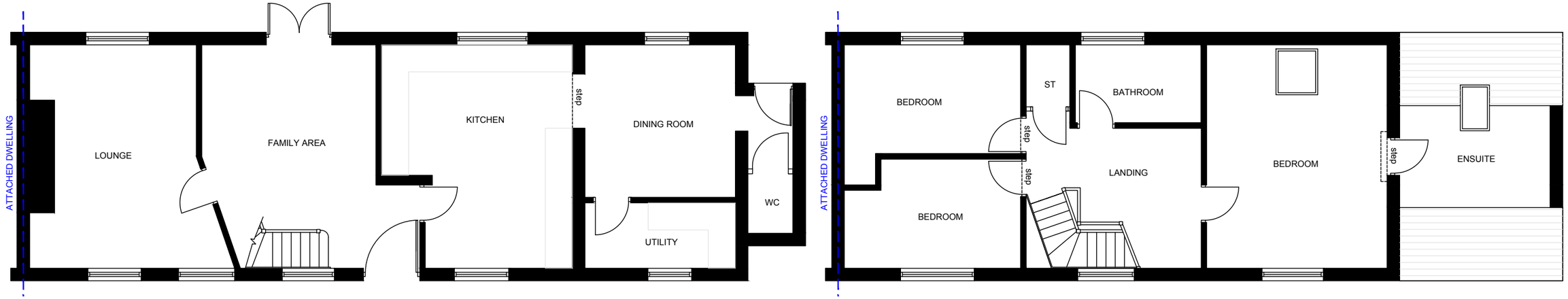
@4CountiesArchitects



Proposed Ground Floor Plan

scale 1:100

Proposed First Floor Plan

scale 1:100



Replace all windows with wooden framed Heritage double glazed window, replacing existing lead aprons with wooden window sills. Colour to match existing - refer to heritage statement.

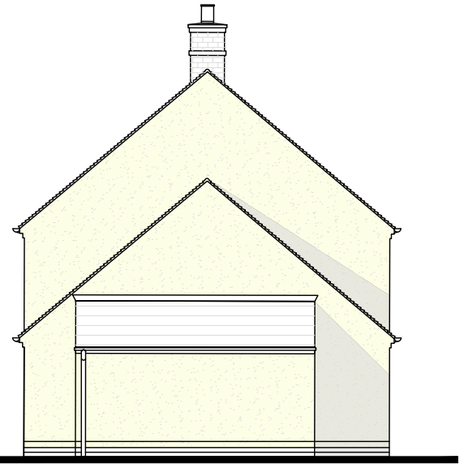
All existing render to be carefully removed and replaced with Lime Render, colour to match existing. 150mm Min gap to be left from ground floor level to bottom of render to prevent damp problems - refer to heritage statement.

Render bell cast to be installed to keep water away from the wal .

Front door to be repaired and repainted in a colour to match.

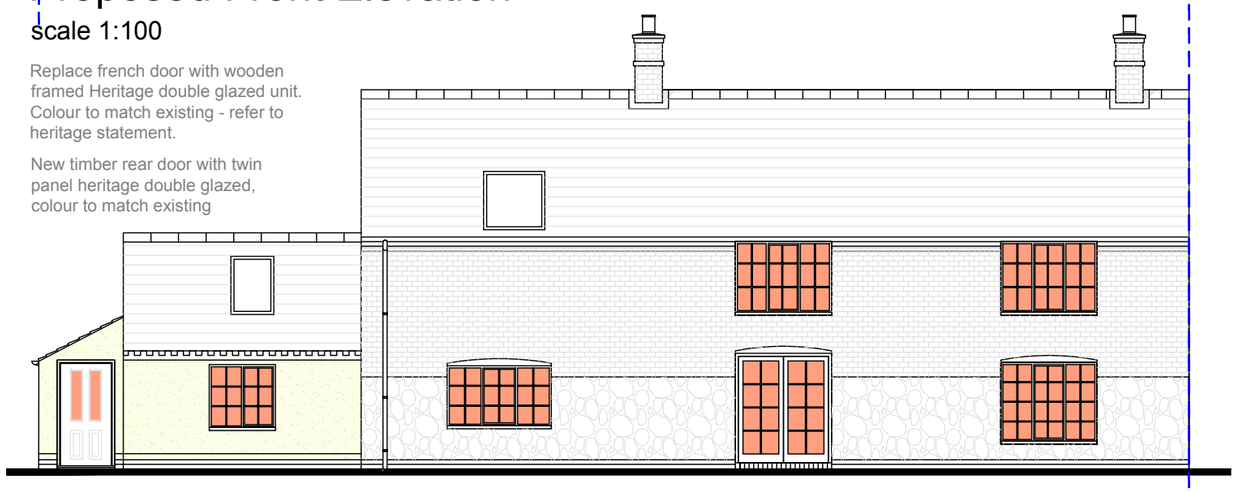
Proposed Front Elevation

scale 1:100



Proposed Side Elevation

scale 1:100



Replace french door with wooden framed Heritage double glazed unit. Colour to match existing - refer to heritage statement.

New timber rear door with twin panel heritage double glazed, colour to match existing

Proposed Rear Elevation

scale 1:100



General Notes

1. This drawing is the copyright of Four Counties Architecture Ltd and cannot be reproduced without written authority.
2. This drawing should be considered preliminary, as it may form part of a planning application and/or be subject to Building Regulation approval. No building work should commence until the relevant approvals as required by law have been obtained.
3. Drawings can be scaled for planning purposes only, do not scale for construction. The drawing is to be read in conjunction with all relevant consultant and/or specialist drawings and documentation. Any discrepancies or variations should be notified to Four Counties Architecture Ltd.
4. Whilst every effort has been made to identify existing visible underground drainage/services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage/services prior to carrying out excavation work. In some cases, a build over Agreement is needed with the Water Authority, it is the home owner's responsibility and at the home owner's cost. Any main sewers found on site is the responsibility of the home owner and at a risk of the build being altered or turned down by the water authority.
5. Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and/or any off-site fabrication work being carried out.
6. It is the client's responsibility to employee a Primary Contractor and to ensure all building works carried out in compliance with the current Construction Design and Management (CDM2015) Regulations & the current Health and Safety Regulations.
7. Existing property and all drawings to be check by a qualified structural and civil engineer and are subject to their calculations before building work commences. Beam indications on these drawings are only an assumption.
8. The contractor shall be fully responsible for establishing the client's written brief and specifications. The Contractor shall provide any and all other relevant details, drawings, specifications and calculations to complete the project and shall indemnify the client against all claims no matter how arising. The Contractor shall ensure that all statutory approvals are in place, prior to and during works on site, including compliance with planning conditions particular to the project.
9. Four Counties Architectures Principle Designer role is deemed fulfilled and completed upon Building Controls Approval of these drawings and associated Structural Engineers details. Principle Designer role throughout construction phase to be main contractor or other approved body commissioned by the client.
Any deviations from these drawings and details to be approved between main contractor and Building Control Officer.

[redacted]

Client:	Mr Martin Ledger
Project address	Thr Maltings Trent Lane Kings Newton DE73 8BT

Purpose of Issue

Preliminary	Approval	Construction
[-]	[X]	[-]

Drawing Title: Proposed Plans
Drawing Number: TM-02
Scale:1:100 @ A3
Date: JAN 2026