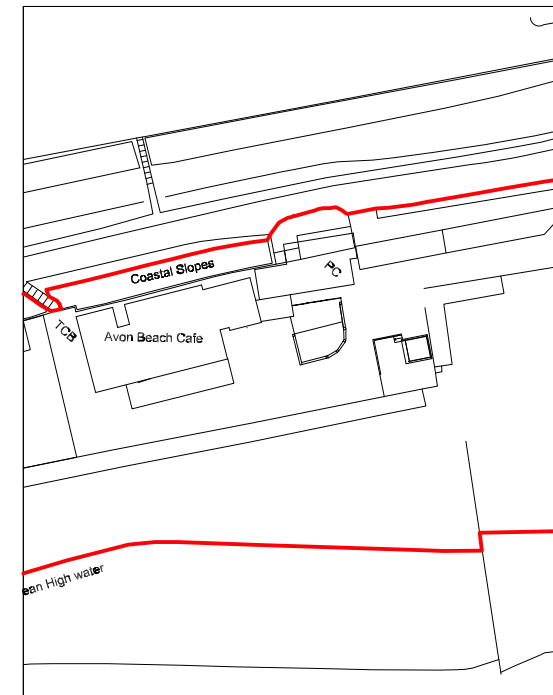
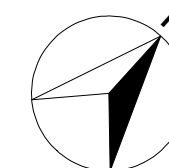


SCALE 1:500 @ A3



SCALE 1:1250 @ A3



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DATE: 05.09.24

DRAWN BY: ER

PROJECT STAGE:

Planning

PROJECT:

Noisy Lobster, Avon Beach

DRAWING TITLE:

1:500 Block and Location Plans

CLIENT: Peter Hayward

DRAWING N°: ARK.HAY.300

REV: 1

SCALE @ A3: 1:500

DATE: 05.09.24

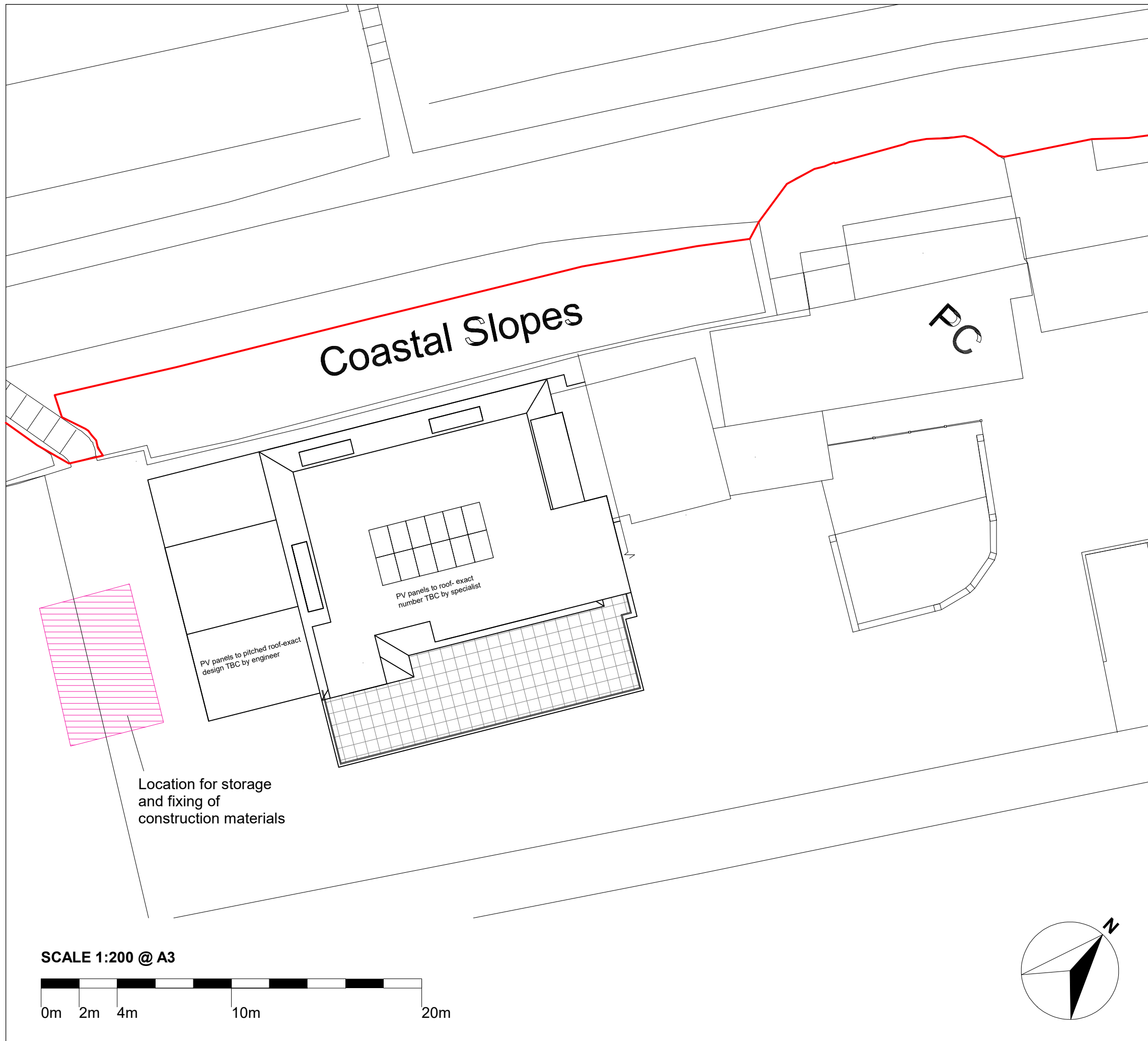
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 4. Design and construction retaining structure to be structural engineer's design.

