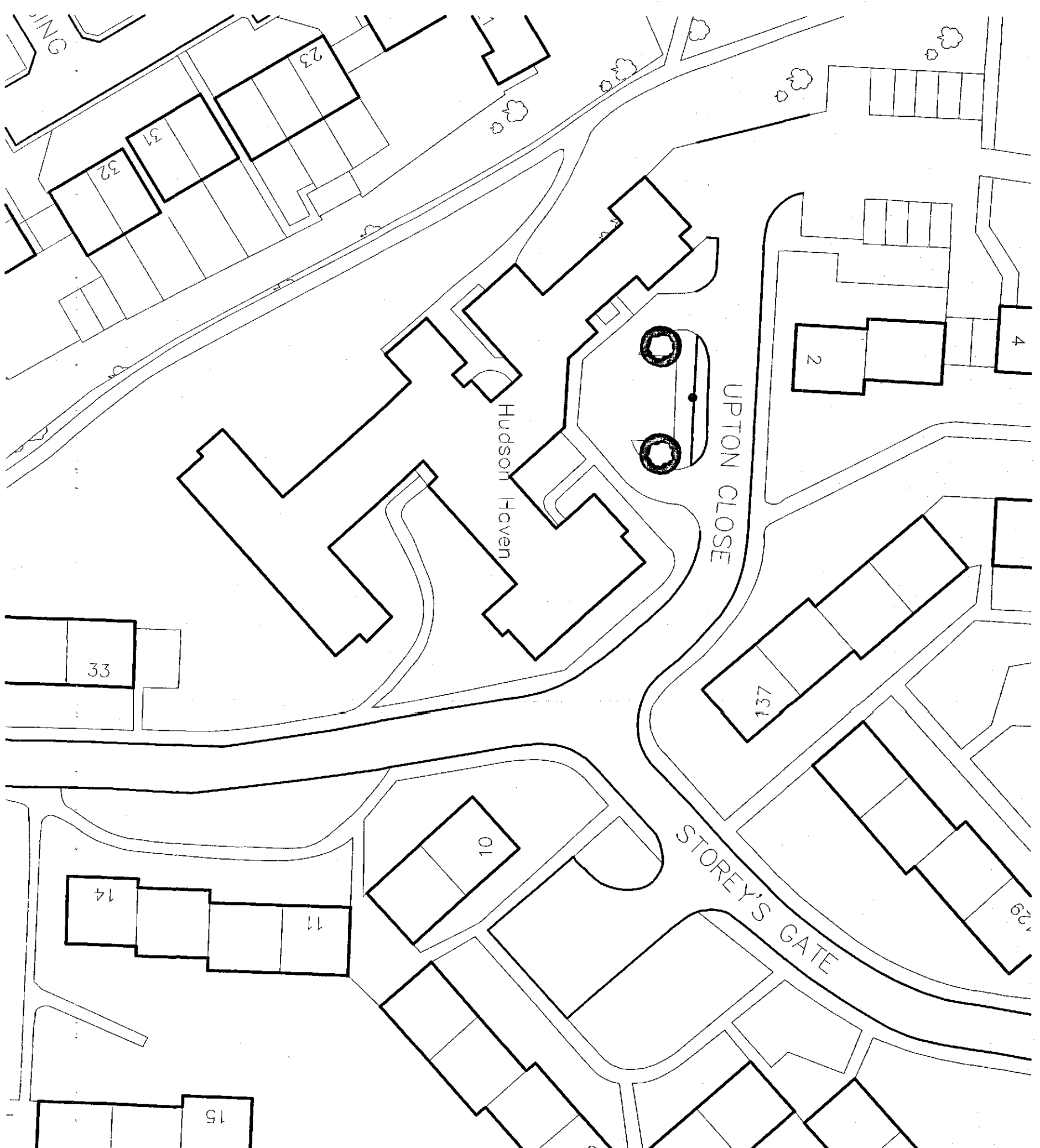


THIS DRAWING IS PRODUCED FOR USE IN THIS PROJECT ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE. NPS PROPERTY CONSULTANTS LTD. ACCEPT NO LIABILITY FOR THE USE OF THIS DRAWING OTHER THAN THE PURPOSE FOR WHICH IT WAS INTENDED IN CONNECTION WITH THIS PROJECT AS RECORDED IN THE PURPOSE FOR ISSUE AND FILE STATUS CODE.

