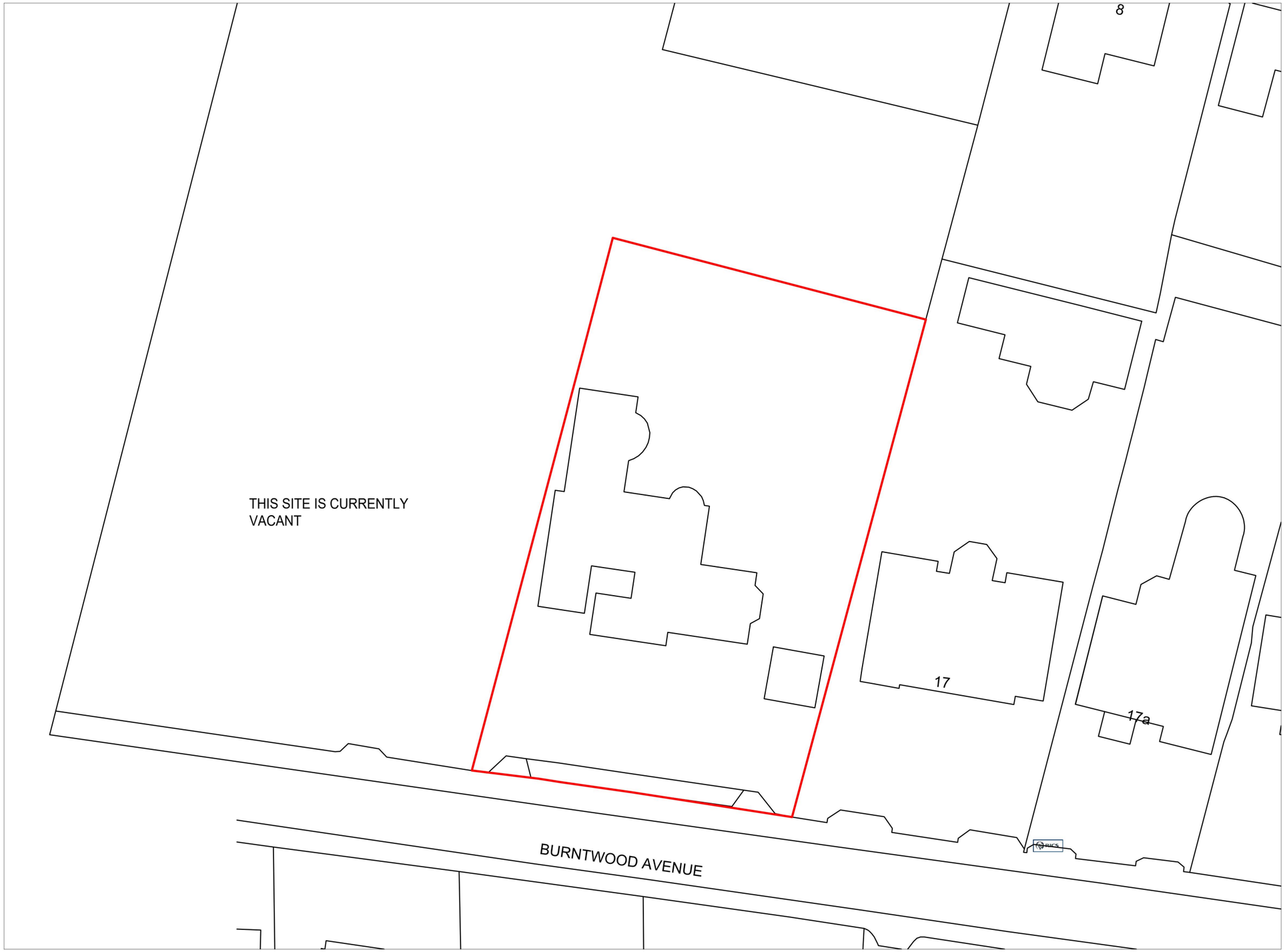
General Notes

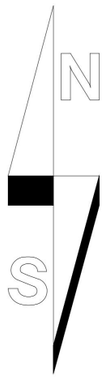
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1:500