DATE: 05.09.24 DRAWN BY: ER

PROJECT STAGE:

Planning

PROJECT:

Noisy Lobster, Avon Beach

DRAWING TITLE:

1:200 Proposed Site Plan

CLIENT: Peter Hayward

DRAWING N°: ARK.HAY.311 REV: 1

SCALE @ A3: 1:200 DATE: 05.09.24

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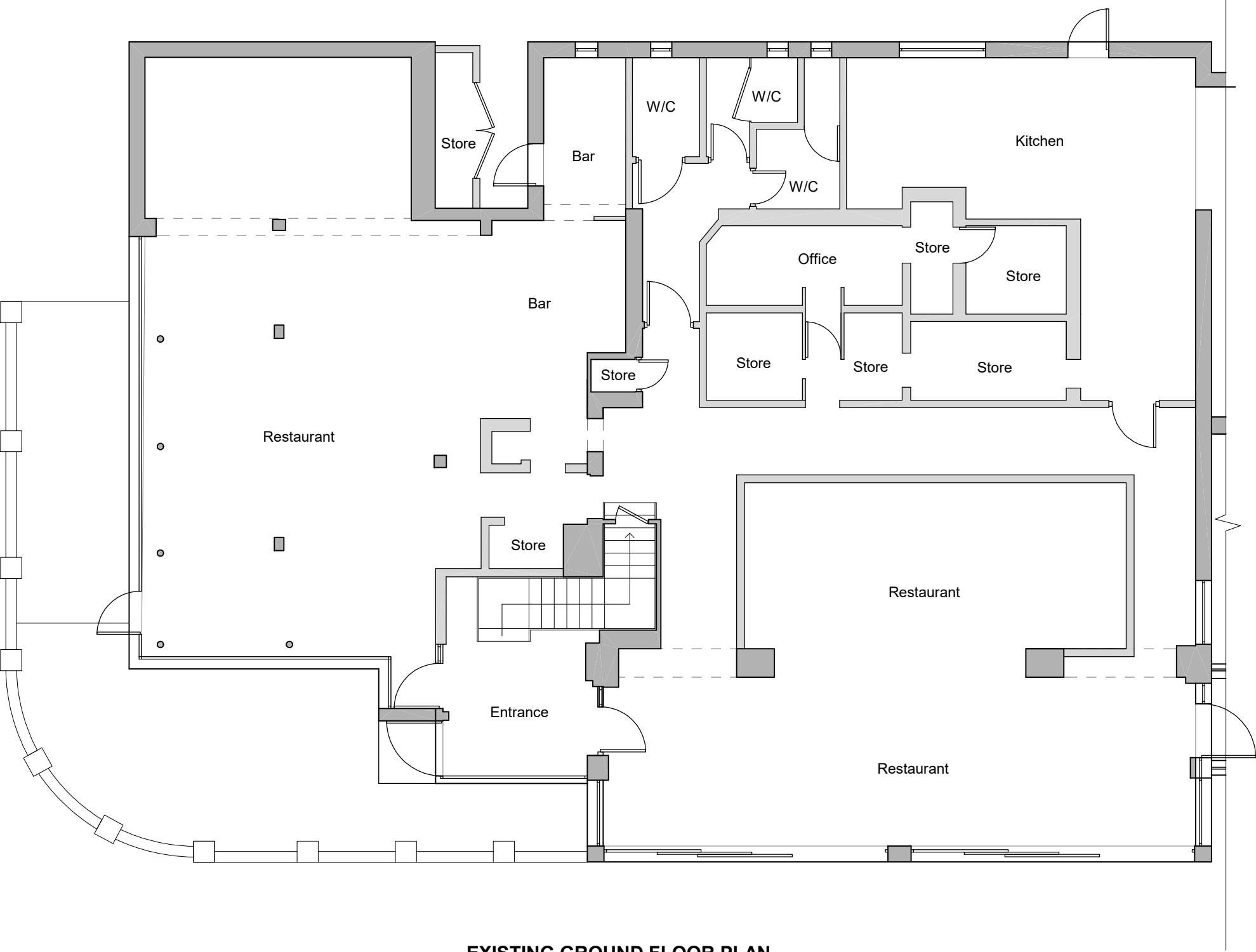
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DATE: 05.09.24		DRAWN BY: ER	
PROJECT STAGE:			
Planning			
PROJECT:			
Noisy Lobster, Avon Beach			
DRAWING TITLE:			
1:100 Existing Plans			
CLIENT: Peter Haywood			
DRAWING N°: ARK.HAY.301		REV: 1	
SCALE @ A3: 1:100		DATE: 05.09.24	
DRAWN BY: ER		CHECKED BY: HA	

