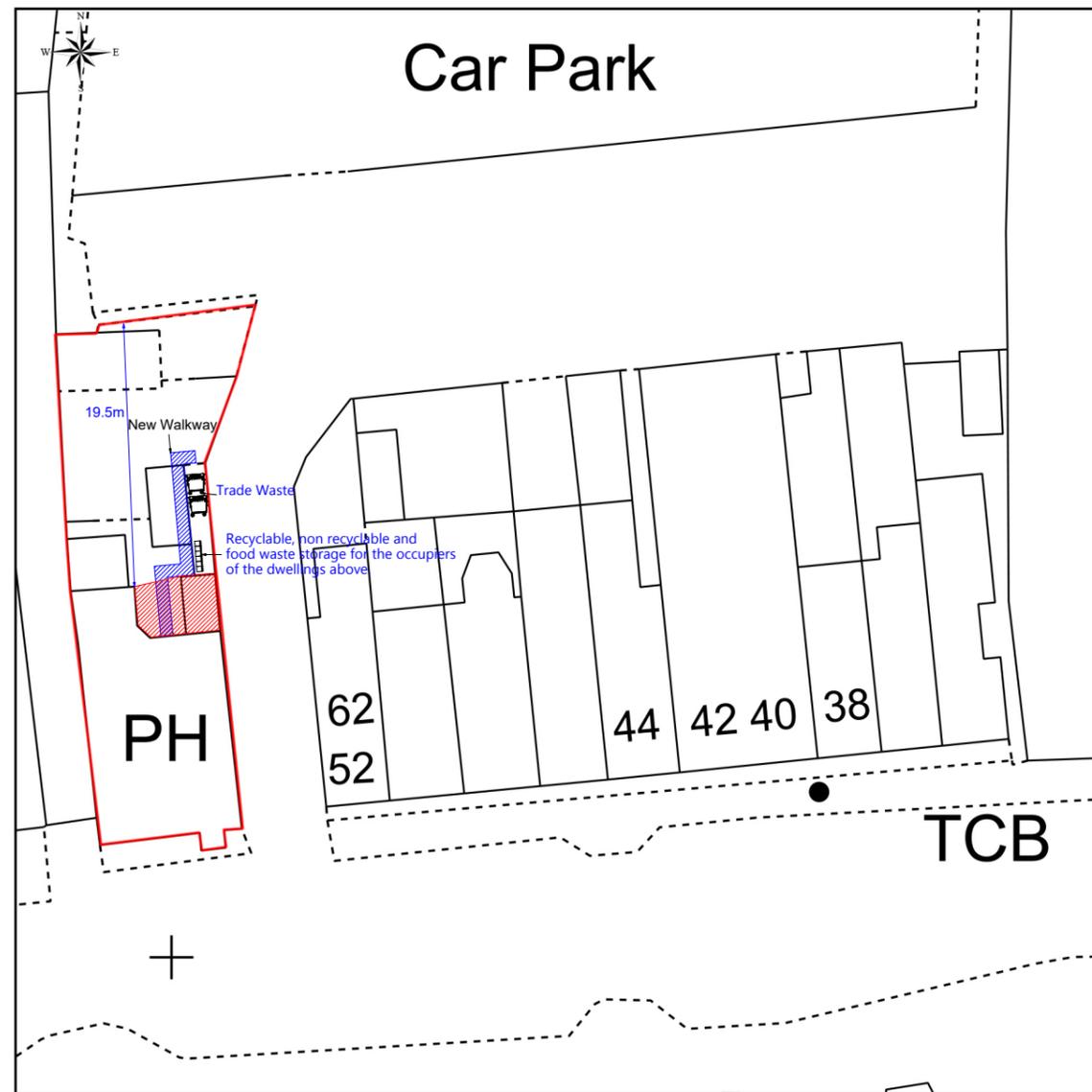


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Scale: 1:1250, paper size: A4



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Scale: 1:500, paper size: A4

Design Drawings

Description of Works:

Loft conversion,
double storey rear extension
and single storey rear extension

Client:

Hurd

Site Address:

The Lord Nelson
54 Wood St
Earl Shilton
Leicester
LE9 7ND

Drawing Number:

D301- 07/01/2026

Drawing Revision:

07/01/2026 - A

Materiality:

All materials to be as close as possible to existing.

DRAWING NOTES

This Project involves developing a loft conversion with new front and rear dormers along with the creation of a new flat within the loft conversion and a separate flat on the first floor.

There will also be a double storey rear extension to create an additional bedroom to the 1st floor flat. The first floor flat will also be used as a HMO.

There will also be a single storey rear extension to the pub itself allowing additional seating and better access to the beer garden.

new external access will also be created via a steel staircase.

All new materials are to be as close to the existing as possible. This includes the brickwork, roof tiles and uPVC windows and doors.

New flat in the loft

Minimum requirement 61m²
total floor space proposed 61m²

Flat was previously approved under
21/01291/FUL

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control is at the customer's own risk. It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build.

It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management) Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

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