10m 0 10m 20m 30m 40m 50m

Revisions

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ARCHITECTURAL DESIGN

CIAT RICS

Client
A KANDOLA

Project
15 BURNTWOOD AVENUE
EMERSON PARK
RM11

Issue Status
PLANNING

Title
EXISTING SITE LAYOUT

Date	Scale @A3	Drawn By	Checked By
JULY 26	1:500 @ A3	IS	

Drawing No. 26-080/001

Revision

General Notes

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NO. 13 EXTANT APPROVED HOUSES NO. 15 NO. 17

EXISTING STREETSCENE



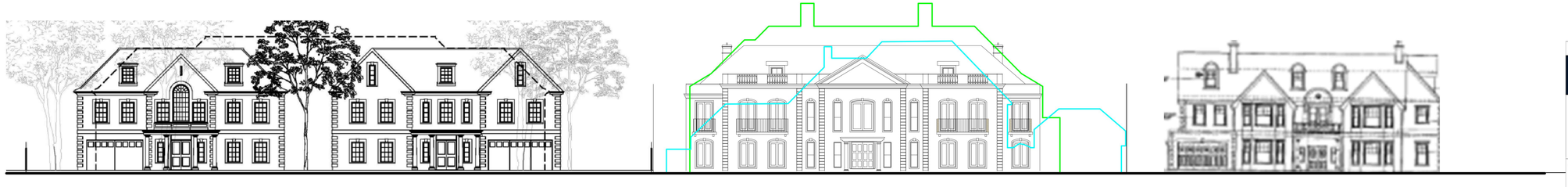
NO. 13 EXTANT APPROVED HOUSES NO. 15 NO. 17

APPROVED STREETSCENE (P1427.16)



NO. 13 EXTANT APPROVED HOUSES NO. 15 NO. 17

PROPOSED STREETSCENE



NO. 13 EXTANT APPROVED HOUSES NO. 15 NO. 17

OVERLAY PLAN

APPROVED HOUSE

EXISTING HOUSE

1:200

4m 0 4m 8m 12m 16m 20m

Revisions

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Client
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Project
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EMERSON PARK

Issue Status
PLANNING

Title
STREETSCENE AND
COMPARISON DRAWING

Date	Scale @ A1	Drawn By	Checked By
JUL 2026	1:100	IS	

Drawing No. 26-080/06

Revision B

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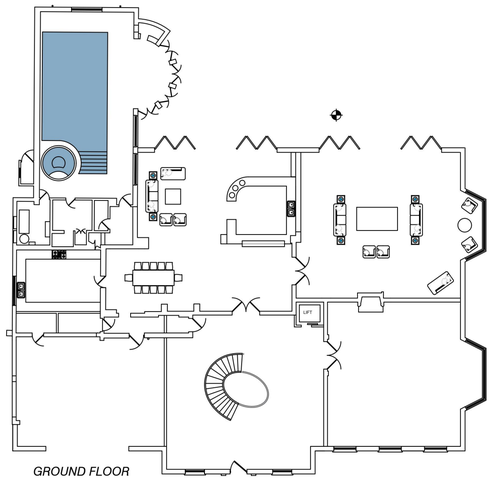
General Notes

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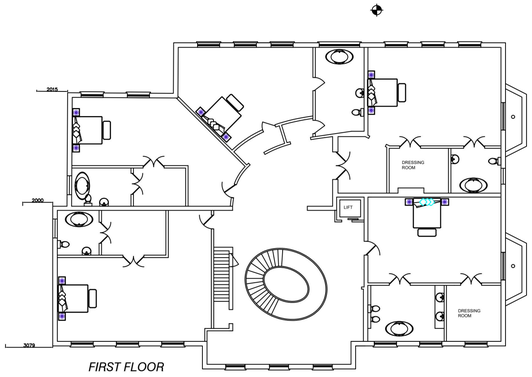
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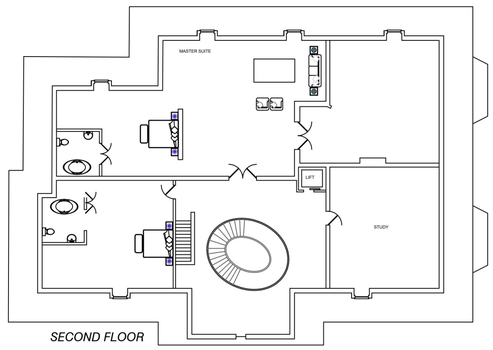
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Datum: 30.00m
FRONT ELEVATION



Datum: 30.00m
SIDE FACING 17



Datum: 30.00m
REAR ELEVATION

First floor windows on flank walls in obscure glass and non openable.