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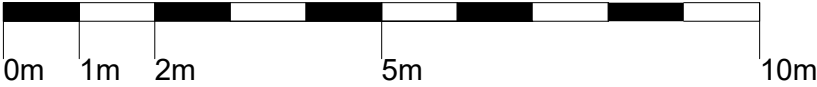
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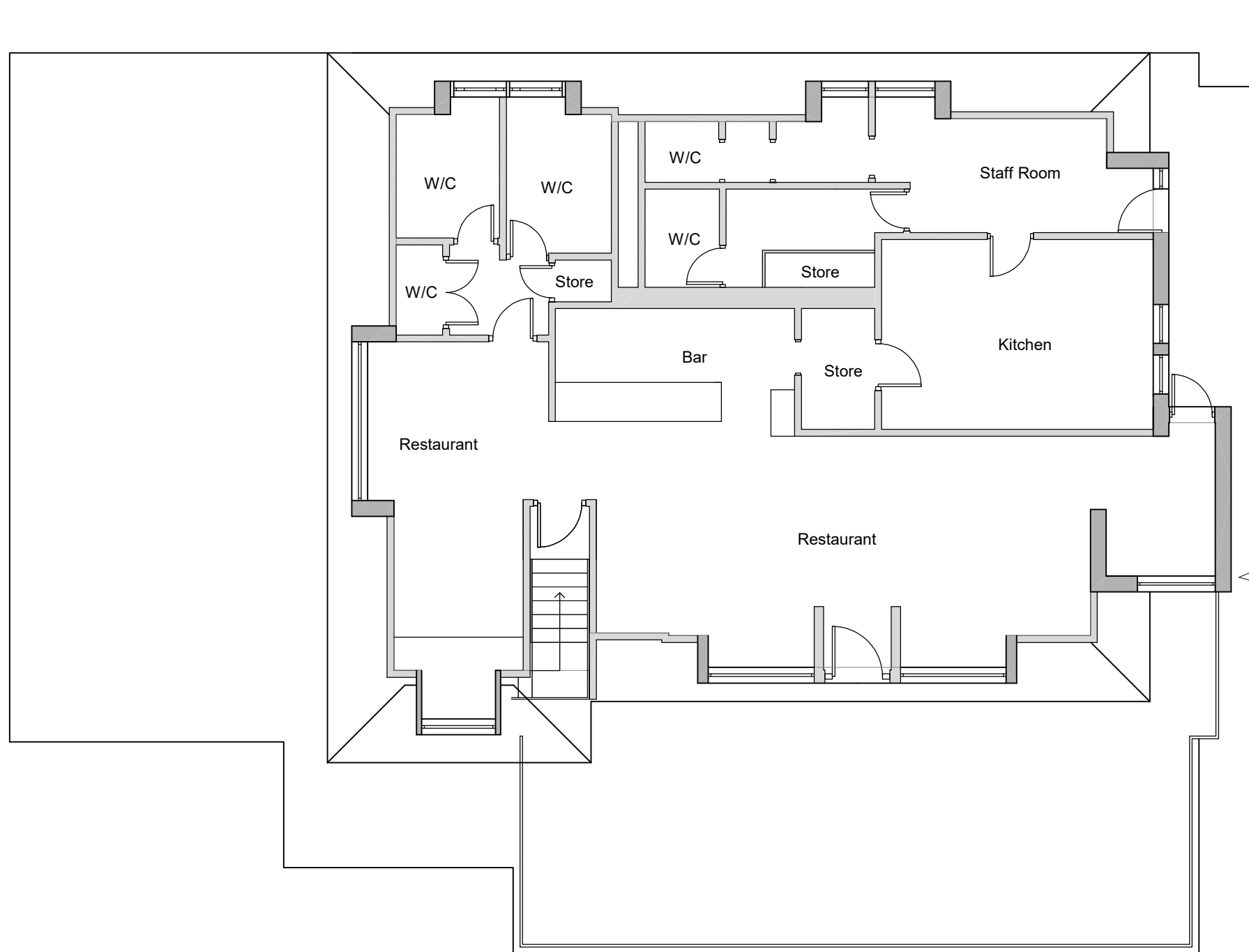
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EXISTING GROUND FLOOR PLAN

