

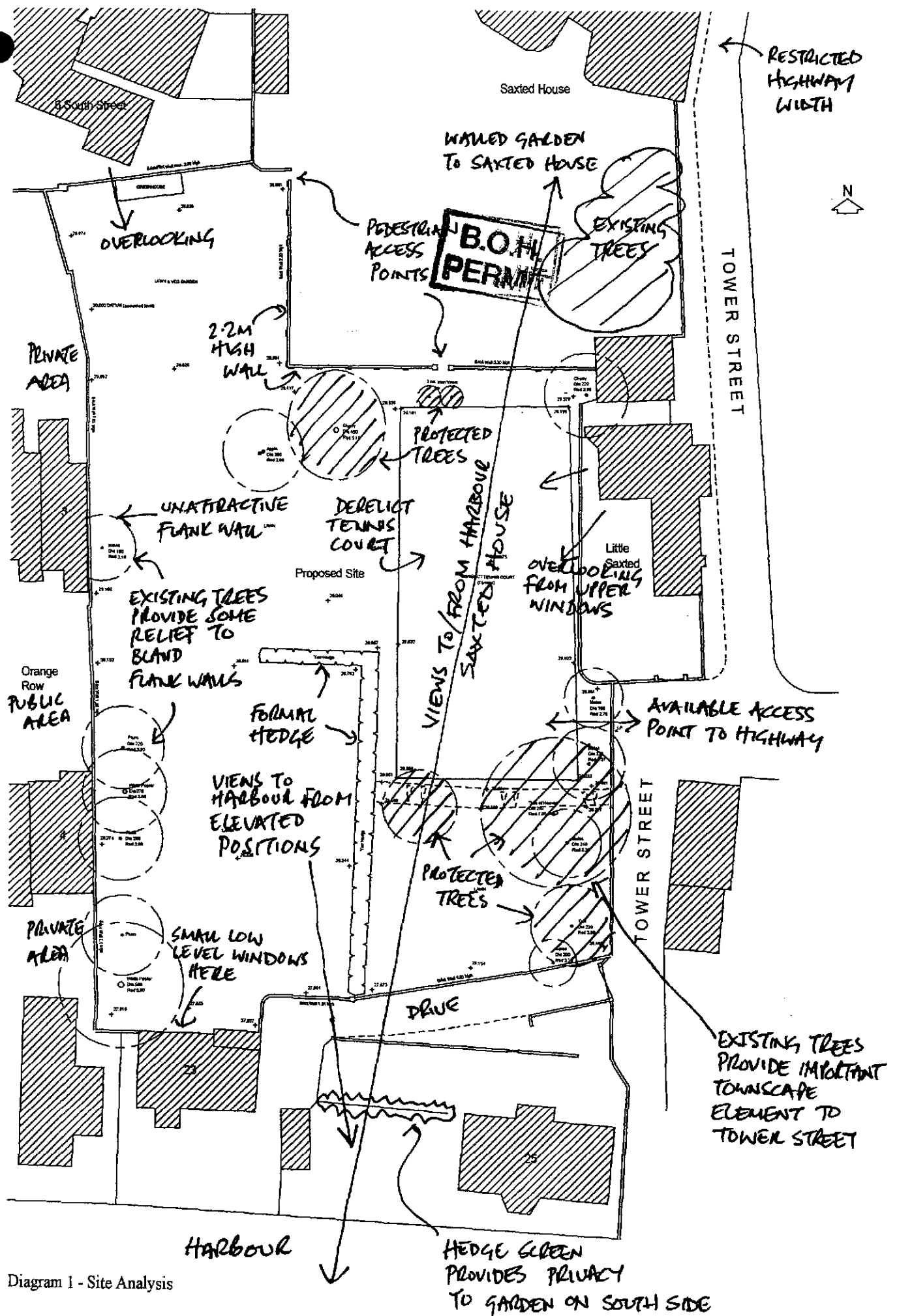


Diagram 1 - Site Analysis

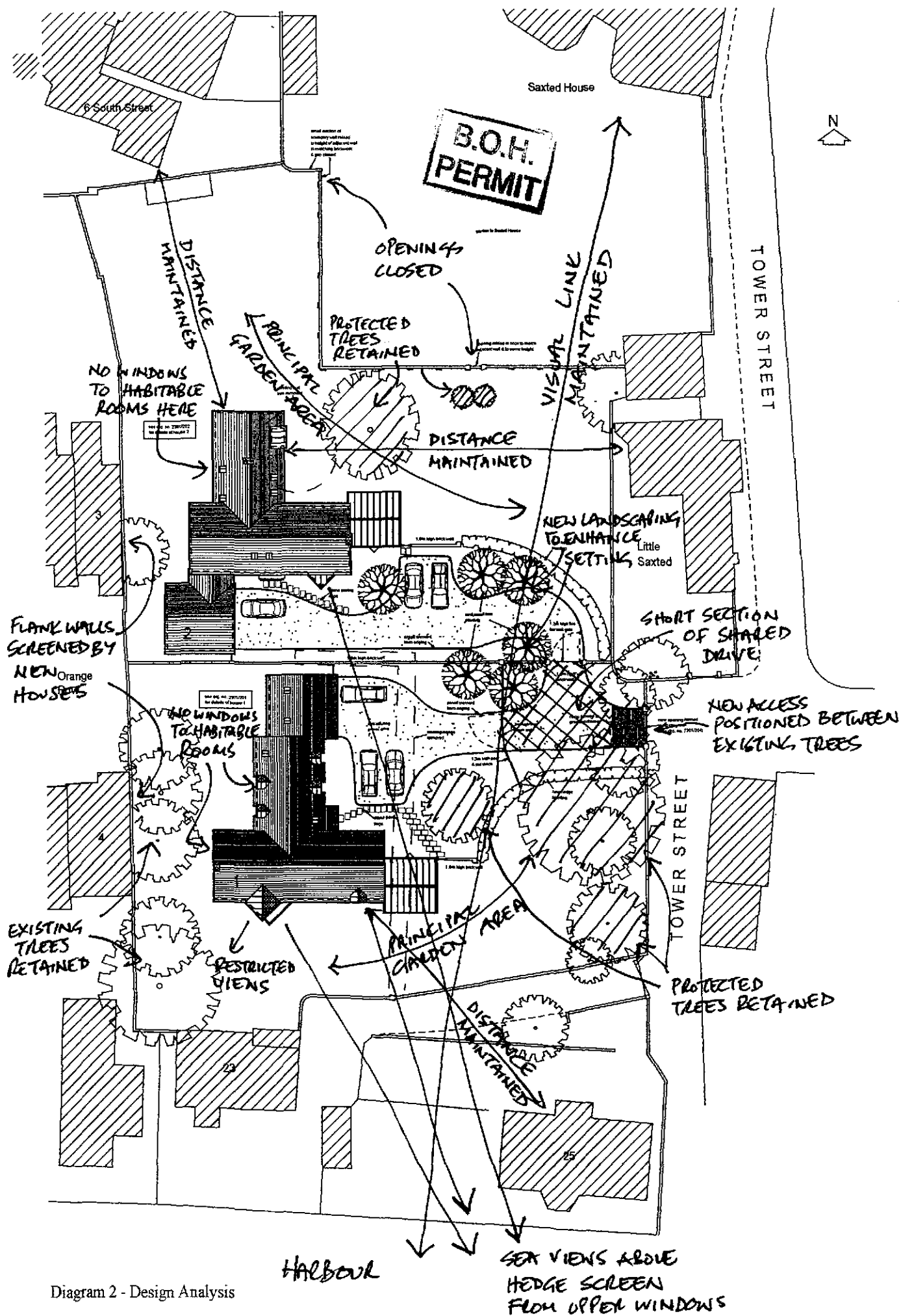


Diagram 2 - Design Analysis

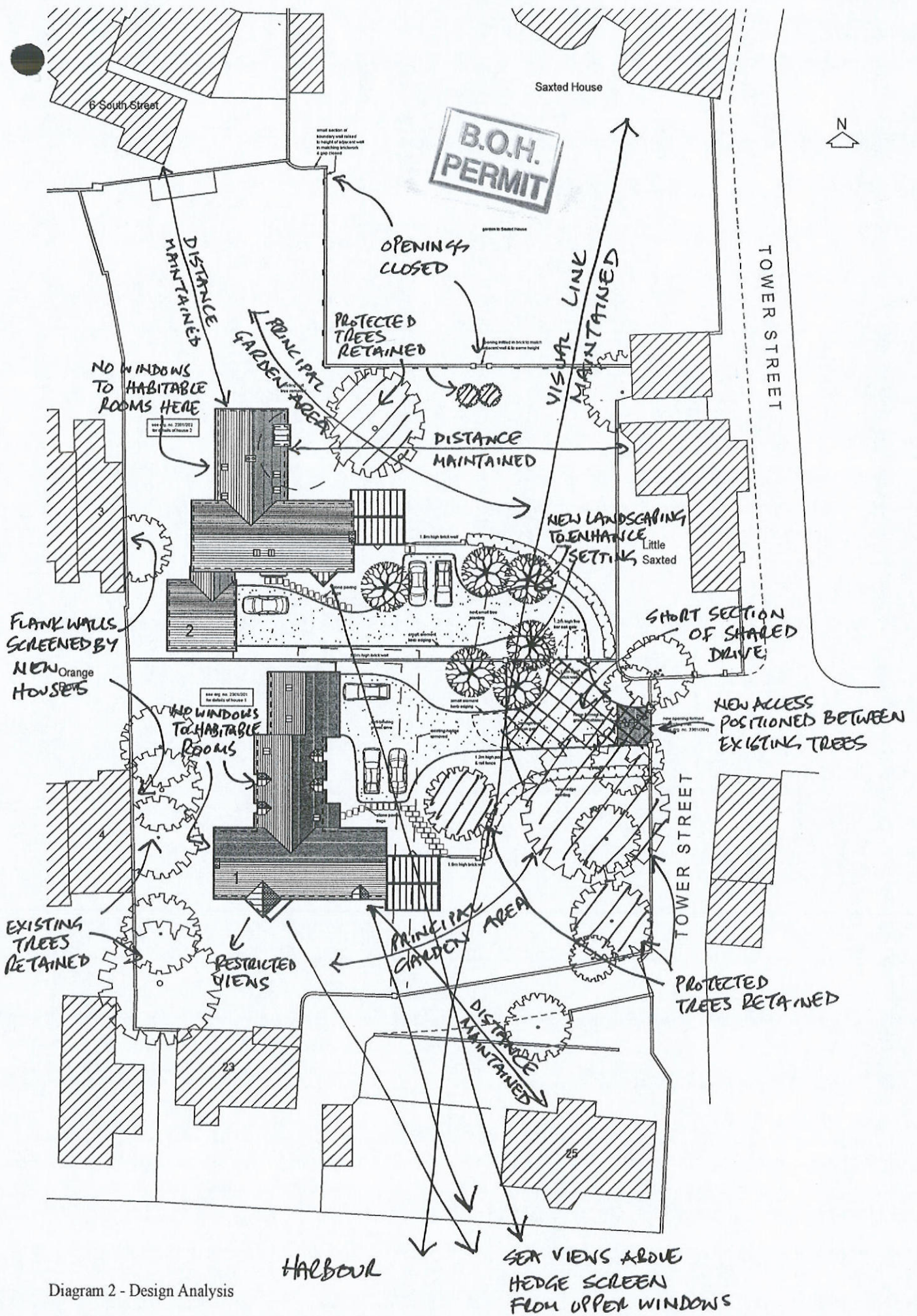


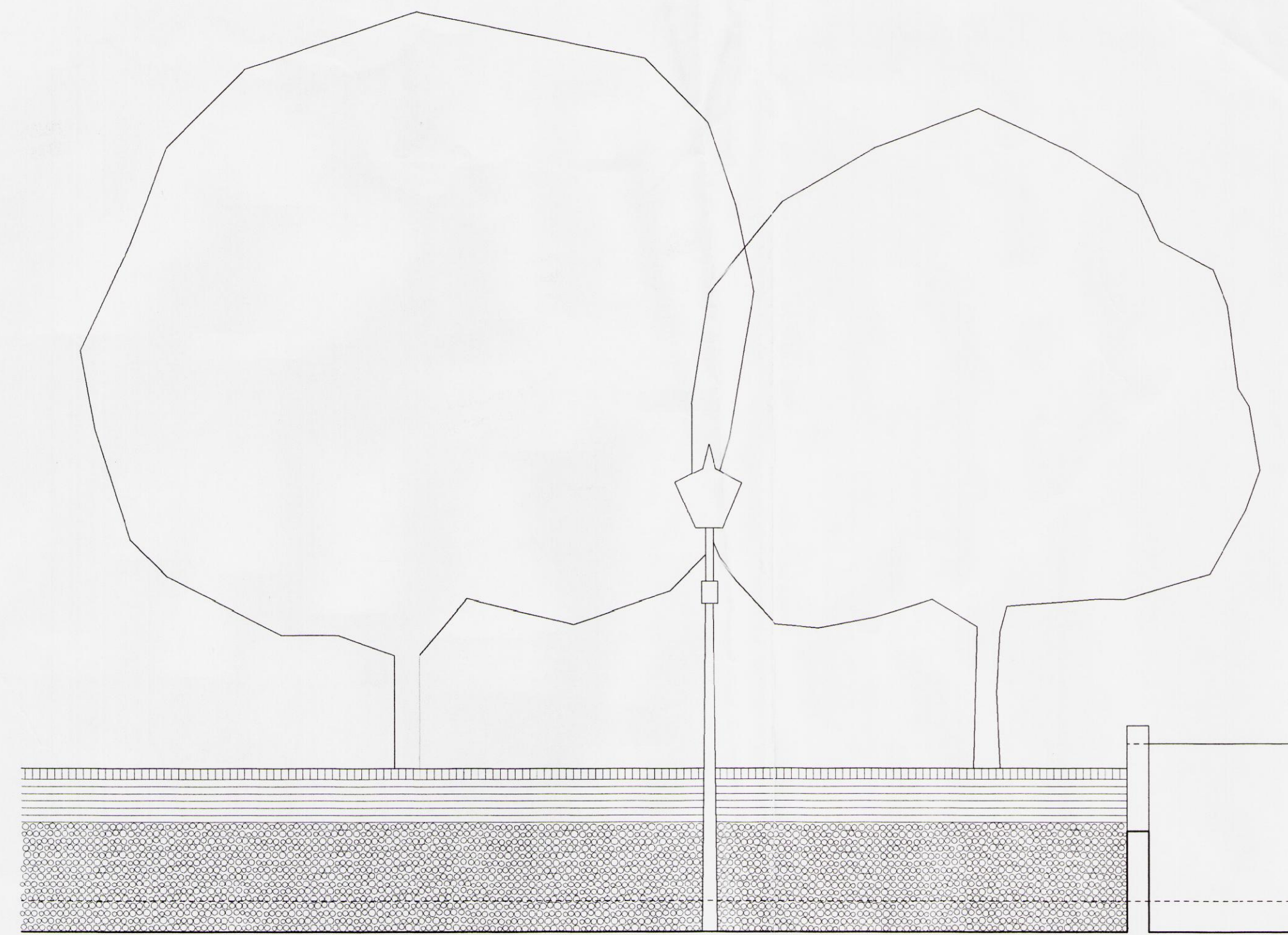
Diagram 2 - Design Analysis



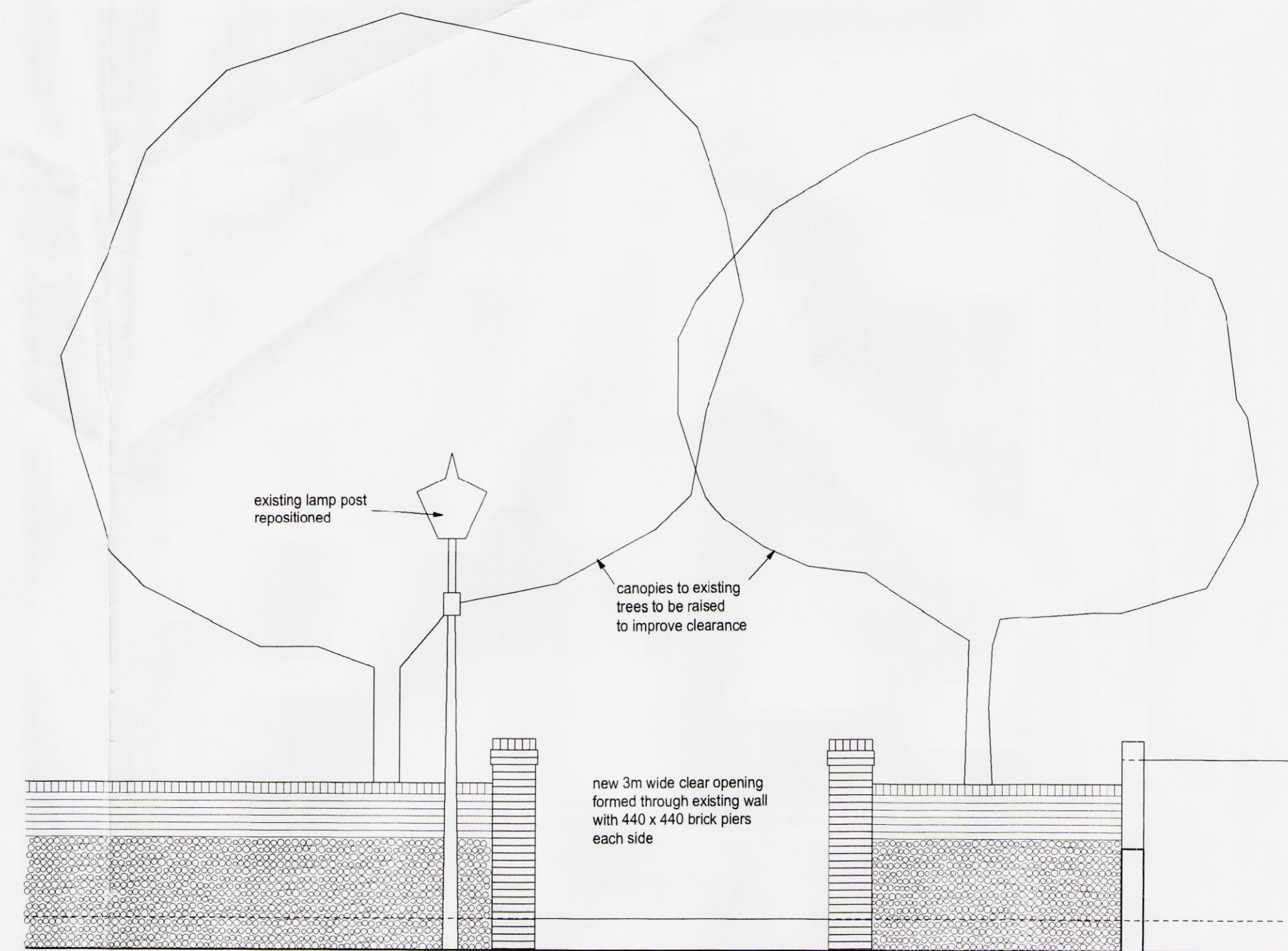
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NOTES

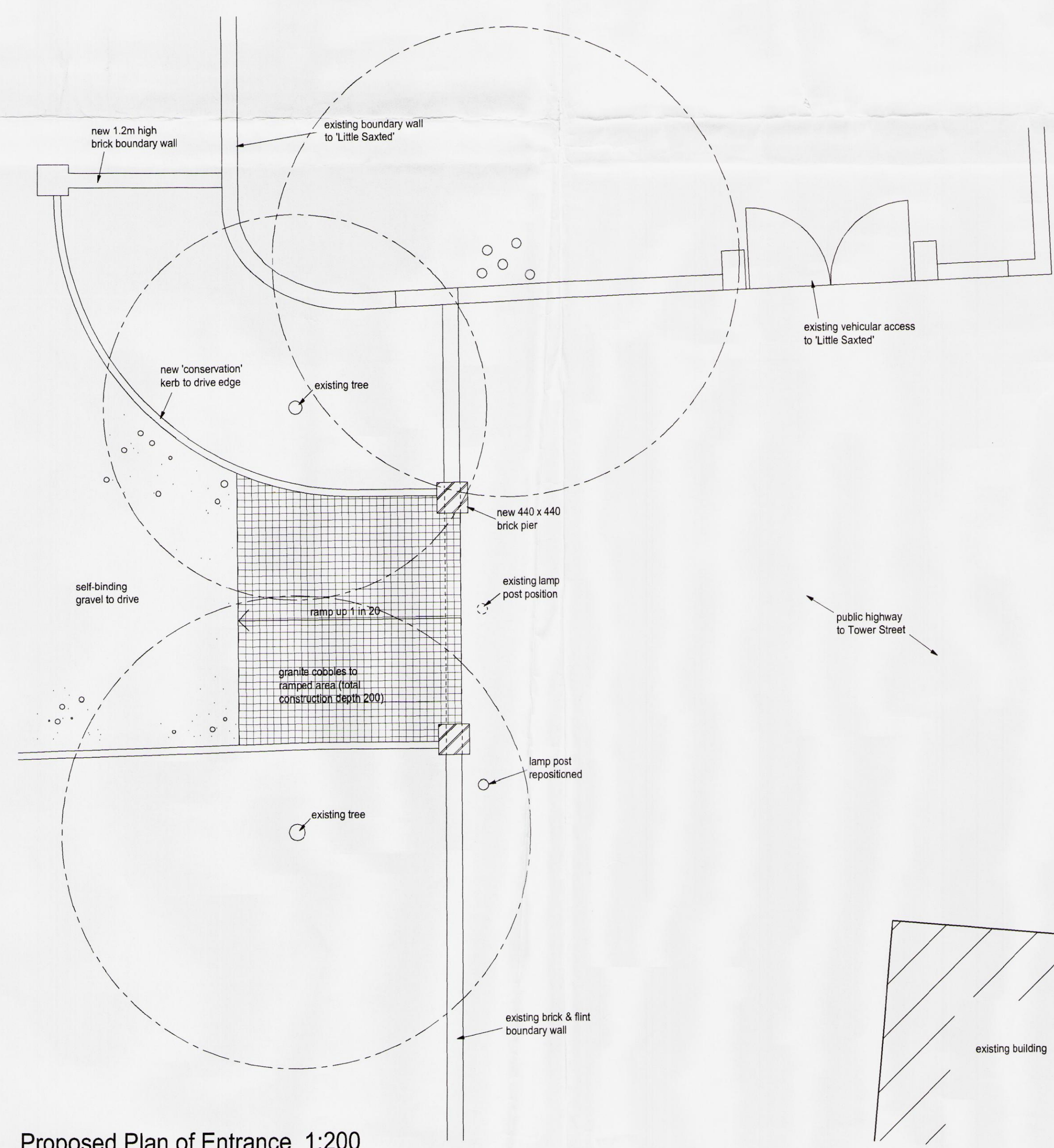
1. Brickwork to piers to be in multi-red stock bricks to approved sample by Local Authority.
2. Any disturbance to tree roots to be kept to a minimum to maintain the health of the adjoining small trees (Malas).
3. Canopies to trees over entrance area to be raised to improve headroom and to minimise effect of any minor root damage below.
4. Change in level between highway and existing site to be ramped at maximum gradient of 1 in 20 using granite cobbles to the area shown on plan.
5. Existing lamp post to be relocated as shown and cabling adapted or extended as necessary by public utility.