Datum: 30.00m
SIDE FACING 13

1:200

4m 0 4m 8m 12m 16m 20m

Revisions

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15 BURNTWOOD AVENUE
EMERSON PARK

Issue Status
PLANNING

Title
APPROVED PLANNING NOT IMPLEMENTED

Date	Scale @ A1	Drawn By	Checked By
JUL 2026	1:100	IS	

Drawing No. 26-080/05

Revision B

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General Notes

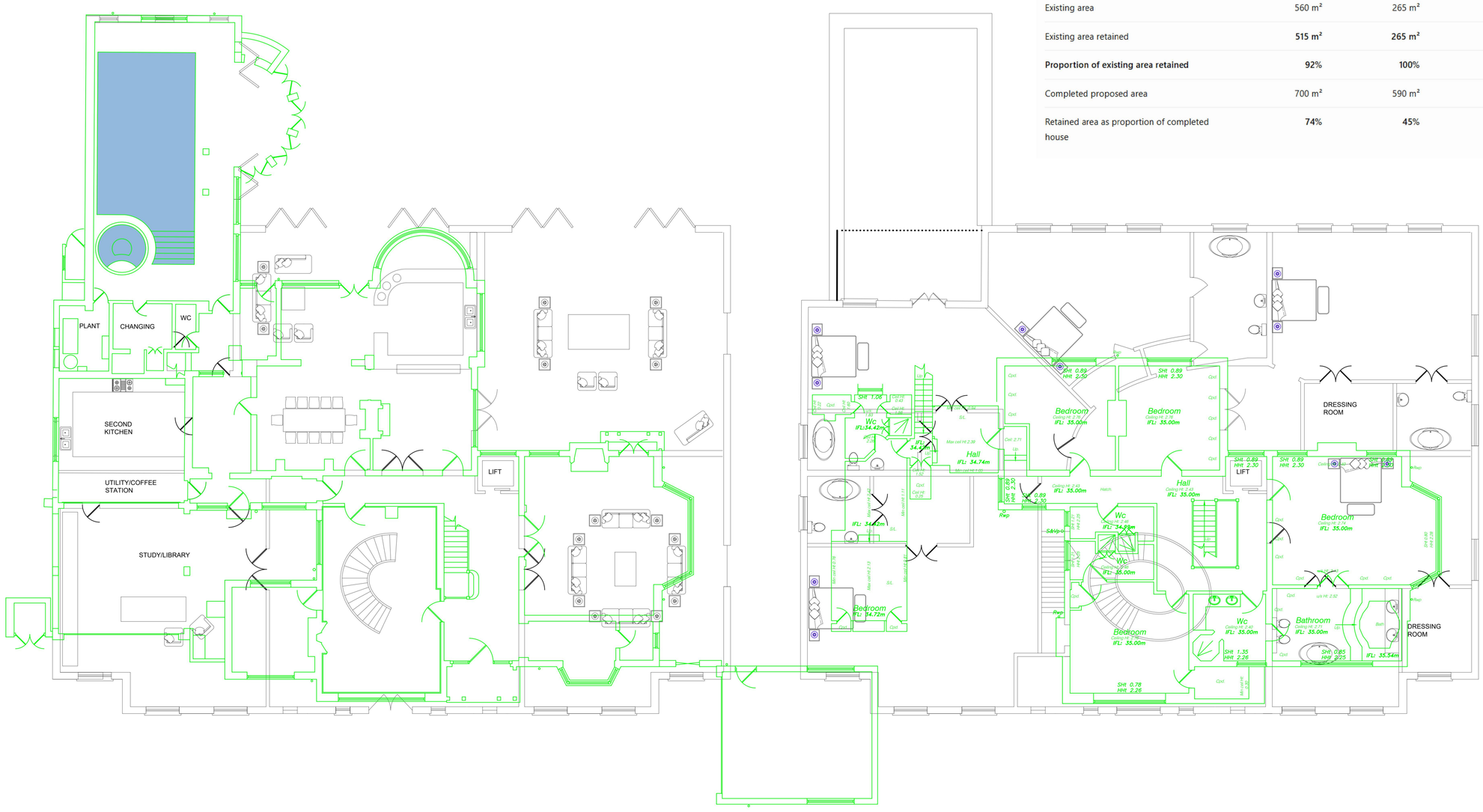
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Measurement	Ground floor	First floor	Combined
Existing area	560 m²	265 m²	825 m²
Existing area retained	**515 m²**	**265 m²**	**780 m²**
Proportion of existing area retained	**92%**	**100%**	**94%**
Completed proposed area	700 m²	590 m²	1,290 m²
Retained area as proportion of completed house	**74%**	**45%**	**60%**