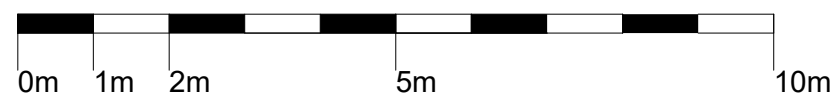
SCALE 1:100 @ A3





EXISTING FIRST FLOOR PLAN

SCALE 1:100 @ A3



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 3. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
 4. Design and construction retaining structure to be structural engineer's design.

DATE: 05.09.24 DRAWN BY: ER

PROJECT STAGE:

Planning

PROJECT:

Noisy Lobster, Avon Beach

DRAWING TITLE:

1:100 Existing Plans

CLIENT: Peter Haywood

DRAWING N°: ARK.HAY.302 REV: 1

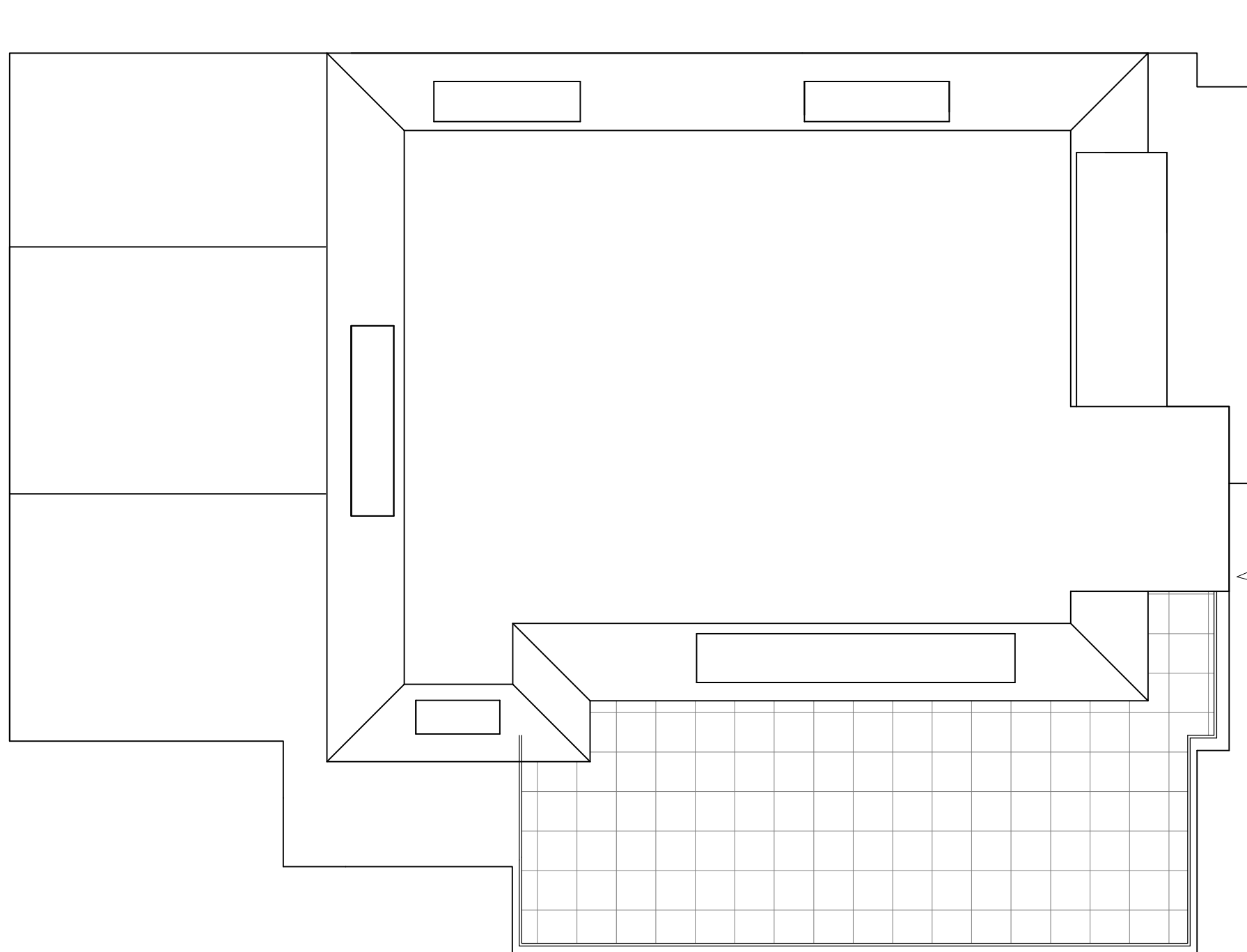