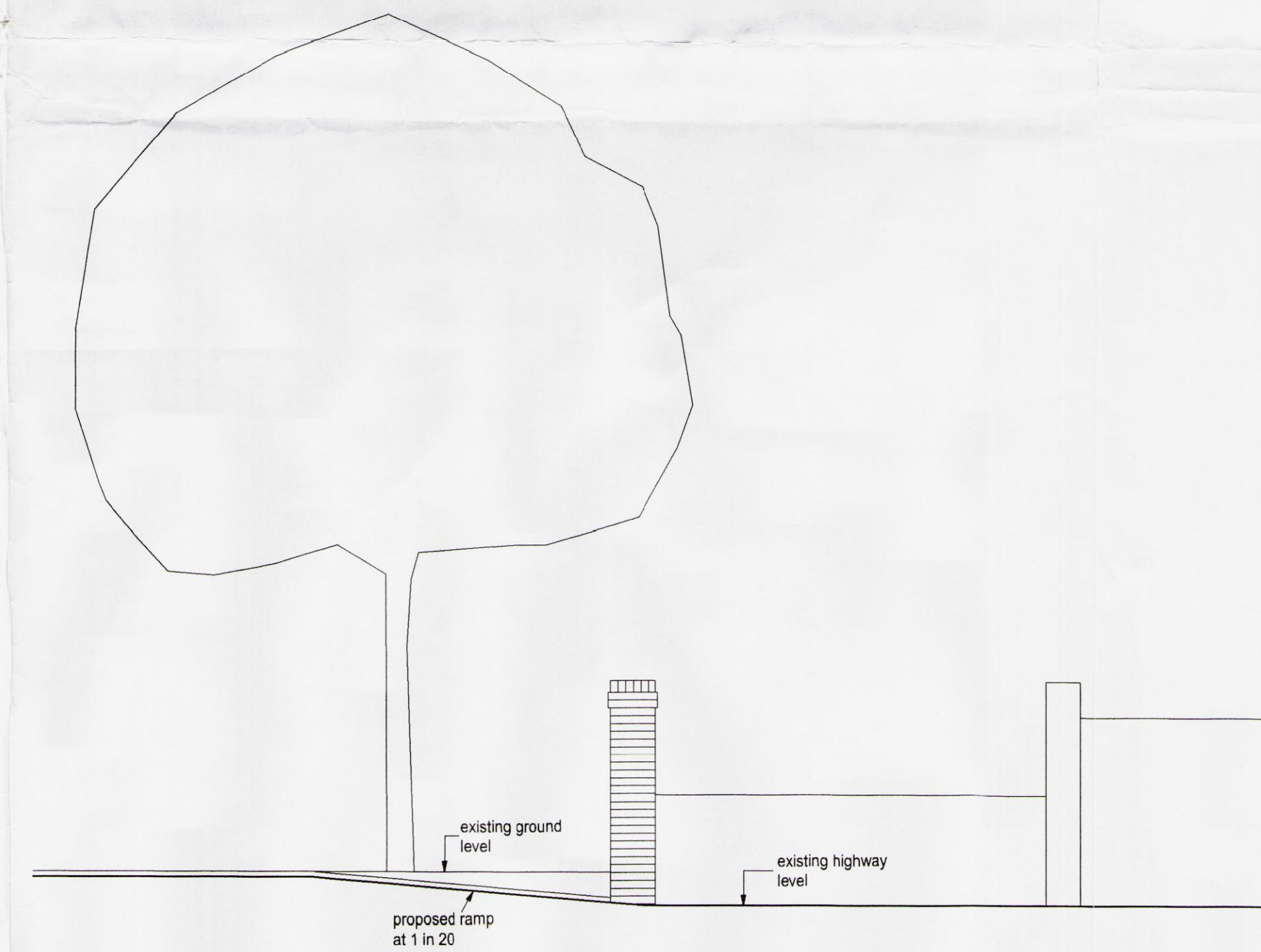
Existing Elevation to Tower Street



Proposed Elevation to Tower Street



Proposed Plan of Entrance 1:200



Section thro' Proposed Entrance



revisions		date	
Jeffrey Douglas Chartered Architect 114 Havant Road Hayling Island Hampshire PO11 0LJ Tel: (023) 9246 8889 Fax: (023) 9246 1008 E-mail: jdg@jeffreydouglas.co.uk			
drawing no.	rev.	date	scale(s)
2301/204		MAR 2003	1:50
client			
N P SLYDELL			
project			
PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO SXTED HOUSE TOWER STREET, EMSWORTH, HAMPSHIRE			
drawing			
PROPOSED NEW SITE ENTRANCE OFF TOWER STREET			

03/53651/016

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10 JUN 2003

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The responsibility for establishing the soil and subsoil conditions rests with the Contractor.

SCHEDULE OF EXTERNAL MATERIALS

External Walls:

To be in smooth cement/lime/sand render painted in masonry paint to approved colours.
Raised plinth at ground level and plinthband at first floor level to be formed in render.
Rendered raised margin to bullseye window in garage pediment.
Window subcills to be precast in fine concrete.

Chimney Stacks:

To be in painted render as walls with precast fine concrete capping detail to top of stack and traditional clay pots.

Columns to Entrance Canopy:

To be in painted hardwood with moulded capital and base.

Pitched Roofs:

To be in natural slate, new or second hand to approved samples with half round clay ridges.
Valley gutters in lead.

Dormer Window:

Roof to be in lead sheet with traditional wood roll joints and drip formed to perimeter.
Cheeks and facings to be in lead sheet with traditional welled joints.

Roofs to Bay and Entrance Canopy:

Roof to be in lead sheet with traditional wood roll joints and drip formed to perimeter.

Doors and Windows:

To be purpose-made factory finished painted hardwood side and top hung casement pattern windows and glazed panel doors.
Infill panels to bay spandrel to be in external quality ply with applied hardwood mouldings.
Half glazed vertically boarded doors to garage side door and Utility.
Panelled solid painted door to main entrance with glazed fanlight over.

Roof Windows:

To be in traditional 19th century pattern in cast aluminium with centre bar and lead flashing to roof.

Conservatory:

To be supplied and installed by specialist in painted hardwood framing with polyester powder coated aluminium ridge cresting, roof cappings, and cast aluminium moulded gutters, clear glazed throughout.

Garage Doors:

To be in vertical bead & butt boarded painted timber 'up & over' type in painted hardwood frame.

Rainwater Goods:

Painted cast aluminium half round gutters with matching circular downpipes in traditional pattern.

Flashings and Leadwork:

All to be in traditional lead details to horizontal and stepped abutments, apron, upstand and cover flashings.
All lead to be treated with patination oil.

Pavings to Drive:

Private drives to be in self-binding gravel with granite kerbs/edgings.

Boundary Wall:

New boundary wall between new dwellings to be in 1.8m high hand made brick to approved sample with semi-circular capping brick.

Entrance Gates:

To be traditional five bar type in oak across drives at individual entrance positions.

Landscaping:

Landscaping scheme to be prepared by specialist consultant and subject to approval by Local Authority.

B - Height of conservatory reduced.

A - Window patterns amended & some windows repositioned.

revisions

06-06-03

22-05-03

date

Jeffrey Douglas Chartered Architect

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drawing no.	rev.	date	scale(s)
2301/203	B	MAR 2003	1:100