Revisions

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CHARTERED SURVEYORS
TOWN PLANNERS
ARCHITECTURAL DESIGN

RICS

Client
A KANDOLA

Project
15 BURNTWOOD AVENUE
EMERSON PARK

Issue Status
PLANNING

Title
RETAINED STRUCTURE

Date	Scale @ A1	Drawn By	Checked By
JUL 2026	1:100	IS	

Drawing No. 26-080/07

Revision B

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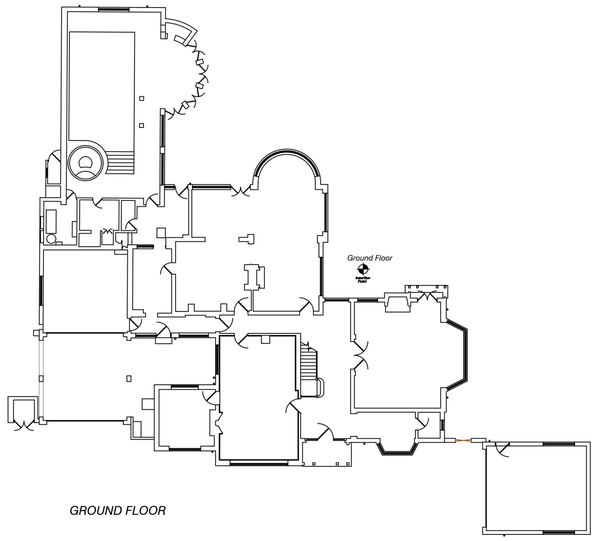
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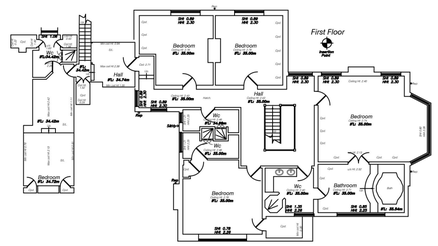
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GROUND FLOOR



FIRST FLOOR



Datum: 30.00m.
FRONT ELEVATION



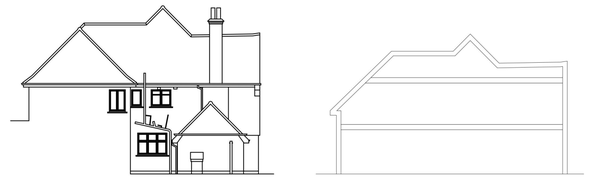
Datum: 30.00m.
REAR ELEVATION



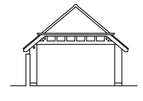
Datum: 30.00m.
SIDE FACING NO: 17



Datum: 30.00m.
SIDE FACING NO. 13



Datum: 30.00m.
INTERNAL ELEVATION



Datum: 30.00m.
GARAGE ELEVATION

1:200

4m 0 4m 8m 12m 16m 20m

Revisions

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Client
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Project
15 BURNTWOOD AVENUE
EMERSON PARK