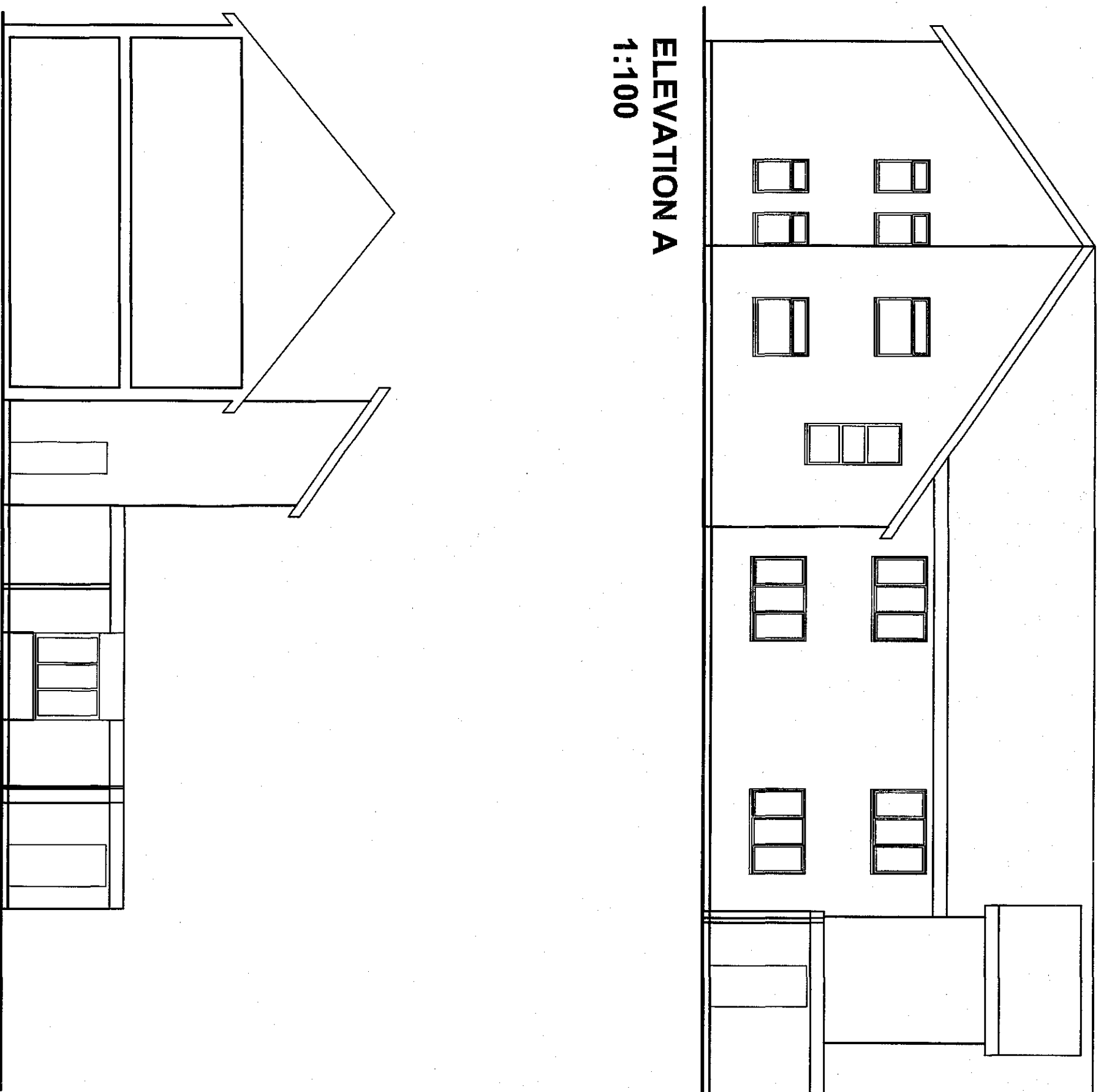
THIS DRAWING MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN AGREEMENT OF NPS PROPERTY CONSULTANTS LTD.