client

N P SLYDELL

project

PROPOSED RESIDENTIAL DEVELOPMENT
ON LAND ADJACENT TO SXTED HOUSE
TOWER STREET, EMSWORTH, HAMPSHIRE

drawing

PROPOSED PLANS & ELEVATIONS
HOUSE NO. 2



South Elevation



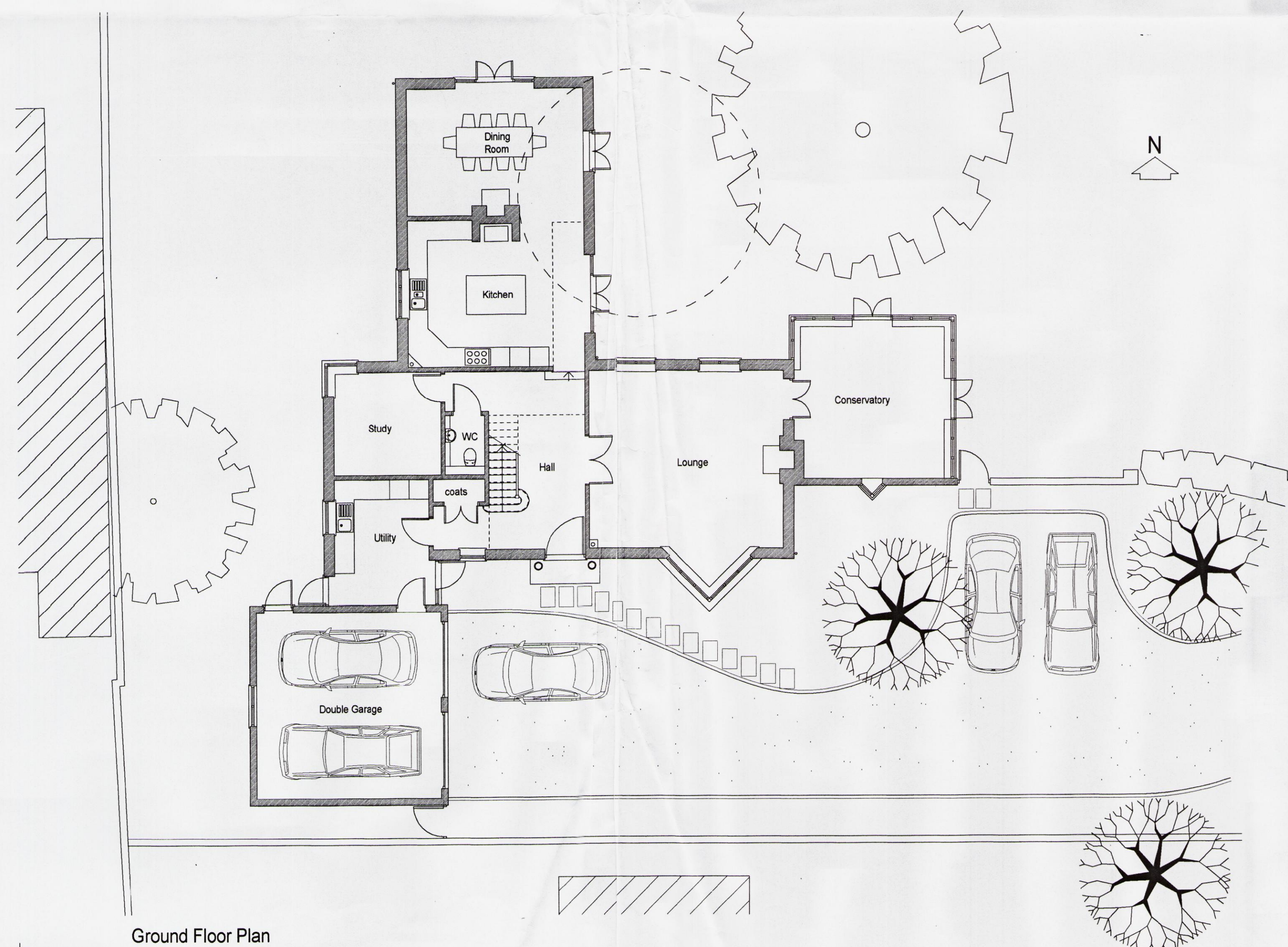
East Elevation



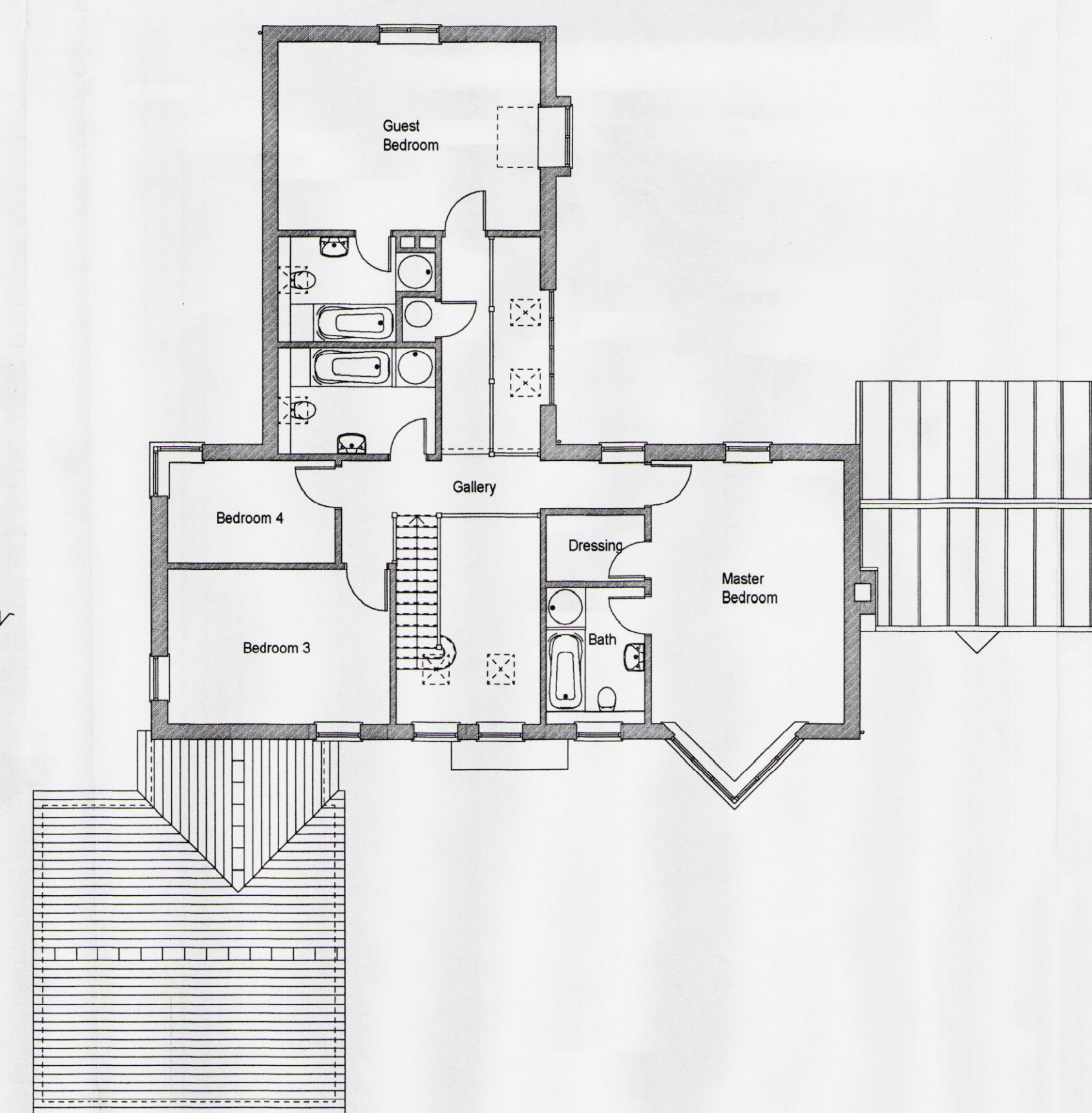
North Elevation



West Elevation



Ground Floor Plan



First Floor Plan



South Elevation



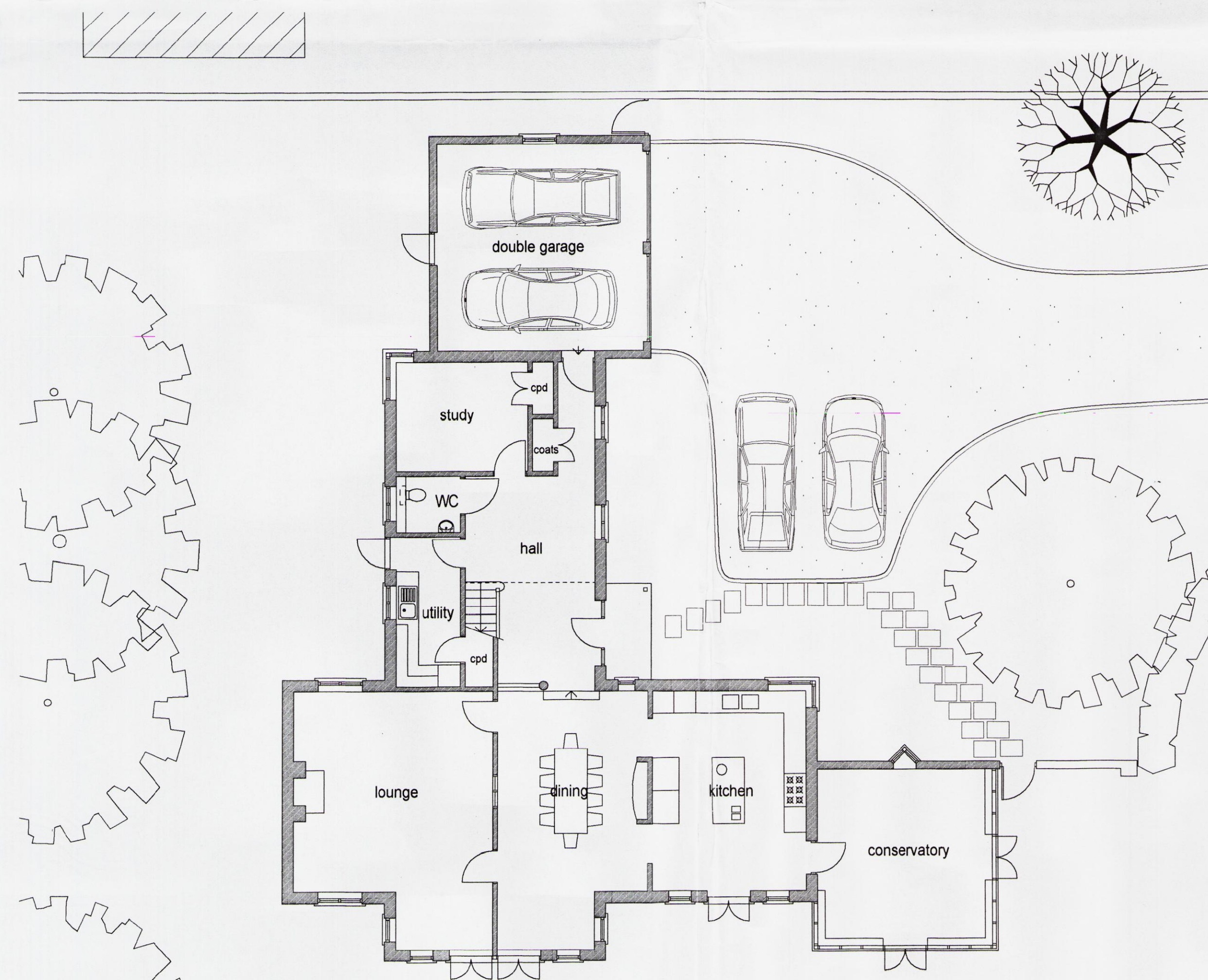
East Elevation



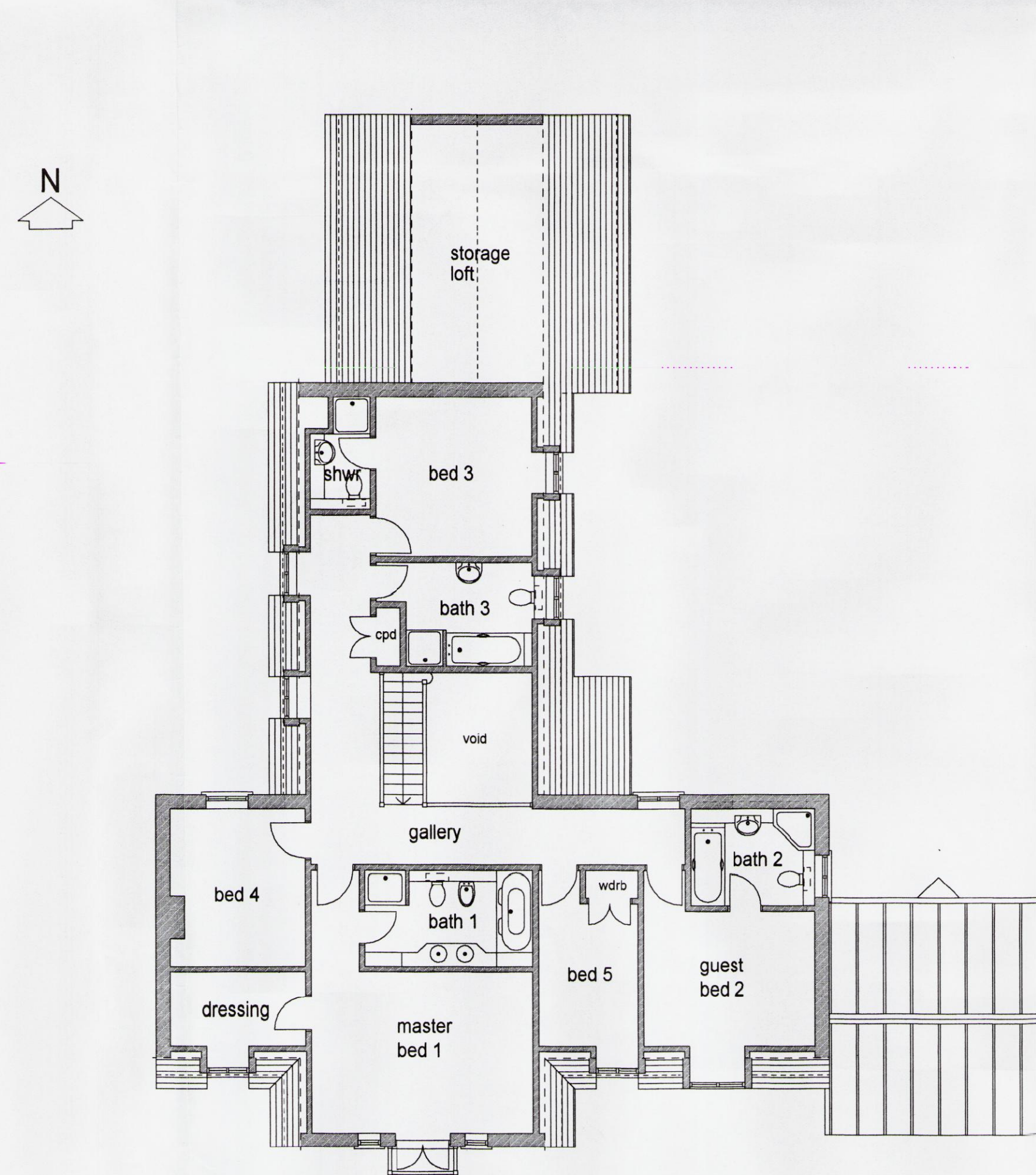
North Elevation



West Elevation



Ground Floor Plan



First Floor Plan

03/53651/016

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The responsibility for establishing the soil and subsoil conditions rests with the Contractor.

SCHEDULE OF EXTERNAL MATERIALS

External Walls:

Walls to be in hand made multi-red stock bricks with orange bricks to band courses to ground floor, soldier courses above ground floor window and door openings, corbelling to eaves and brick-on-edge verge detail.

Chimney Stack:

To be in multi-red bricks as above with corbelled brick detail to top of stack and traditional clay pots.

Pitched Roofs:

To be in hand made clay plain tiles to approved samples with half round clay ridges and matching accessories.
Valley gutters in lead.

Dormer Windows:

Roof to be in lead sheet with traditional welled joints.
Cheeks and facings to be in lead sheet with traditional welled joints.

Doors and Windows:

To be purpose-made factory finished painted hardwood side and top hung casement pattern windows and glazed panel doors.
Half glazed vertically boarded doors to garage side door and Utility.
Boarded oak door to main entrance with glazed sidelights.

Roof Windows:

To be in traditional 19th century pattern in cast aluminium with centre bar and lead flashing to roof.

Conservatory:

To be supplied and installed by specialist in painted hardwood framing with polyester powder coated aluminium ridge cresting, roof cappings, and cast aluminium moulded gutters, clear glazed throughout.

Garage Doors:

To be in vertical bead & butt boarded painted timber 'up & over' type in painted hardwood frame.

Rainwater Goods:

Painted cast aluminium half round gutters with matching circular downpipes in traditional pattern.

Flashings and Leadwork:

All to be in traditional lead details to horizontal and stepped abutments, apron, upstand and cover flashings.
All lead to be treated with patination oil.

Balcony:

To be in Idigbo or similar durable hardwood posts and cross pieces with microporous paint finish and oval shaped teak handrail.
Balcony floor to be in self-draining teak decking boards.

External Joinery:

To be painted in opaque microporous stain to approved colours.

Pavings to Drive:

Private drives to be in self-binding gravel with granite kerbs/edgings.

Boundary Wall:

New boundary wall between new dwellings to be in 1.8m high hand made brick to approved sample with semi-circular capping brick.

Entrance Gates:

To be traditional five bar type in oak across drives at individual entrance positions.

Landscaping:

Landscaping scheme to be prepared by specialist consultant and subject to approval by Local Authority.

B - East-west wing redesigned, roof profile lowered, bay to south elevation replaced by gate, conservatory height reduced.
A - Window patterns amended.

00-06-03
22-05-03

revisions

date

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drawing no.	rev.	date	scale(s)
2301/202	B	MAR 2003	1:100

client

N P SLYDELL

project

PROPOSED RESIDENTIAL DEVELOPMENT
ON LAND ADJACENT TO SXTED HOUSE
TOWER STREET, EMSWORTH, HAMPSHIRE

drawing

PROPOSED PLANS & ELEVATIONS
HOUSE NO. 1

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Inspection of ground conditions is essential prior to work commencing.

Reassessment is essential when the ground conditions are apparent and redesign may be necessary.

the light of soil conditions found.

The responsibility for establishing the soil and subsoil conditions rests with the Contractor.