Issue Status
PLANNING

Title
EXISTING PLANS

Date	Scale @ A1	Drawn By	Checked By
JUL 2026	1:200	IS	

Drawing No. 26-080/03

Revision A

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General Notes

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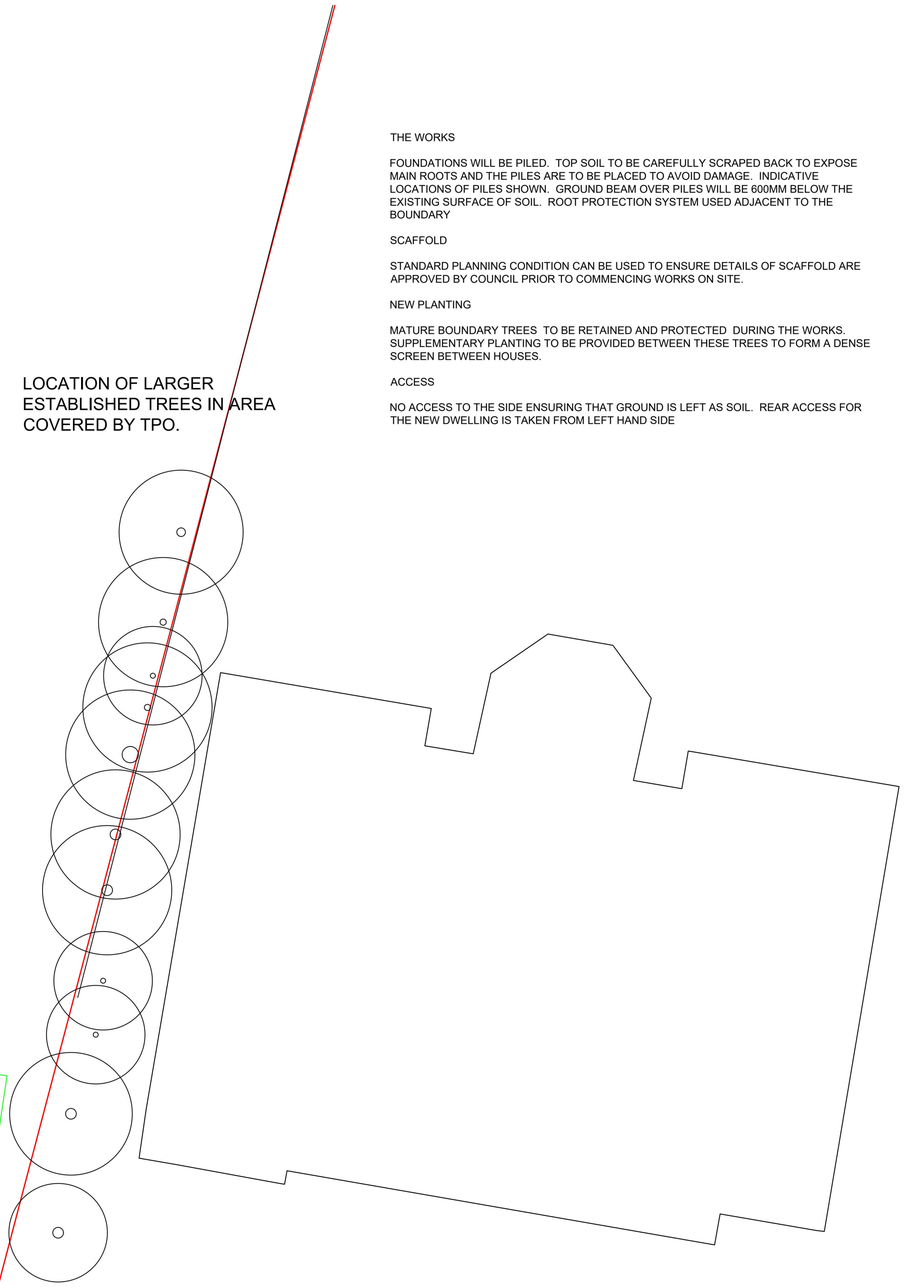
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LOCATION OF LARGER ESTABLISHED TREES IN AREA COVERED BY TPO.



