

NOTES:

All dimensions to be checked on site and any discrepancy notified to the client immediately. All dimensions are to be used in preference to scaled dimensions.

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It is essential that prior to commencement and during construction the client is kept informed of any changes and any such changes shall be subject to the client's written approval. Any such changes shall be subject to the client's written approval. Any such changes shall be subject to the client's written approval.

For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

NOTE:

Internal discussions have been had with the Planning Authorities. Drawing based on Plotmap data and topo survey supplied by the client.

PREVIOUS APPROVED PLANNING APPLICATION (09 / 58042 / 006).

This scheme included 3 apartments on the site with bike and bin storage and a communal garden at the rear.

Units 3, 4 and 5 are currently under construction and are all within a part 1 and part 2 storey block at the rear. Units 1 and 2 continue to be located in a single block, but this block is now being re-aligned within the site in order to improve layout.

Access to the 3 units at the rear will be more direct and inclusive. The communal garden space is now in a convenient location and will be able to act as a high shared space with visual access to the rear of the site. The site is a listed house at the front. This will make the whole site will feel open and inviting.



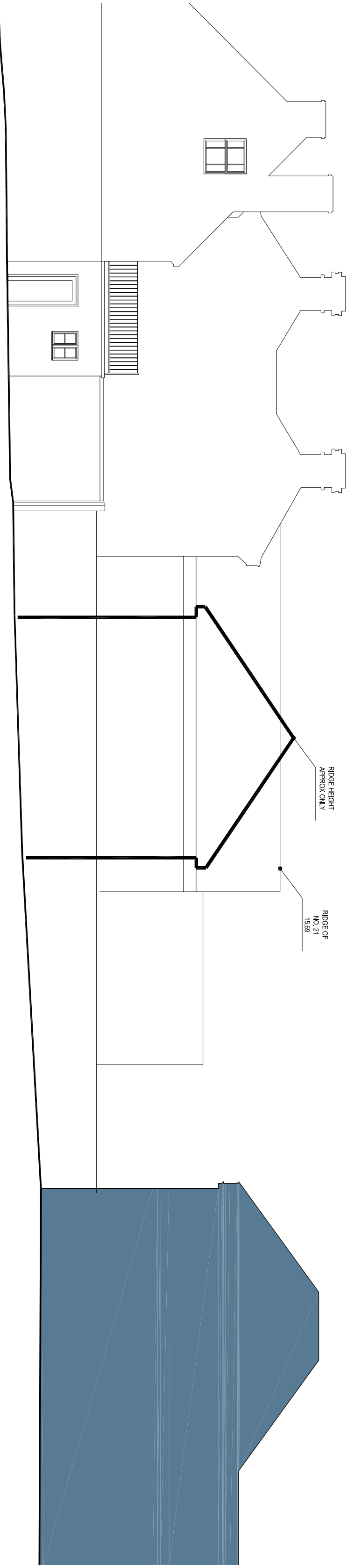
extension to 23 NO 21 beyond

UNIT 1

UNIT 2

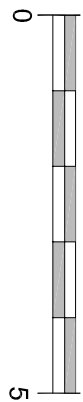
SOUTH ELEVATION - SITE SECTION A-A - PROPOSAL

1:50



OUTLINE OF PREVIOUSLY APPROVED SCHEME

APPROVED UNITS 3 - 5 under construction



Materials

The choice of materials and finishes in the new block will be along the same lines as in the Approved Scheme and the one being proposed (Units 3-5). Red faced brick with contrasting white painted details to all exposed corners, eaves and linings to be in beige to match units 3-5. Same beige brick to be used to form a decorative string course detail to all elevations.

Roof to be red / brown clay tiles (exact colour to be agreed) and all windows to be white painted timber sash type to match units 3-5. Two dormers on roof to be finished in clay tiles with a vertical tile face. Fascia to have curved white painted timber boards similar to dormers further down South Street.

Simple porch canopy above main entrance door to be in timber construction with white painted support brackets, fascia and horizontal slatted timber boards. Doors will be painted timber (contrasting colour).

Bin and bike stores will be part white rendered walls and good quality timber construction. Lightweight timber roofs with lead lookalike roofing membranes.

AMENDMENTS		DATE
D	Planning Amendment	18.10.13
C	PLANNING APPLICATION	31.07.13
B	Drawing updated	24.07.13
A	General updates to elevations	03.07.13
CLIENT		
HILLCREST PROPERTIES (Hampshire) Ltd Bishops Lane, Shirrell Heath Southampton SO32 2JS		
PROJECT		
Redevelopment proposal for 23 South Street, Havant PO9 1BU		
DRAWING TITLE		
SITE SECTION A-A / SOUTH ELEVATION APPROVED SCHEME AND PROPOSAL		
DATE		
03.05.2013		

TITLE

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SOUTH ELEVATION - SITE SECTION A-A - PREVIOUS APPROVED SCHEME 1:100

23 SOUTH STREET, HAVANT