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ENVIRONMENTAL SERVICES
20 MAR 2003
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Hampshire
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PO11 0LJ

project

drawing

EXISTING SITE PLAN &
LOCATION PLAN

HAVANT BOROUGH COUNCIL
ENVIRONMENTAL SERVICES
10 JUN 2003
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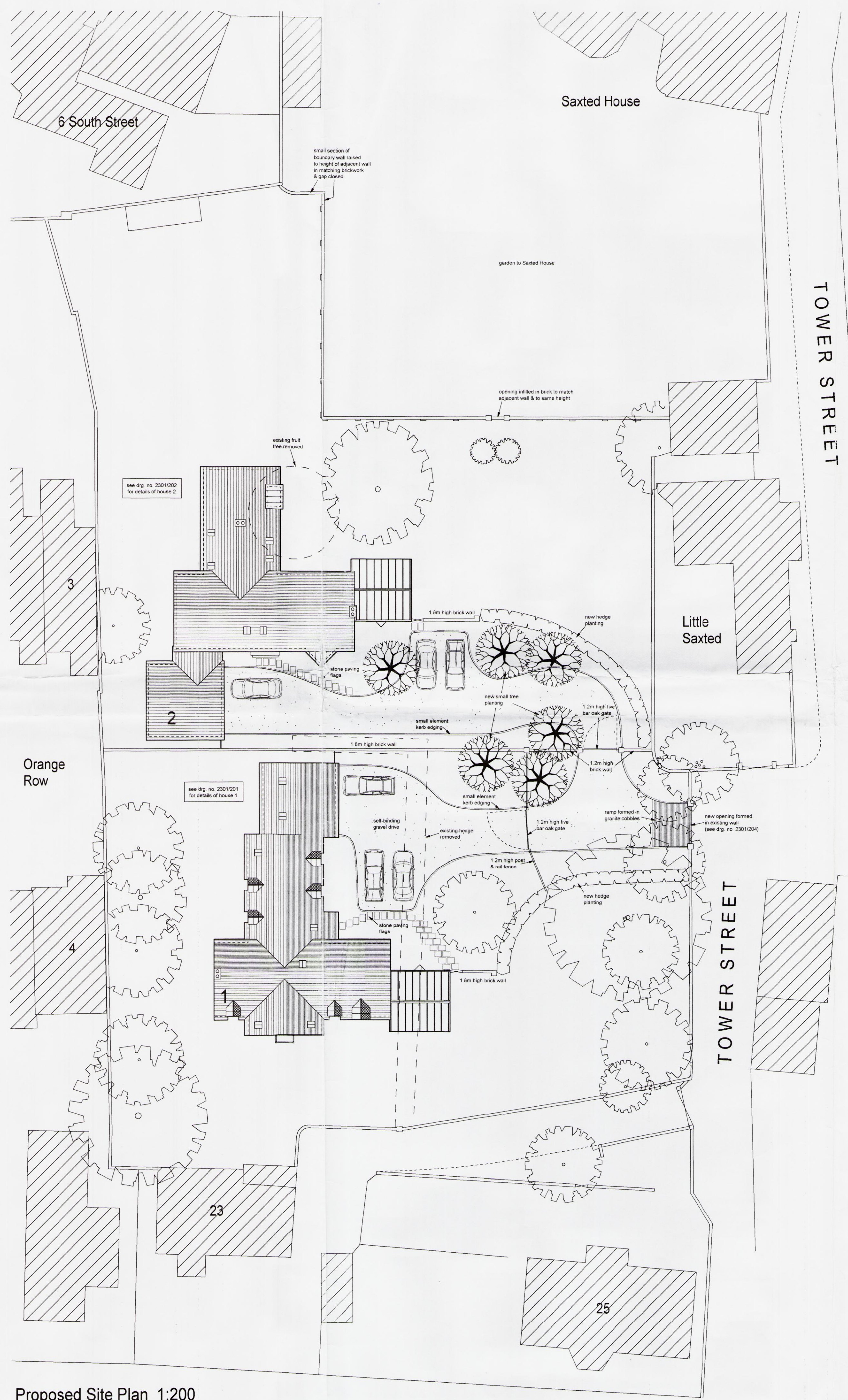


Indicates existing trees retained
(spread shown to scale)

03/53651/016

AMENDED

B.O.H.
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Proposed Site Plan 1:200

Longitudinal Site Section

A - House 1 amended as redesign on drg. no. 2301/202 Rev. B 06-06-03

revisions date

Jeffrey Douglas Chartered Architect

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drawing no.	rev.	date	scale(s)
2210/201	A	MAR 2003	1:200

client

N P SLYDELL

project

PROPOSED RESIDENTIAL DEVELOPMENT
LAND ADJACENT TO SAXTED HOUSE
TOWER STREET, EMSWORTH, HAMPSHIRE

drawing

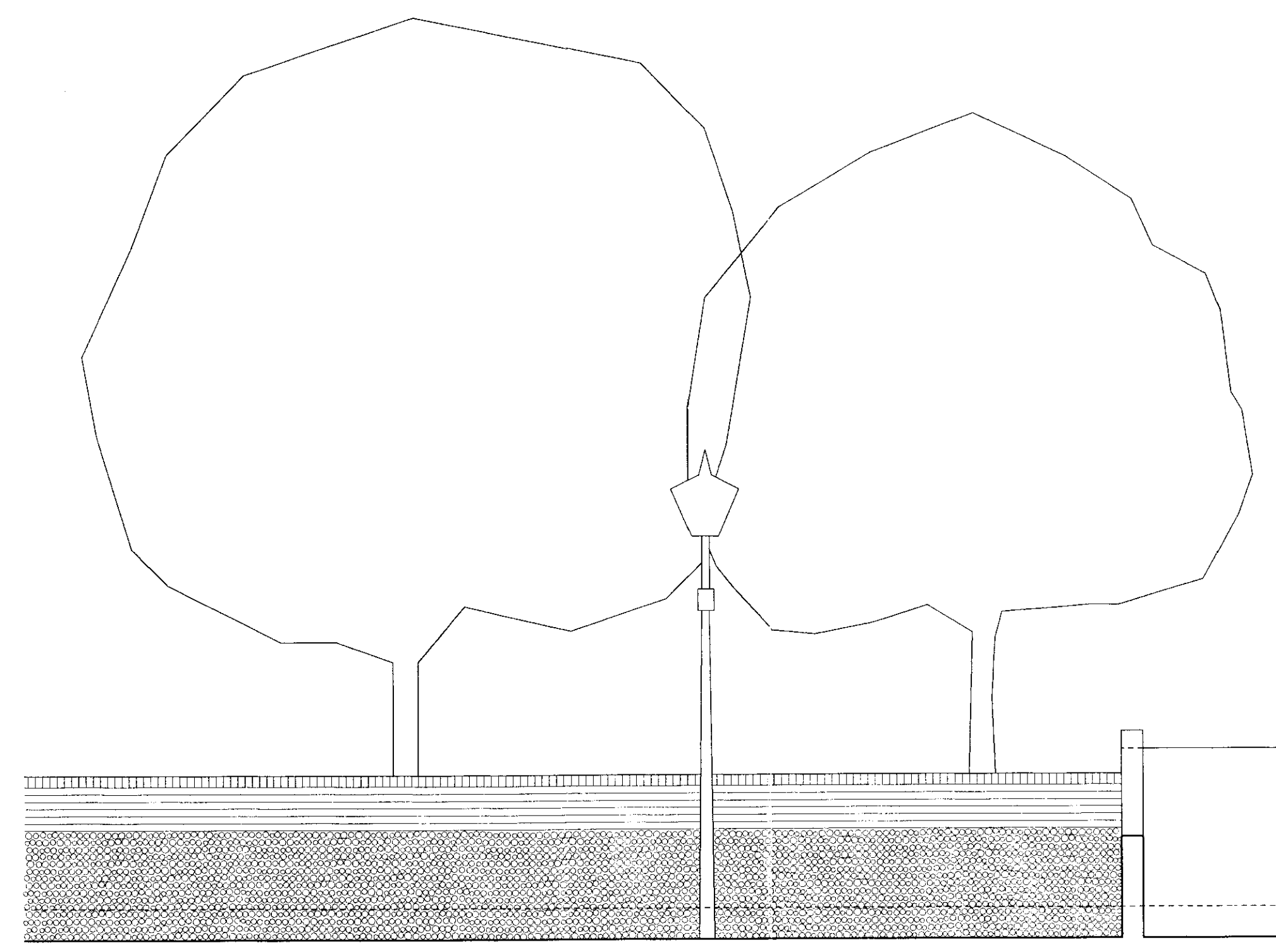
PROPOSED SITE PLAN
& LONGITUDINAL SECTION

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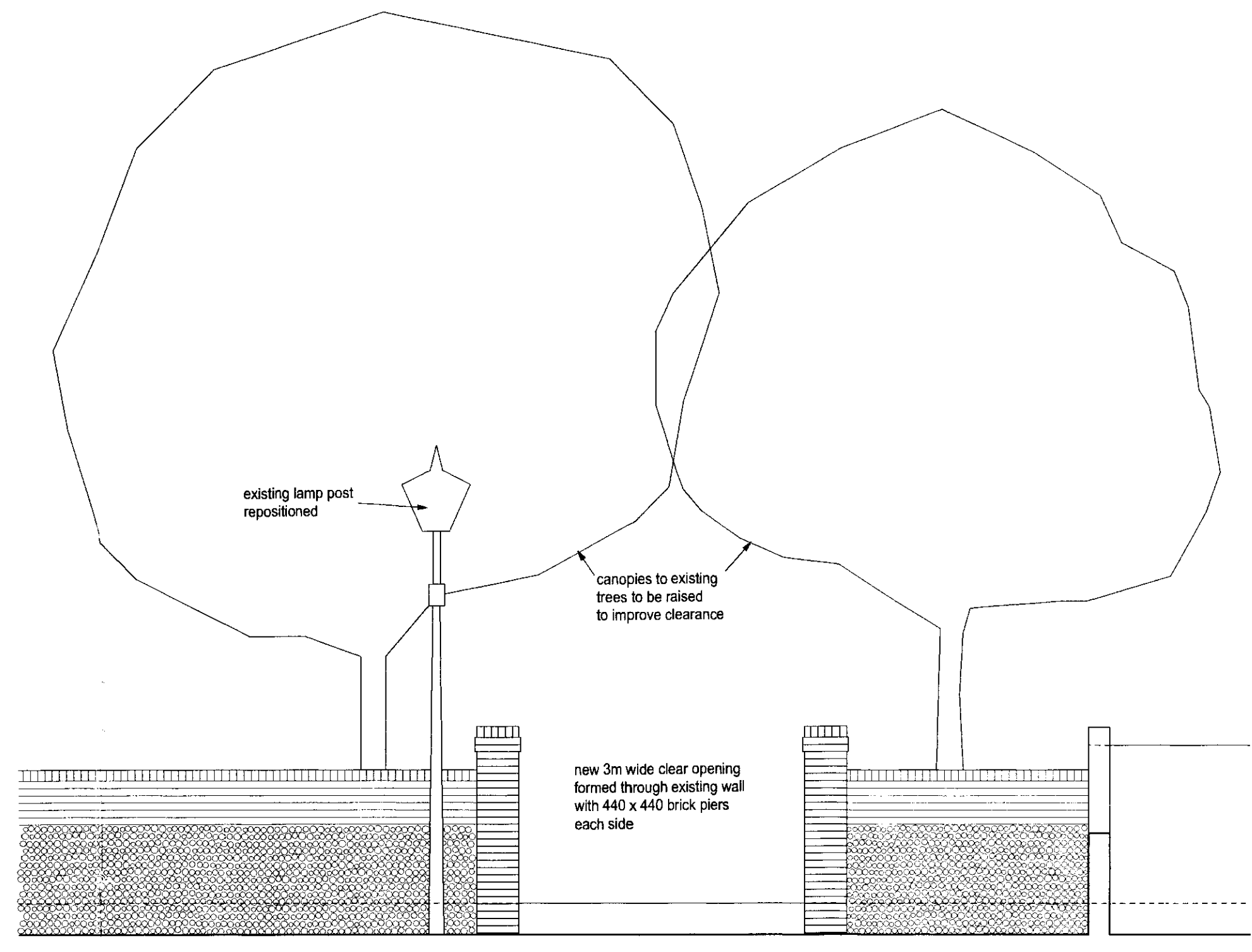
NOTES

1. Brickwork to piers to be in multi-red stock bricks to approved sample by Local Authority.
2. Any disturbance to tree roots to be kept to a minimum to maintain the health of the adjoining small trees (Malas).
3. Canopies to trees over entrance area to be raised to improve headroom and to minimise effect of any minor root damage below.
4. Change in level between highway and existing site to be ramped at maximum gradient of 1 in 20 using granite cobbles to the area shown on plan.
5. Existing lamp post to be relocated as shown and cabling adapted or extended as necessary by public utility.