THE WORKS

FOUNDATIONS WILL BE PILED. TOP SOIL TO BE CAREFULLY SCRAPED BACK TO EXPOSE MAIN ROOTS AND THE PILES ARE TO BE PLACED TO AVOID DAMAGE. INDICATIVE LOCATIONS OF PILES SHOWN. GROUND BEAM OVER PILES WILL BE 600MM BELOW THE EXISTING SURFACE OF SOIL. ROOT PROTECTION SYSTEM USED ADJACENT TO THE BOUNDARY

SCAFFOLD

STANDARD PLANNING CONDITION CAN BE USED TO ENSURE DETAILS OF SCAFFOLD ARE APPROVED BY COUNCIL PRIOR TO COMMENCING WORKS ON SITE.

NEW PLANTING

MATURE BOUNDARY TREES TO BE RETAINED AND PROTECTED DURING THE WORKS. SUPPLEMENTARY PLANTING TO BE PROVIDED BETWEEN THESE TREES TO FORM A DENSE SCREEN BETWEEN HOUSES.

ACCESS

NO ACCESS TO THE SIDE ENSURING THAT GROUND IS LEFT AS SOIL. REAR ACCESS FOR THE NEW DWELLING IS TAKEN FROM LEFT HAND SIDE

1:100

2m 0 2m 4m 6m 8m 10m

Revisions

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Project
15 BURNTWOOD AVENUE
EMERSON PARK

Issue Status
PLANNING

Title
RETAINED STRUCTURE

Date	Scale @ A1	Drawn By	Checked By
JUL 2026	1:100	IS	

Drawing No. 26-080/07

Revision B

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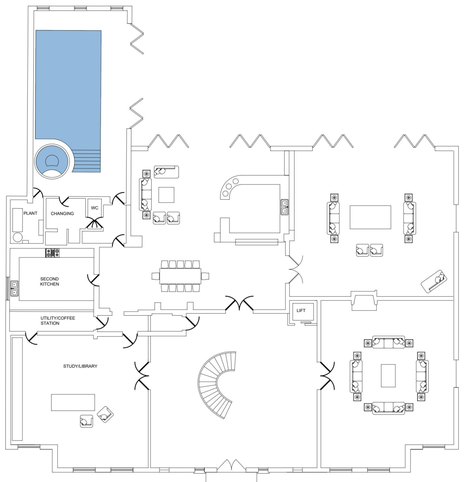
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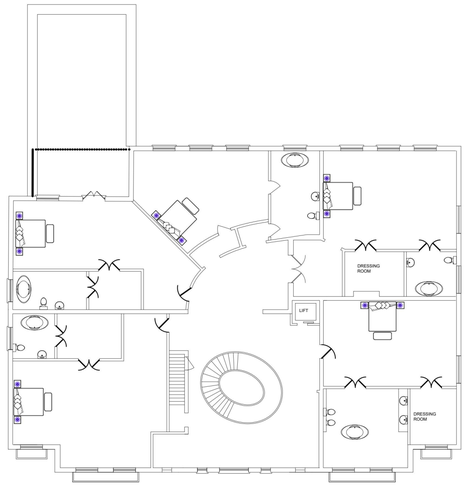
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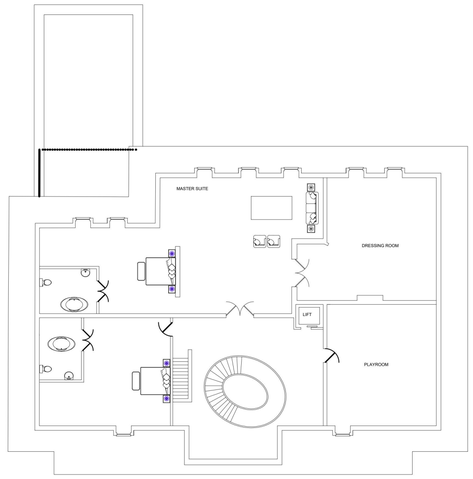
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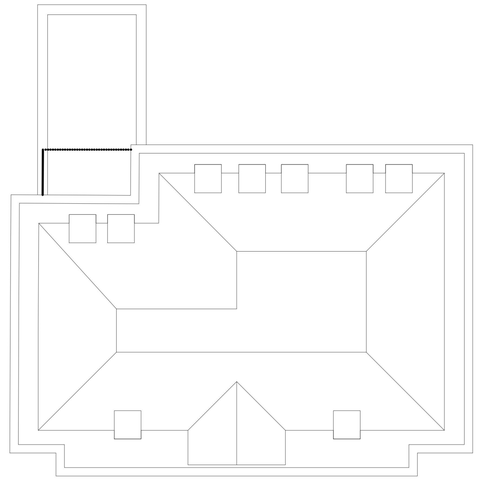
GROUND FLOOR