SCALE @ A3: 1:100 DATE: 05.09.24

DRAWN BY: ER CHECKED BY: HA

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EXISTING ROOF PLAN

SCALE 1:100 @ A3



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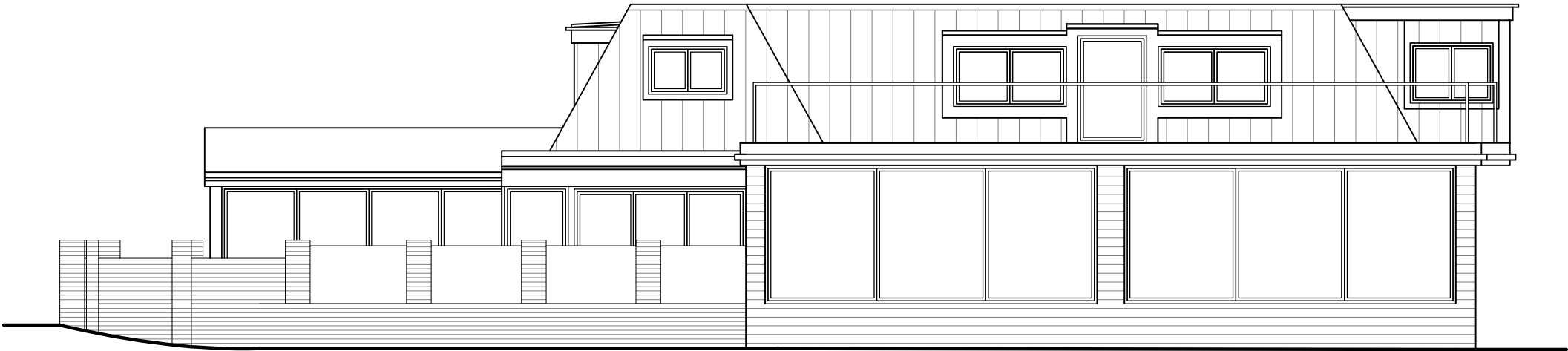
DATE: 05.09.24		DRAWN BY: ER	
PROJECT STAGE:			
Planning			
PROJECT:			
Noisy Lobster, Avon Beach			
DRAWING TITLE:			
1:100 Existing Plans			
CLIENT: Peter Haywood			
DRAWING N°: ARK.HAY.303		REV: 1	
SCALE @ A3: 1:100		DATE: 05.09.24	
DRAWN BY: ER		CHECKED BY: HA	