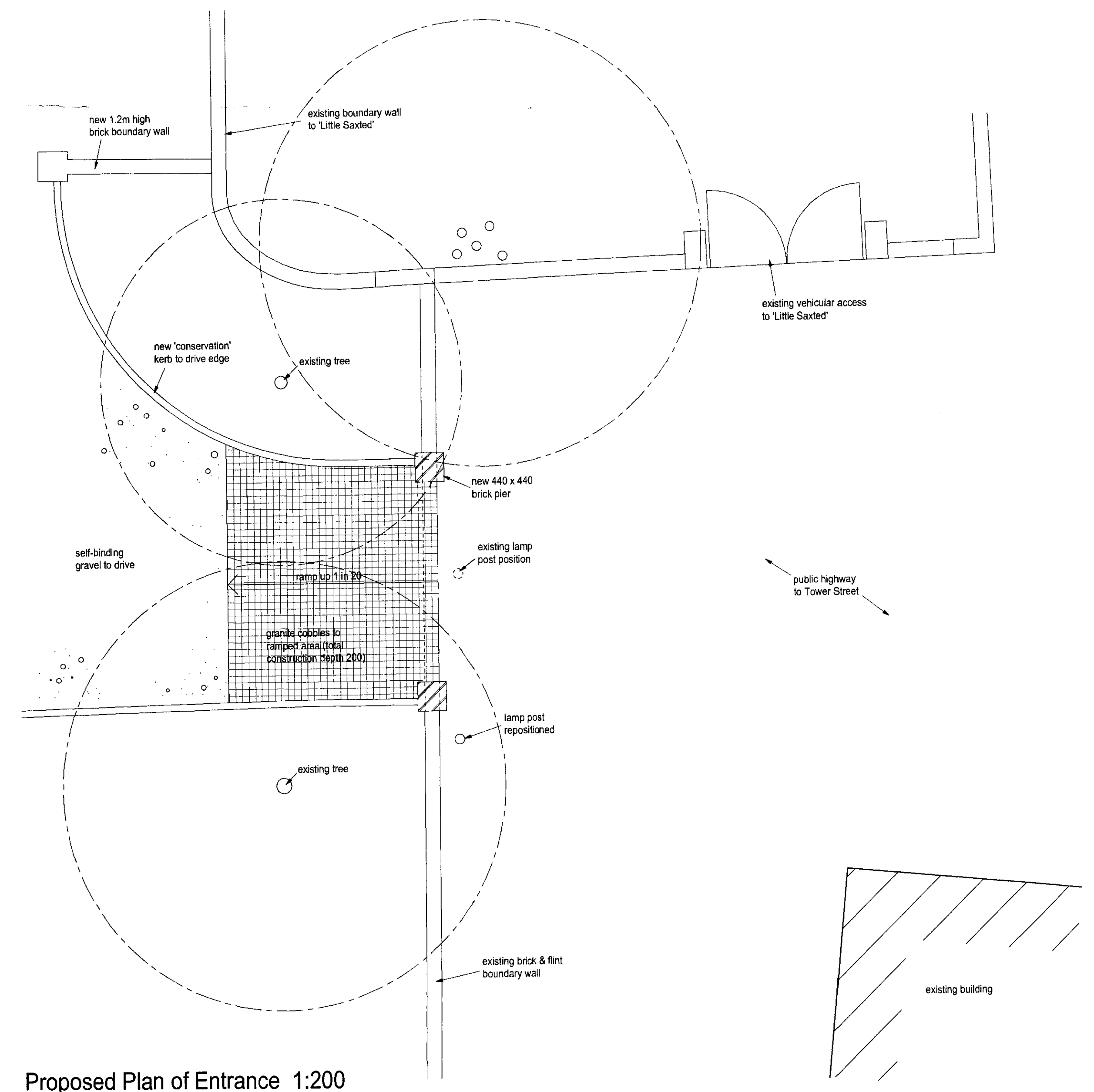
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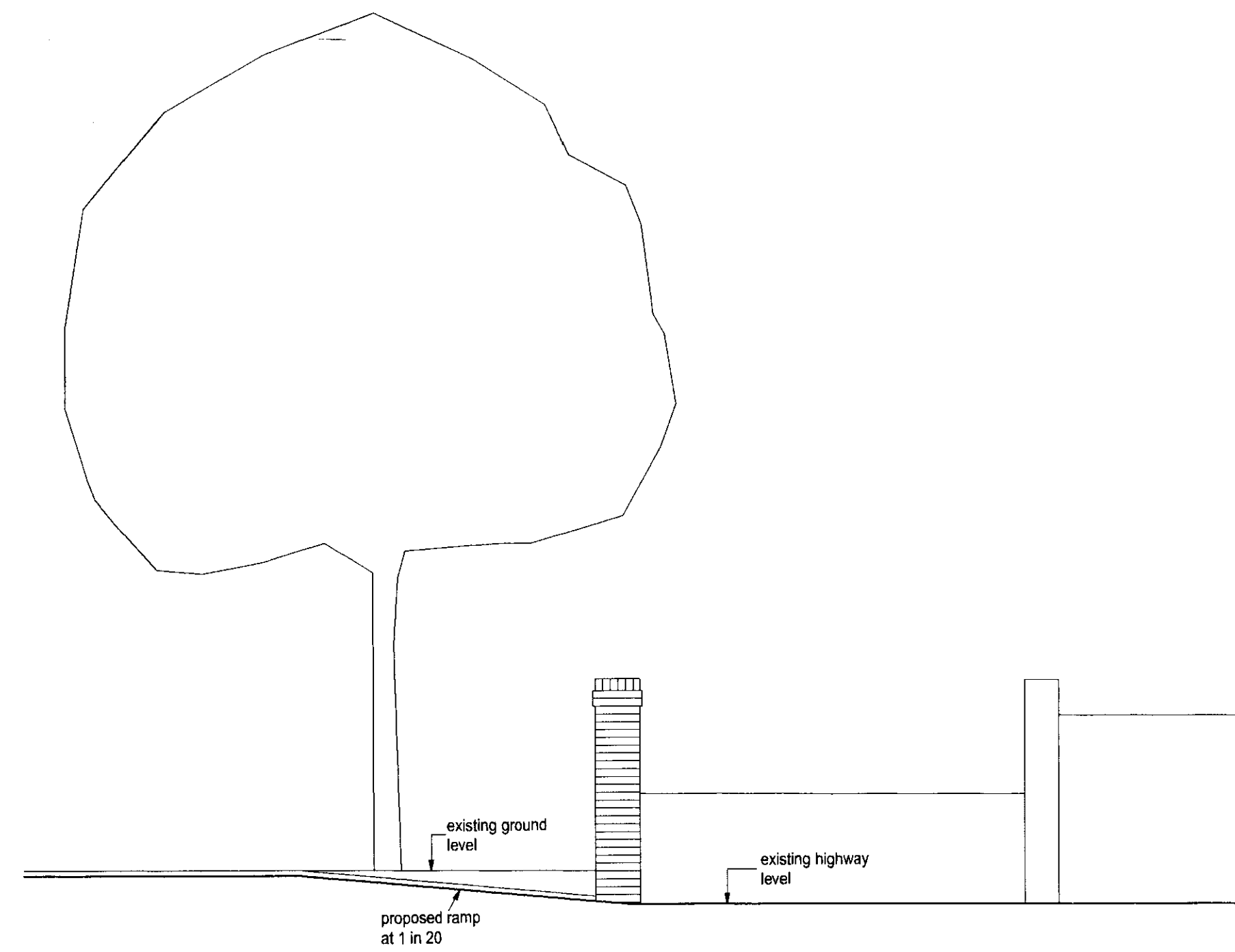
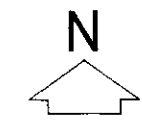
Existing Elevation to Tower Street



Proposed Elevation to Tower Street



Proposed Plan of Entrance 1:200



Section thro' Proposed Entrance

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ENVIRONMENTAL SERVICES
26 MAR 2003
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drawing no.	rev.	date	scale(s)
2301/204		MAR 2003	1:50
client			
N P SLYDELL			
project			
PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO SAXTED HOUSE TOWER STREET, EMSWORTH, HAMPSHIRE			
drawing			
PROPOSED NEW SITE ENTRANCE OFF TOWER STREET			

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SCHEDULE OF EXTERNAL MATERIALS

External Walls:

To be in smooth cement/fine sand render painted in masonry paint to approved colours.
Raised plinth at ground level and plinthband at first floor level to be formed in render.
Rendered raised margin to bullseye window in garage pediment.
Window sills to be precast in fine concrete.

Chimney Stacks:

To be in painted render as walls with precast fine concrete capping detail to top of stack and traditional clay pots.

Columns to Entrance Canopy:

To be in painted hardwood with moulded capital and base.

Pitched Roofs:

To be in natural slate, new or second hand to approved samples with half round clay ridges.
Valley gutters in lead.

Dormer Window:

Roof to be in lead sheet with traditional wood roll joints and drip formed to perimeter.
Cheeks and facings to be in lead sheet with traditional welled joints.

Roofs to Bay and Entrance Canopy:

Roof to be in lead sheet with traditional wood roll joints and drip formed to perimeter.

Doors and Windows:

To be purpose-made factory finished painted hardwood side and top hung casement pattern windows and glazed panel doors.
Infill panels to bay spandrel to be in external quality ply with applied hardwood mouldings.
Half glazed vertically boarded doors to garage side door and Utility.
Panelled solid painted door to main entrance with glazed fanlight over.

Roof Windows:

To be in traditional 19th century pattern in cast aluminium with centre bar and lead flashing to roof.

Conservatory:

To be supplied and installed by specialist in painted hardwood framing with polyester powder coated aluminium ridge capping, roof cappings, and cast aluminium moulded gutters, clear glazed throughout.

Garage Doors:

To be in vertical head & butt boarded painted timber 'up & over' type in painted hardwood frame.

Rainwater Goods:

Painted cast aluminium half round gutters with matching circular downpipes in traditional pattern.

Flashings and Leadwork:

All to be in traditional lead details to horizontal and stepped abutments, apron, upstand and cover flashings.
All lead to be treated with patination oil.

Pavings to Drive:

Private drives to be in self-binding gravel with granite kerbs/edgings.

Boundary Wall:

New boundary wall between new dwellings to be in 1.8m high hand made brick to approved sample with semi-circular capping brick.

Entrance Gates:

To be traditional five bar type in oak across drives at individual entrance positions.

Landscaping:

Landscaping scheme to be prepared by specialist consultant and subject to approval by Local Authority.

B - Height of conservatory reduced.

06-06-03

A - Window patterns amended & some windows repositioned.