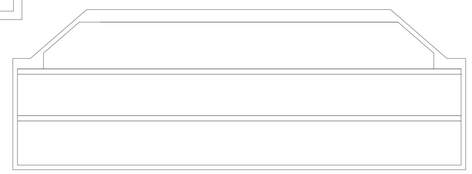
FIRST FLOOR



SECOND FLOOR



GARAGE



SECTION



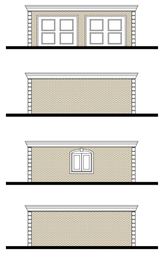
Approx 2.7m to boundary

FRONT ELEVATION

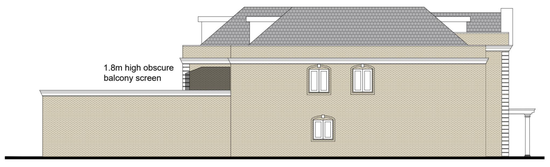


Approx 6.4m to boundary

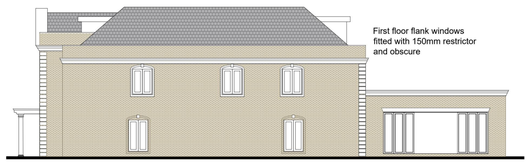
REAR ELEVATION



GARAGE



FACING NO. 13



FACING NO. 17

1:200

4m 0 4m 8m 12m 16m 20m



External Finishes

Slate roof

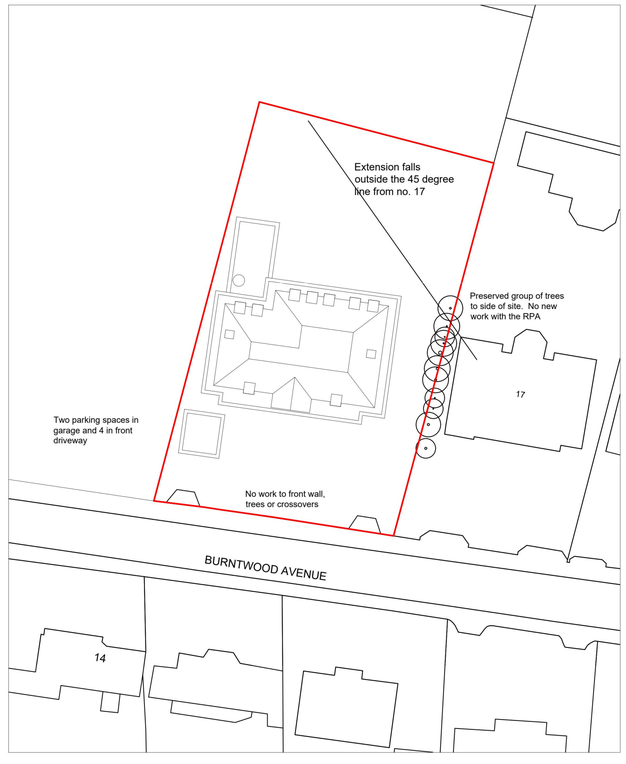
Face brick walls with stone detailing

White PPC timber windows

Lead face to dormers

Stone finish to portico

CGI IMAGE



SITE PLAN 1:500

1:500

10m 0 10m 20m 30m 40m 50m

Revisions

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RICS

Client

A KANDOLA

Project

15 BURNTWOOD AVENUE
EMERSON PARK

Issue Status

PLANNING

Title

PROPOSED

Date	Scale @ A1	Drawn By	Checked By
JUL 2026	1:200/500	IS	

Drawing No. 26-080/03

Revision B