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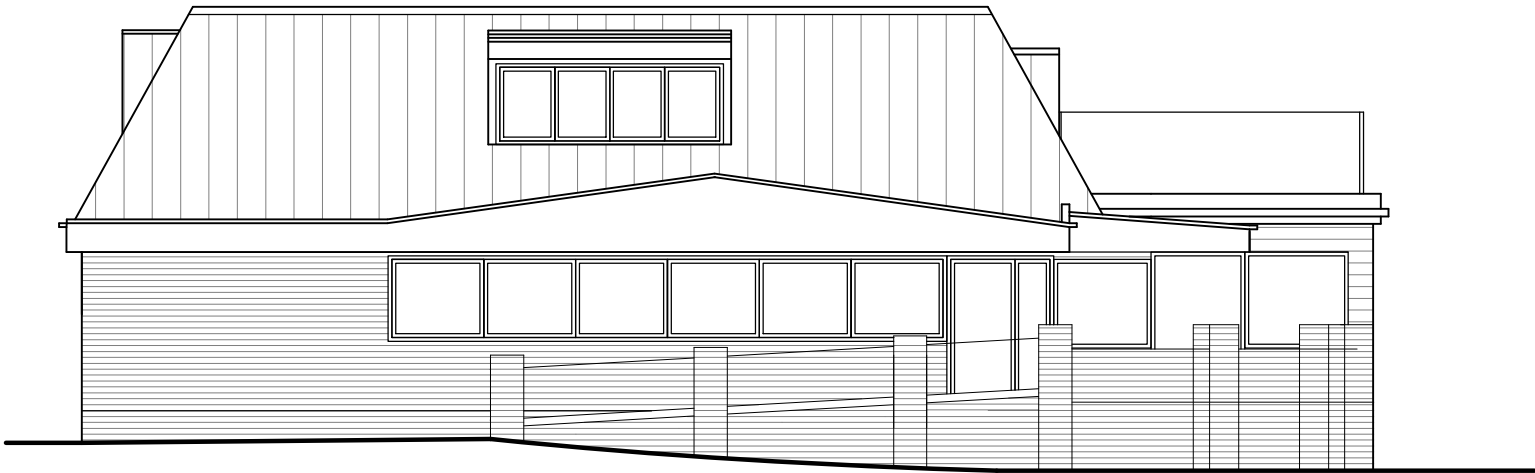
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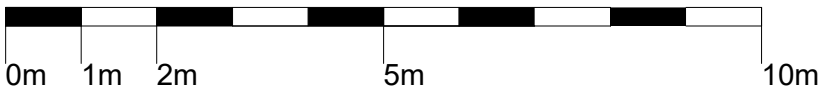


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

SCALE 1:100 @ A3



DATE: 05.09.24	DRAWN BY: ER
PROJECT STAGE:	
Planning	
PROJECT:	
Noisy Lobster, Avon Beach	
DRAWING TITLE:	
1:100 Existing Elevations	
CLIENT: Peter Haywood	
DRAWING N°: ARK.HAY.304	REV: 1
SCALE @ A3: 1:100	DATE: 05.09.24
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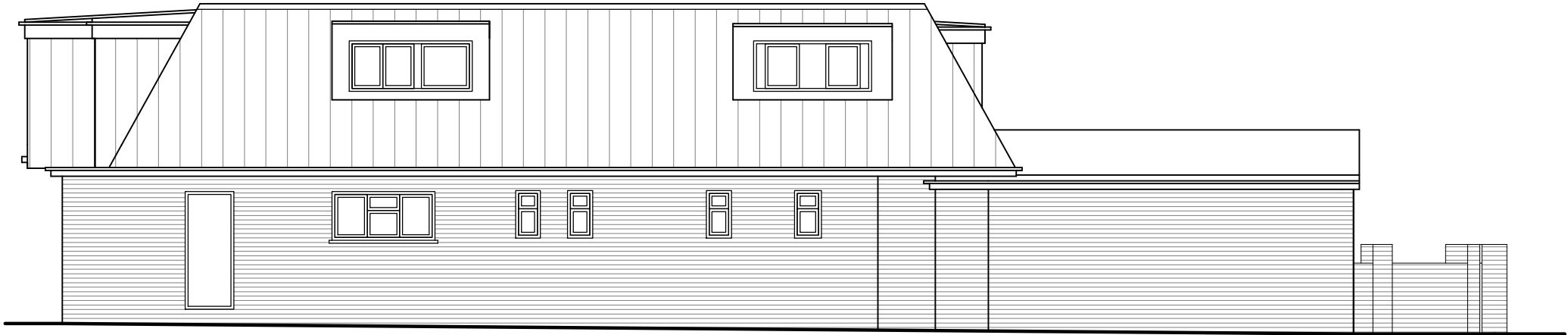
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4. Design and construction retaining structure to be structural engineer's design.