22-05-03

revisions

date

Jeffrey Douglas Chartered Architect

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drawing no.	rev.	date	scale(s)
2301/203	B	MAR 2003	1:100

client

N P SLYDELL

project

PROPOSED RESIDENTIAL DEVELOPMENT
ON LAND ADJACENT TO SXTED HOUSE
TOWER STREET, EMSWORTH, HAMPSHIRE

drawing

PROPOSED PLANS & ELEVATIONS
HOUSE NO. 2



South Elevation



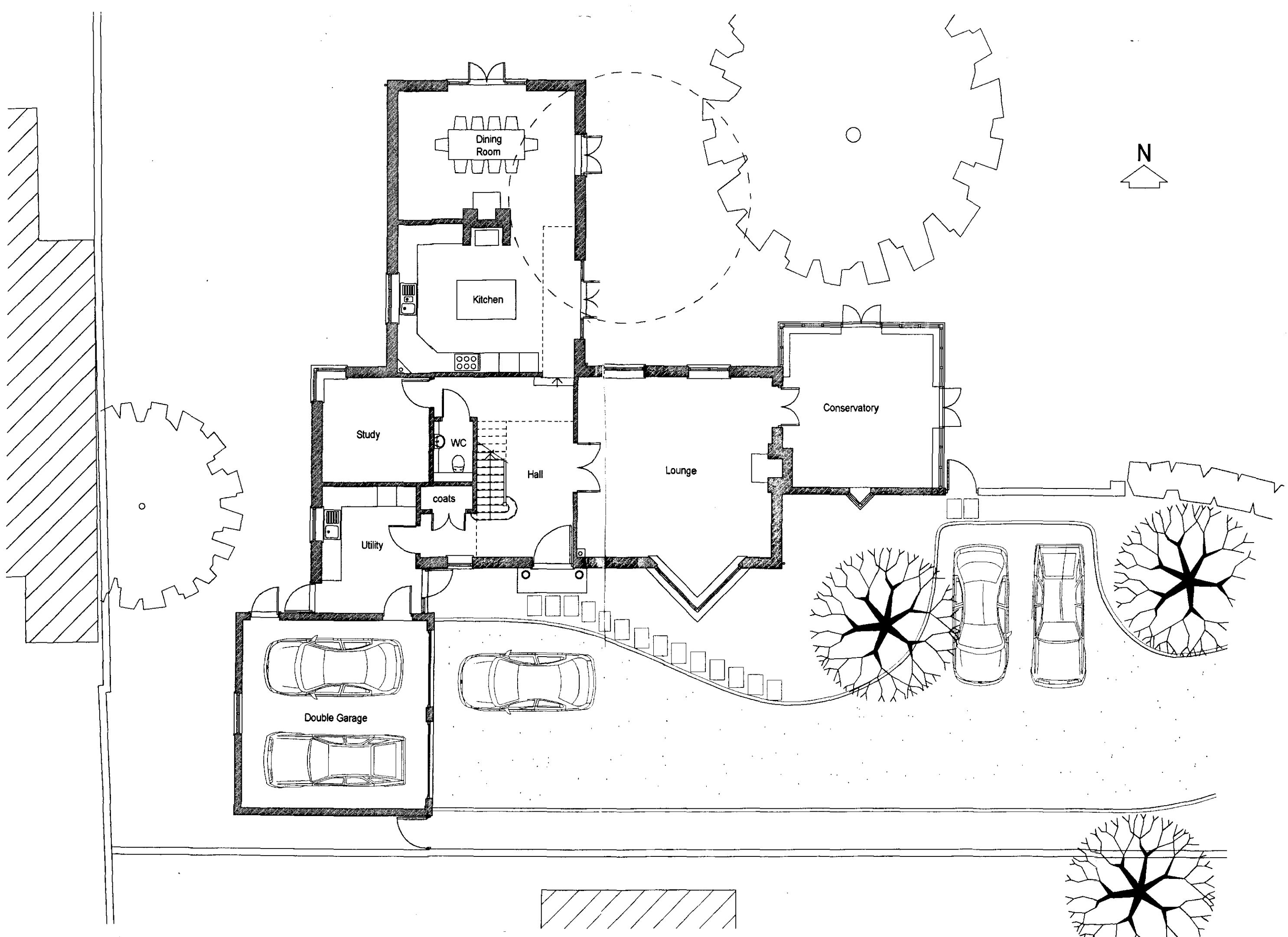
East Elevation



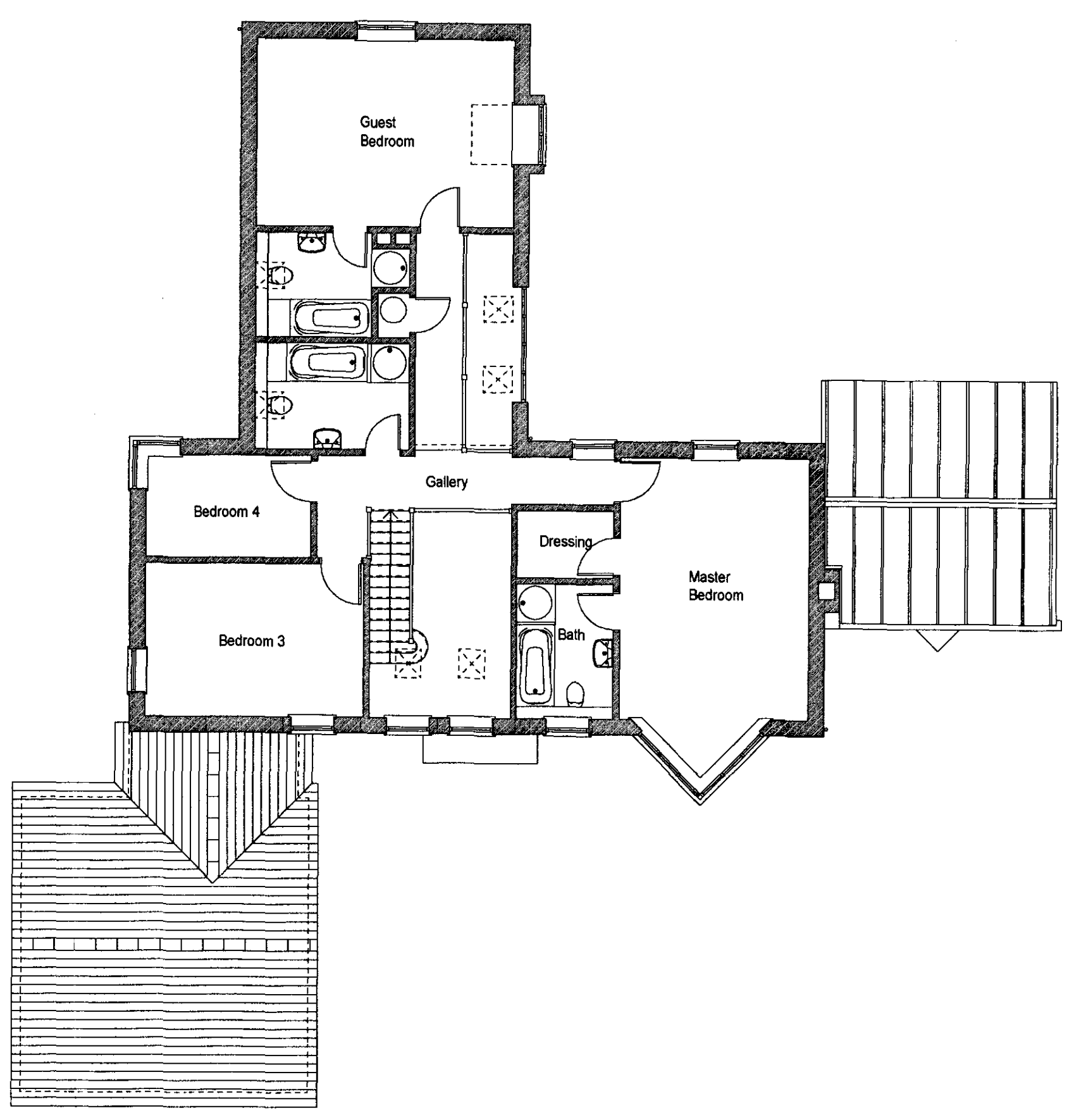
North Elevation



West Elevation



Ground Floor Plan



First Floor Plan



South Elevation



East Elevation



North Elevation



West Elevation

03/53651/016

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SCHEDULE OF EXTERNAL MATERIALS

External Walls:

Walls to be in hand made multi-red stock bricks with orange bricks to band courses to ground floor, soldier courses above ground floor window and door openings, corbelling to eaves and brick-on-edge verge detail.

Chimney Stack:

To be in multi-red bricks as above with corbelled brick detail to top of stack and traditional clay pots.

Pitched Roofs:

To be in hand made clay plain tiles to approved samples with half round clay ridges and matching accessories.
Valley gutters in lead.

Dormer Windows:

Roof to be in lead sheet with traditional wetted joints.
Cheeks and facings to be in lead sheet with traditional wetted joints.

Doors and Windows:

To be purpose-made factory finished painted hardwood side and top hung casement pattern windows and glazed panel doors.
Half glazed vertically boarded doors to garage side door and Utility.
Boarded oak door to main entrance with glazed sidelights.

Roof Windows:

To be in traditional 19th century pattern in cast aluminium with centre bar and lead flashing to roof.

Conservatory:

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Garage Doors:

To be in vertical bead & butt boarded painted timber 'up & over' type in painted hardwood frame.

Rainwater Goods:

Painted cast aluminium half round gutters with matching circular downpipes in traditional pattern.

Flashings and Leadwork:

All to be in traditional lead details to horizontal and stepped abutments, apron, upstand and cover flashings.
All lead to be treated with patination oil.

Balcony:

To be in idigbo or similar durable hardwood posts and cross pieces with microporous paint finish and oval shaped teak handrail.
Balcony floor to be in self-draining teak decking boards.

External Joinery:

To be painted in opaque microporous stain to approved colours.

Pavings to Drive:

Private drives to be in self-binding gravel with granite kerbs/edgings.

Boundary Wall:

New boundary wall between new dwellings to be in 1.8m high hand made brick to approved sample with semi-circular capping brick.

Entrance Gates:

To be traditional five bar type in oak across drives at individual entrance positions.

Landscaping:

Landscaping scheme to be prepared by specialist consultant and subject to approval by Local Authority.

B - East-west wing redesigned, roof profile covered, bay to south elevation replaced by gable, conservatory height reduced.
A - Window patterns amended.

revisions date

Jeffrey Douglas Chartered Architect

114 Havant Road Hayling Island Hampshire PO11 0LJ
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drawing no. 2301/202 rev. B date MAR 2003 scale(s) 1:100

