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Location Plan 1:250

0 1 2 3 4 5m

Proposed Site Layout 1:100

0 1 2 3 4 5m

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Total Site Area 657 sq/m

Total Site Area 7,071 sq/ft

Total Site Area 0.162 Acre

Total Site Area 0.065 Hectare

Total 3 Units

Total 46.15 Units/Hectare

Total 6 Parking Spaces

Side Elevation 1:100

0 1 2 3 4 5m

Front Elevation 1:100

0 1 2 3 4 5m

Rear Elevation 1:100

0 1 2 3 4 5m

Bin/Bike Store 1:100

Side Elevation 1:100

0 1 2 3 4 5m

First Floor Plan 1:100

0 1 2 3 4 5m

Ground Floor Plan 1:100

0 1 2 3 4 5m

Important Notes

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO DRAW UP ALL LEGAL AGREEMENTS WITH ADJOINING PROPERTY OWNERS TO COVER THE OVER HANGING OF ANY FASCIAS, GUTTERING, FOUNDATIONS OR ANY PART OF THE BUILDING. MDT DESIGN MAY NOT BE HELD RESPONSIBLE IN ANY WAY FOR ANY LEGAL COSTS OR OTHER COSTS INCURRED THROUGH NEIGHBOURHOOD DISPUTES.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO COMPLY WITH THE PARTY WALL ACT 1996. MDT DESIGN CAN NOT BE HELD RESPONSIBLE IN ANY WAY IF NON- COMPLIANCE IS ADOPTED.

USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED .

ALL CLIENTS AND CONTRACTORS TO CHECK ALL DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORKS COMMENCING. ANY DISCREPANCIES IN DIMENSIONS OR BOUNDARY LOCATIONS ARE TO BE BROUGHT TO THE ATTENTION OF MDT DESIGN IMMEDIATELY, BEFORE ANY FURTHER WORKS TAKE PLACE ON SITE.

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ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK, IF IN DOUBT ASK ! NEVER ASSUME !!, MDT DESIGN CANNOT BE HELD RESPONSIBLE IF NOBODY ASK'S

BUILDING REGULATION DRAWING ONLY

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS UNDER SEPARATE COVER. ALL STRUCTURAL ELEMENTS INDICATIVE IN APPEARANCE ONLY, REFER TO STRUCTURAL ENGINEER'S REPORT FOR DETAIL & DESIGN OF STRUCTURAL ELEMENTS AND CONNECTIONS. CONTRACTOR TO DETERMINE INSTALLATION HEIGHTS OF BEAMS & PADSTONES ON SITE AS REQUIRED.

ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK, IF IN DOUBT ASK ! NEVER ASSUME !!, MDT DESIGN CANNOT BE HELD RESPONSIBLE IF NOBODY ASK'S.

WORK CARRIED OUT PRIOR TO RECEIPT OF BUILDING REGULATION 'FULL PLANS' APPROVAL AT CLIENT'S OWN RISK.

SPECIFICATIONS SUBJECT TO CHANGE UNTIL BUILDING REGULATION 'FULL PLANS' APPROVAL HAS BEEN ISSUED.

CLIENT TO CONTACT SOUTHERN WATER TO ESTABLISH ANY POTENTIAL SEWERS WITHIN OR CLOSE TO THE SITE BOUNDARIES AND TO ACCURATELY LOCATE MAINS SEWER POSITIONS, DEPTHS AND DIAMETERS, PRIOR TO ANY WORK COMMENCING ON SITE.

FOLLOWING BUILDING CONTROL 'FULL PLANS' APPROVAL (INCLUDING CONDITIONAL APPROVAL), ALL RESPONSIBILITIES IN RELATION TO 'Construction (Design and Management) Regulations 2015 (CDM 2015)' ARE DEEMED TO BE PASSED TO THE 'PRINCIPAL CONTRACTOR' APPOINTED BY THE CLIENT. MDT DESIGN CANNOT BE HELD RESPONSIBLE THEREAFTER FOR ANY FAILURE OF THE CONTRACTOR TO ABIDE BY THE REGULATIONS.

revisions

project

Land Adjacent
Appletree Cottage
Winchester Road
Botley
Hampshire
SO32 2DH

client

Mr & Mrs Bendy

drawing

Proposed Alterations

stage

Stage 1 - Survey

Stage 2 - Design

scale	date
1:100 & 1:50 @ A1	**June 2025**

job no._	drwg no._	revision
3233/10_	**02_**	**B**

The Design Loft, Silver Birches
Allington Lane
Southampton
Hampshire
SO30 3HQ

T. 023 8069 3924
M. 07881 587261
E. info@mdtdesign.co.uk
W. www.mdtdesign.co.uk

MDT design.co.uk architectural services