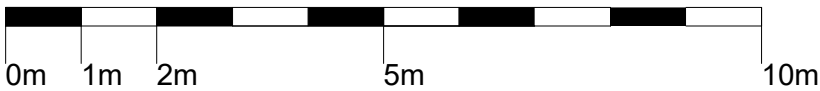


EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

SCALE 1:100 @ A3



DATE: 05.09.24		DRAWN BY: ER	
PROJECT STAGE:			
Planning			
PROJECT:			
Noisy Lobster, Avon Beach			
DRAWING TITLE:			
1:100 Existing Elevations			
CLIENT: Peter Haywood			
DRAWING N°: ARK.HAY.305		REV: 1	
SCALE @ A3: 1:100		DATE: 05.09.24	
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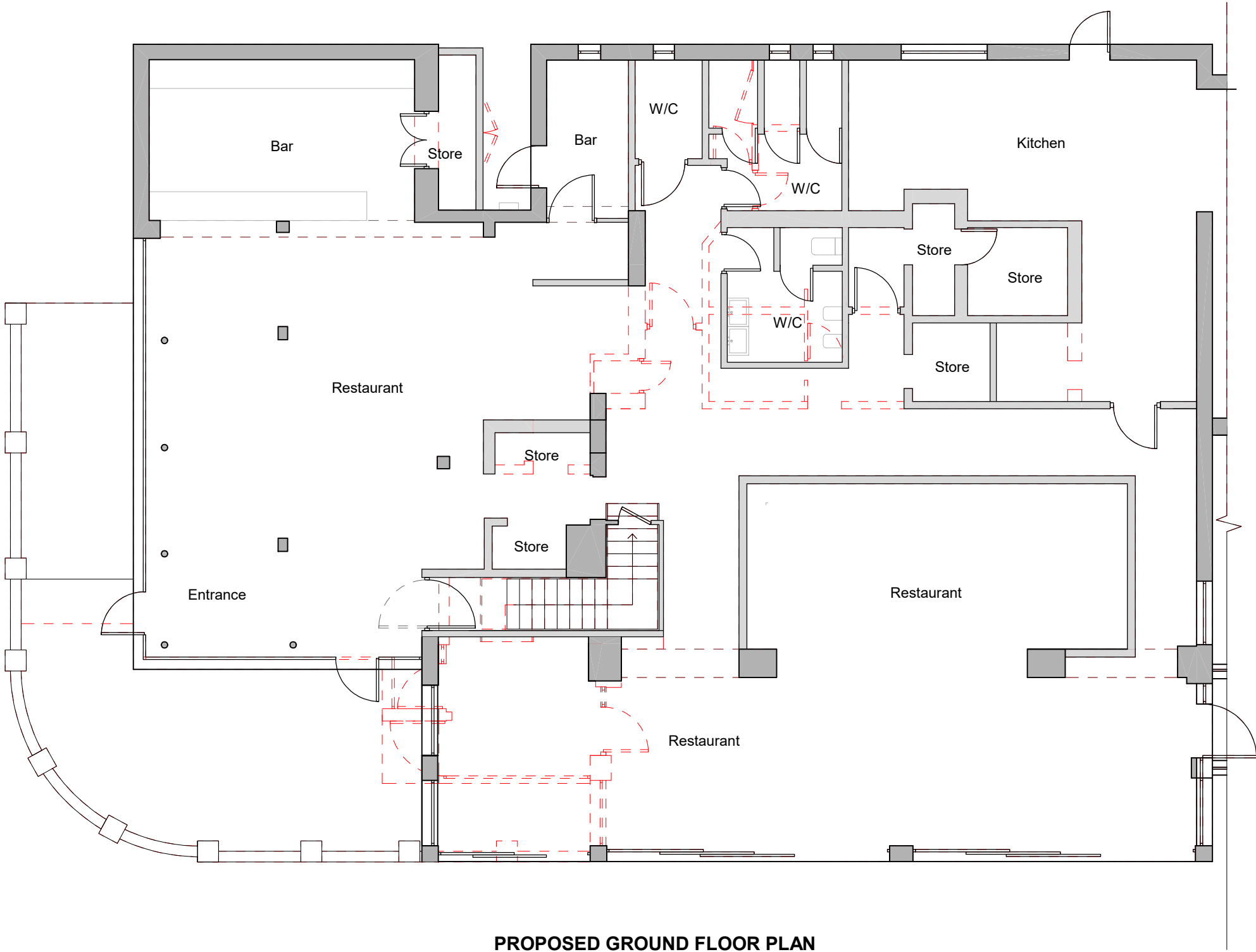
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DATE: 05.09.24		DRAWN BY: ER	
PROJECT STAGE:			
Planning			
PROJECT:			
Noisy Lobster, Avon Beach			
DRAWING TITLE:			
1:100 Proposed Plans			
CLIENT: Peter Haywood			
DRAWING N°: ARK.HAY.306		REV: 1	
SCALE @ A3: 1:100		DATE: 05.09.24	
DRAWN BY: ER		CHECKED BY: HA	