client

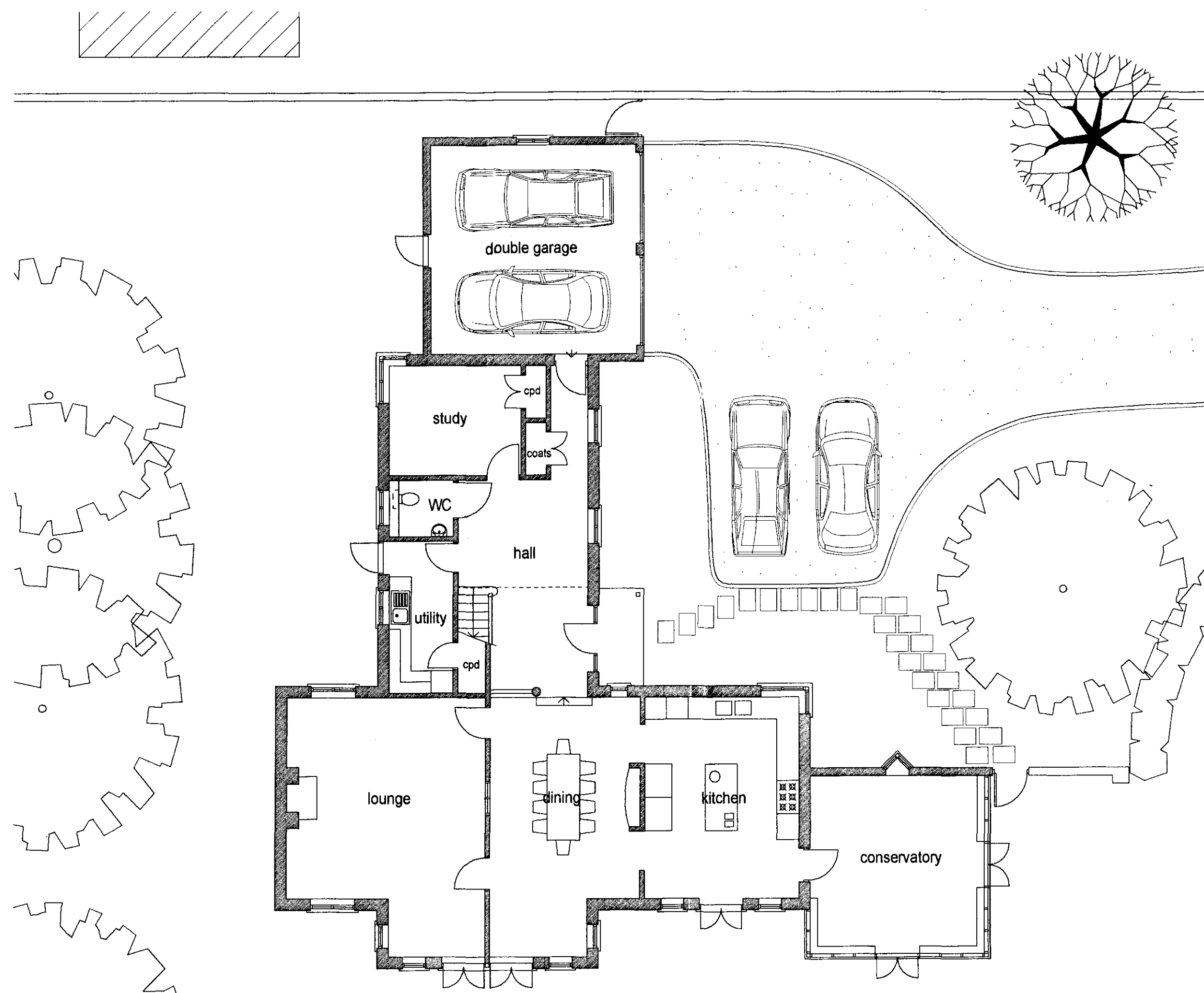
N P SLYDELL

project

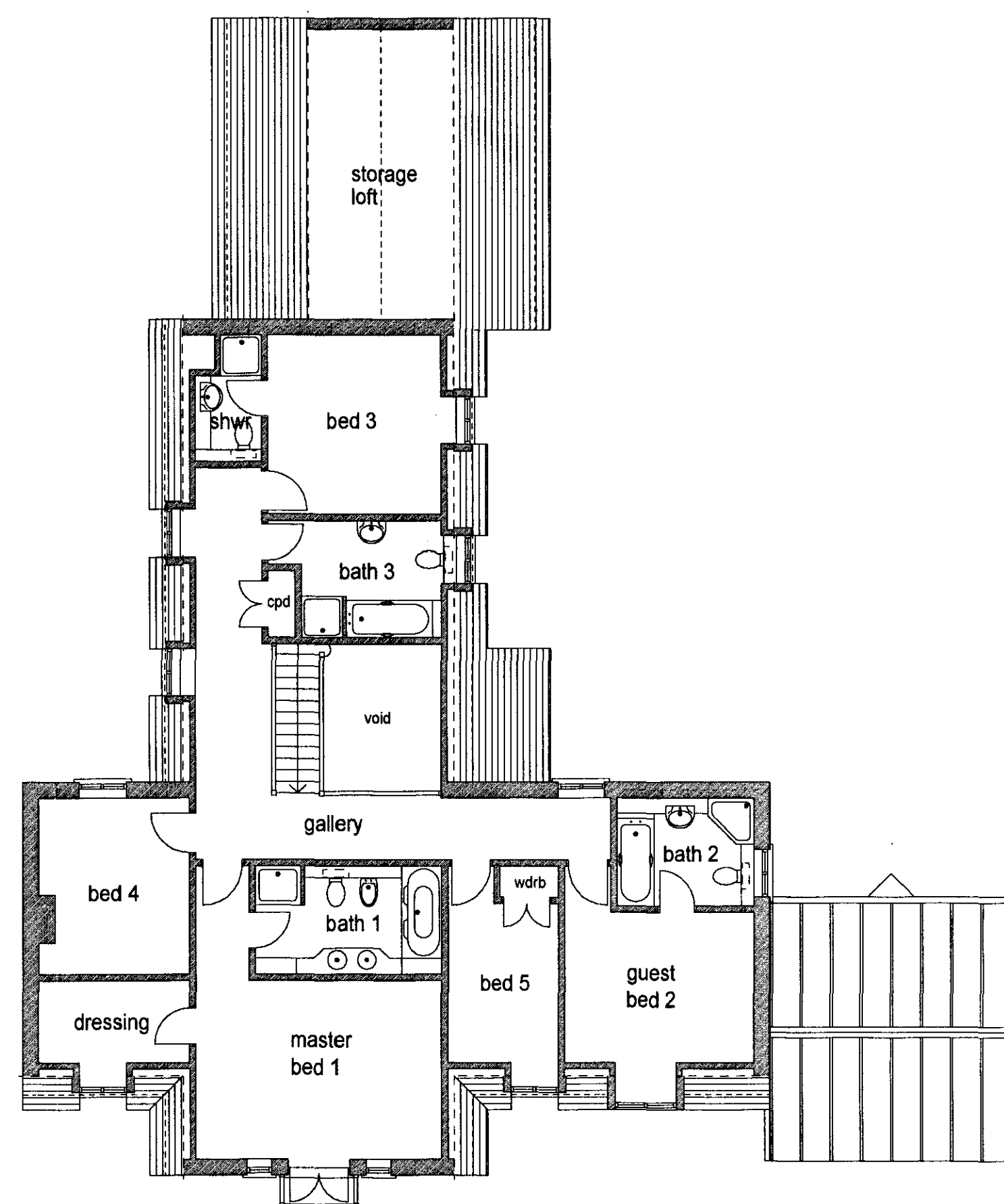
PROPOSED RESIDENTIAL DEVELOPMENT
ON LAND ADJACENT TO SAXTED HOUSE
TOWER STREET, EMSWORTH, HAMPSHIRE

drawing

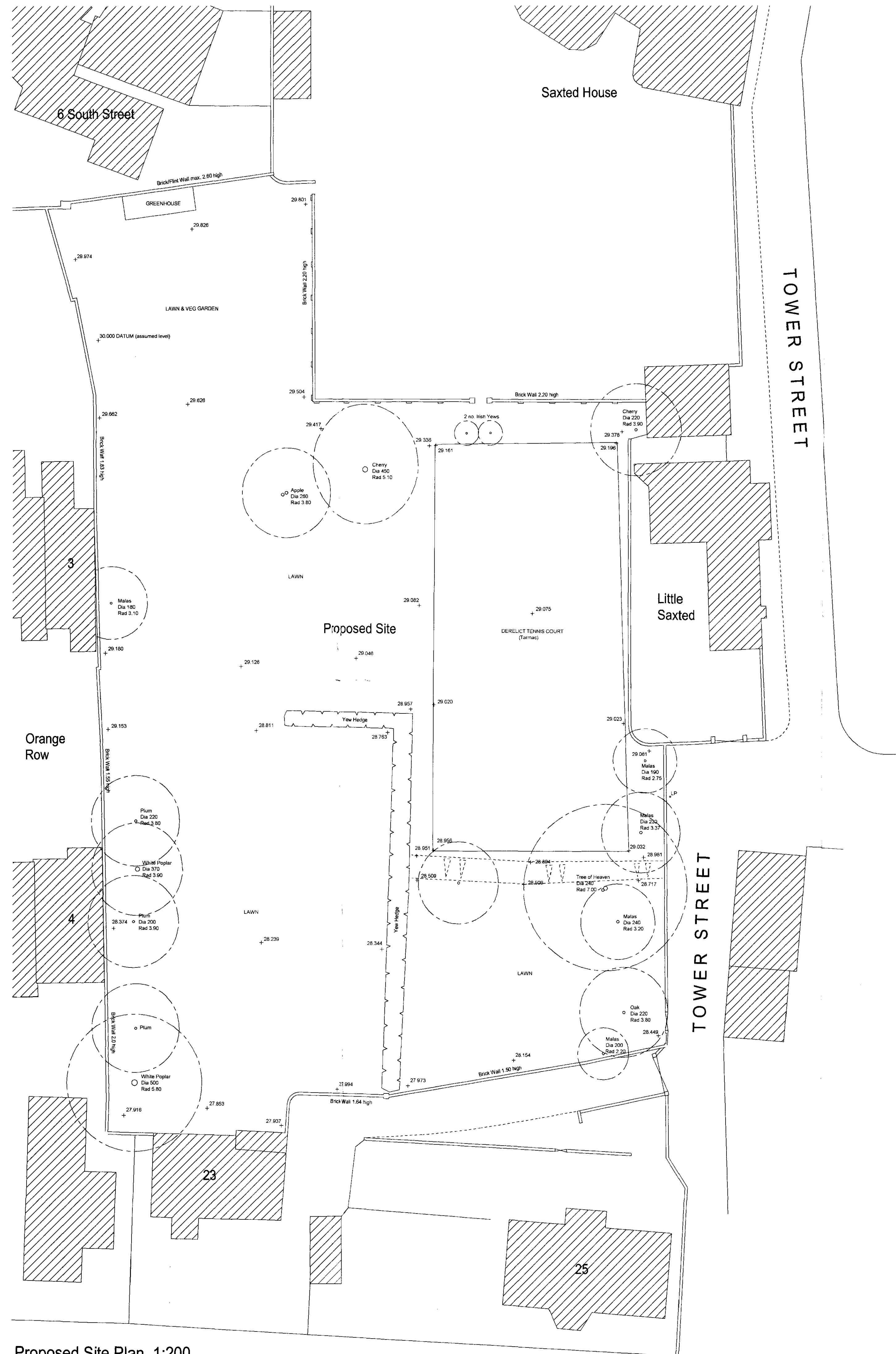
PROPOSED PLANS & ELEVATIONS
HOUSE NO. 1



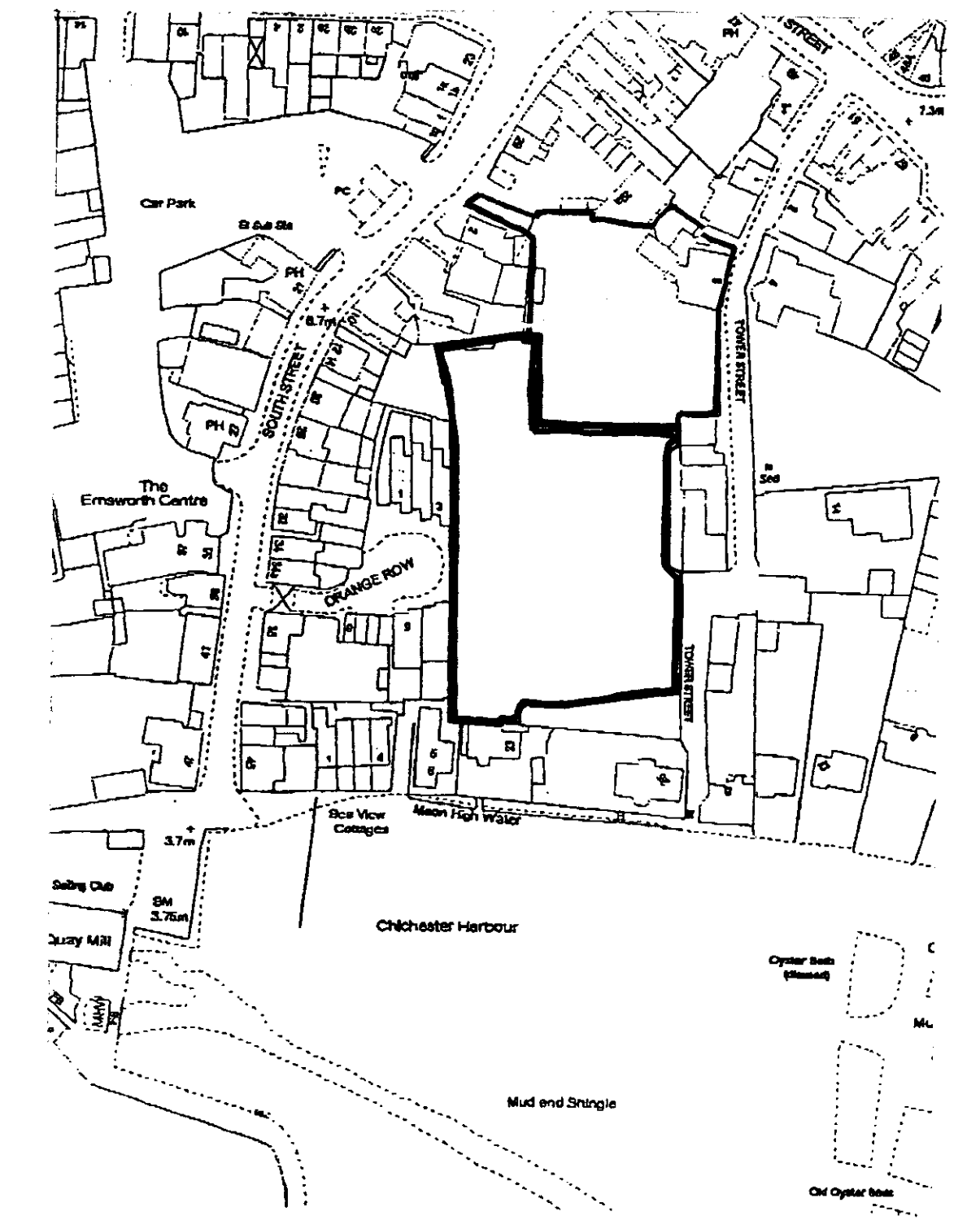
Ground Floor Plan



First Floor Plan



Proposed Site Plan 1:200



Location Plan 1:1250

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03/53651/016

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 20 MAR 2003
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client
N P SLYDELL

project
**PROPOSED RESIDENTIAL DEVELOPMENT
 ON LAND ADJACENT TO SAXTED HOUSE
 TOWER STREET, EMSWORTH, HAMPSHIRE**

drawing
**EXISTING SITE PLAN &
 LOCATION PLAN**