© CROWN COPYRIGHT AND DATABASE RIGHTS 2015 ORDNANCE SURVEY
LICENSE NUMBER 100019040

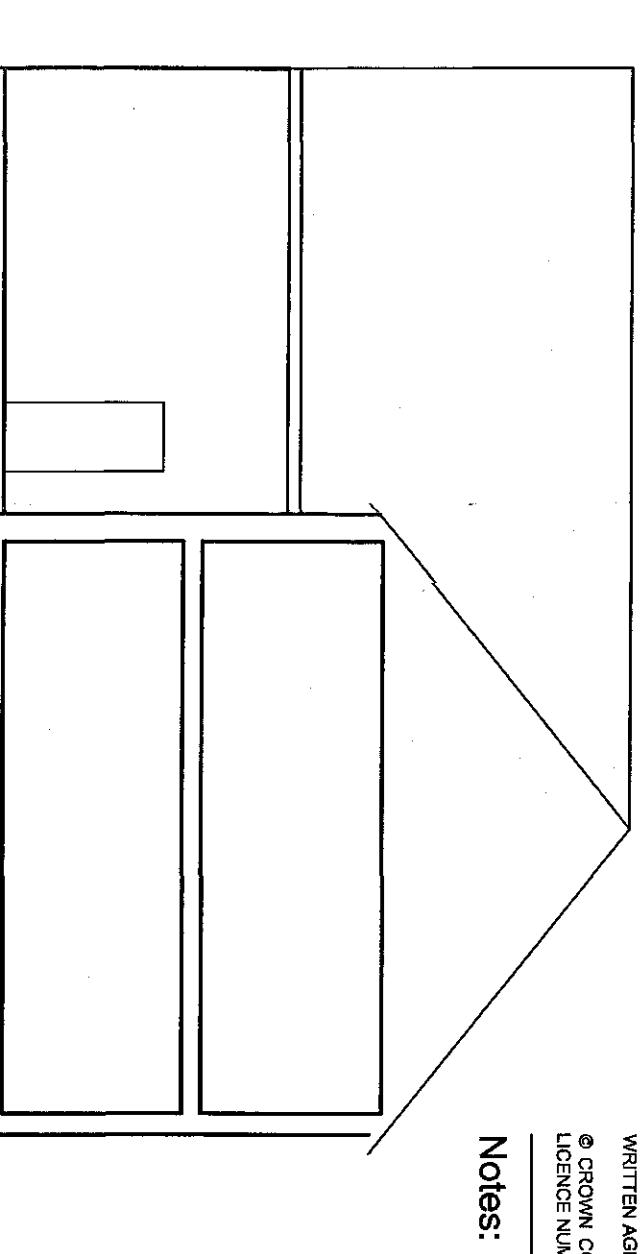
Notes:



ELEVATION A
1:100

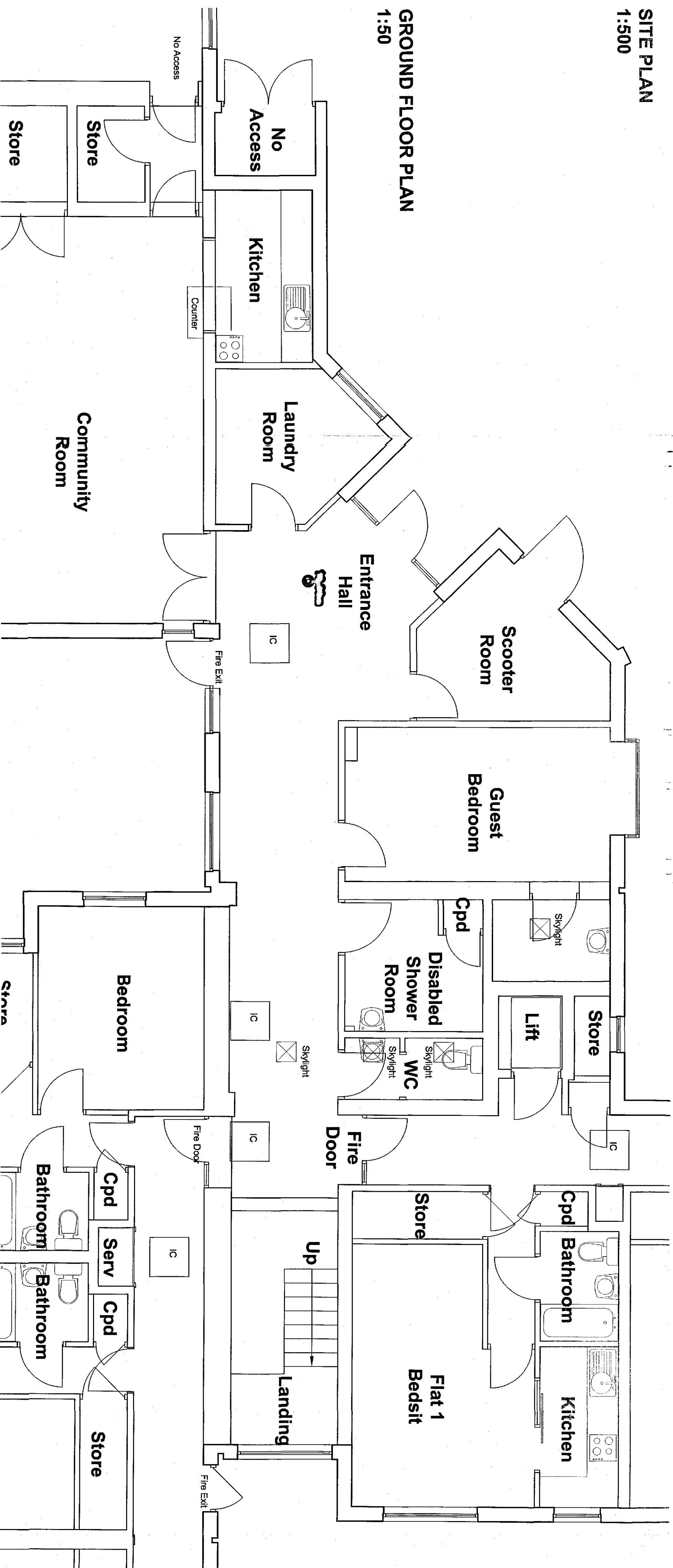


ELEVATION B
1:100



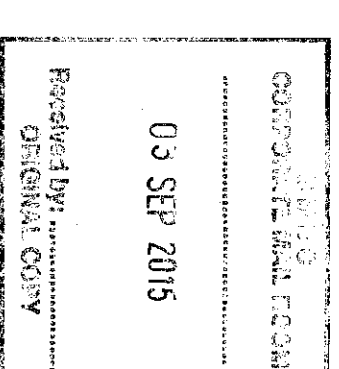
ELEVATION
1:100

SITE PLAN
1:500



GROUND FLOOR PLAN
1:50

FIRST ISSUE									
P1									
COMMENT									
REV	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE			



NPS Property Consultants Ltd
Scandic House, 85 Mountingate, Norwich, Norfolk, NR1 1TA
Tel: 01603 756150; Email: nau.mail@nps.co.uk; web: www.nps.co.uk

CLIENT
Berneslai Homes
HSB: 4437

PROJECT
Hudson Haven Sheltered Housing
New Entrance area and Internal Alteration

Existing Plan & Elevations

SCALES	DISCIPLINE	PROJECT NUMBER
1:100	ARCHITECT	16-1-1013
DRAWING NUMBER		REV CODE
NPS-DR-A-(00)-070		P1
STATUS CODE	PURPOSE OF ISSUE	DRAWN BY
S0	PRELIMINARY	LS