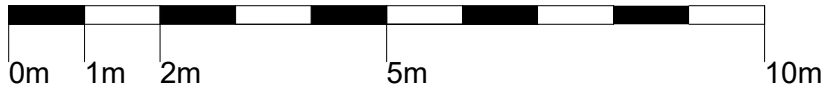
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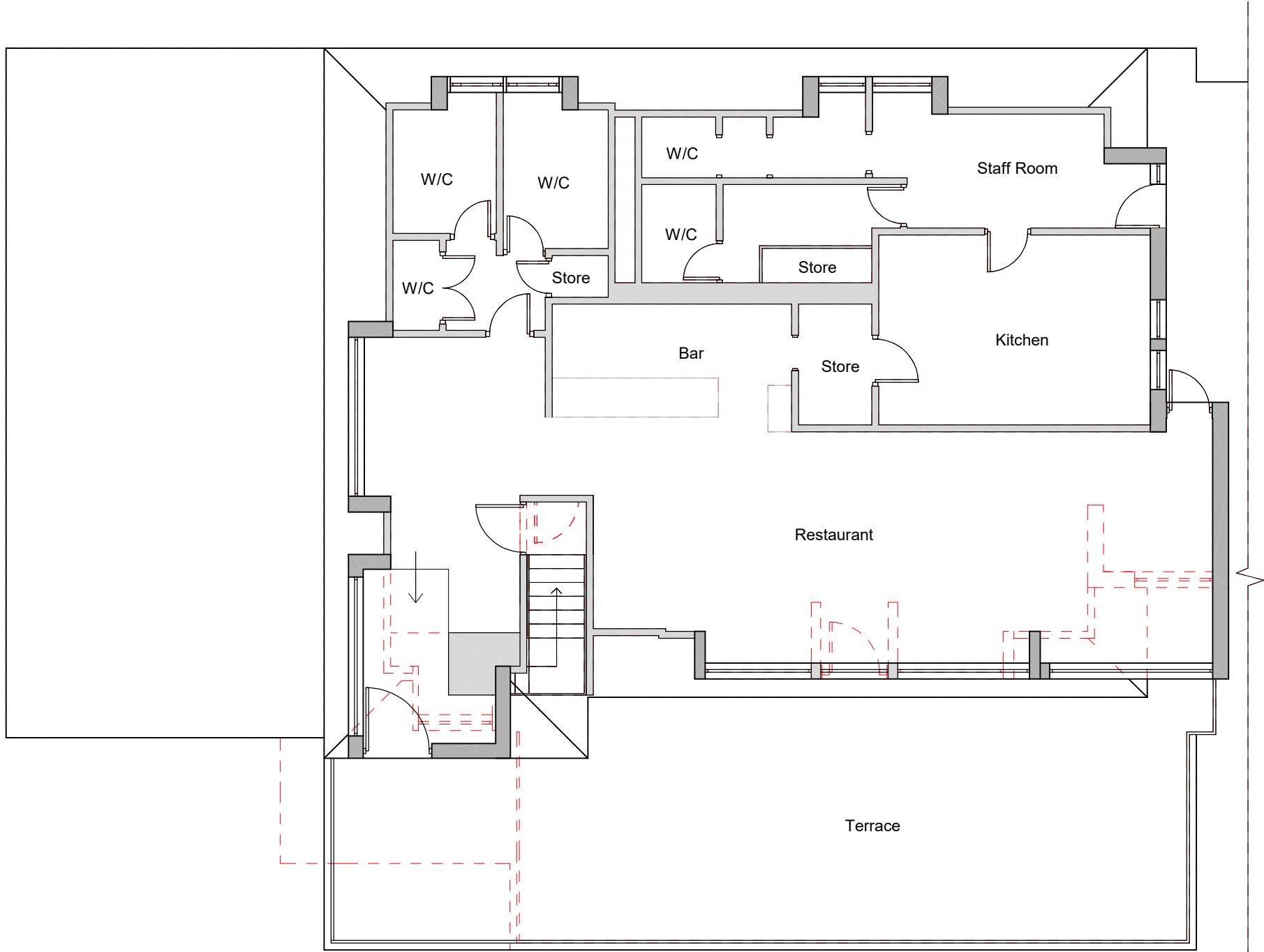
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SCALE 1:100 @ A3

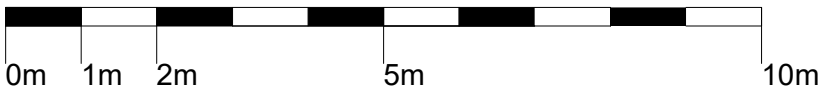


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PROPOSED FIRST FLOOR PLAN

SCALE 1:100 @ A3



DATE: 05.09.24		DRAWN BY: ER	
PROJECT STAGE:			
Planning			
PROJECT:			
Noisy Lobster, Avon Beach			
DRAWING TITLE:			
1:100 Proposed Plans			
CLIENT: Peter Haywood			
DRAWING N°: ARK.HAY.307		REV: 1	
SCALE @ A3: 1:100		DATE: 05.09.24	
DRAWN BY: ER		CHECKED BY: HA	

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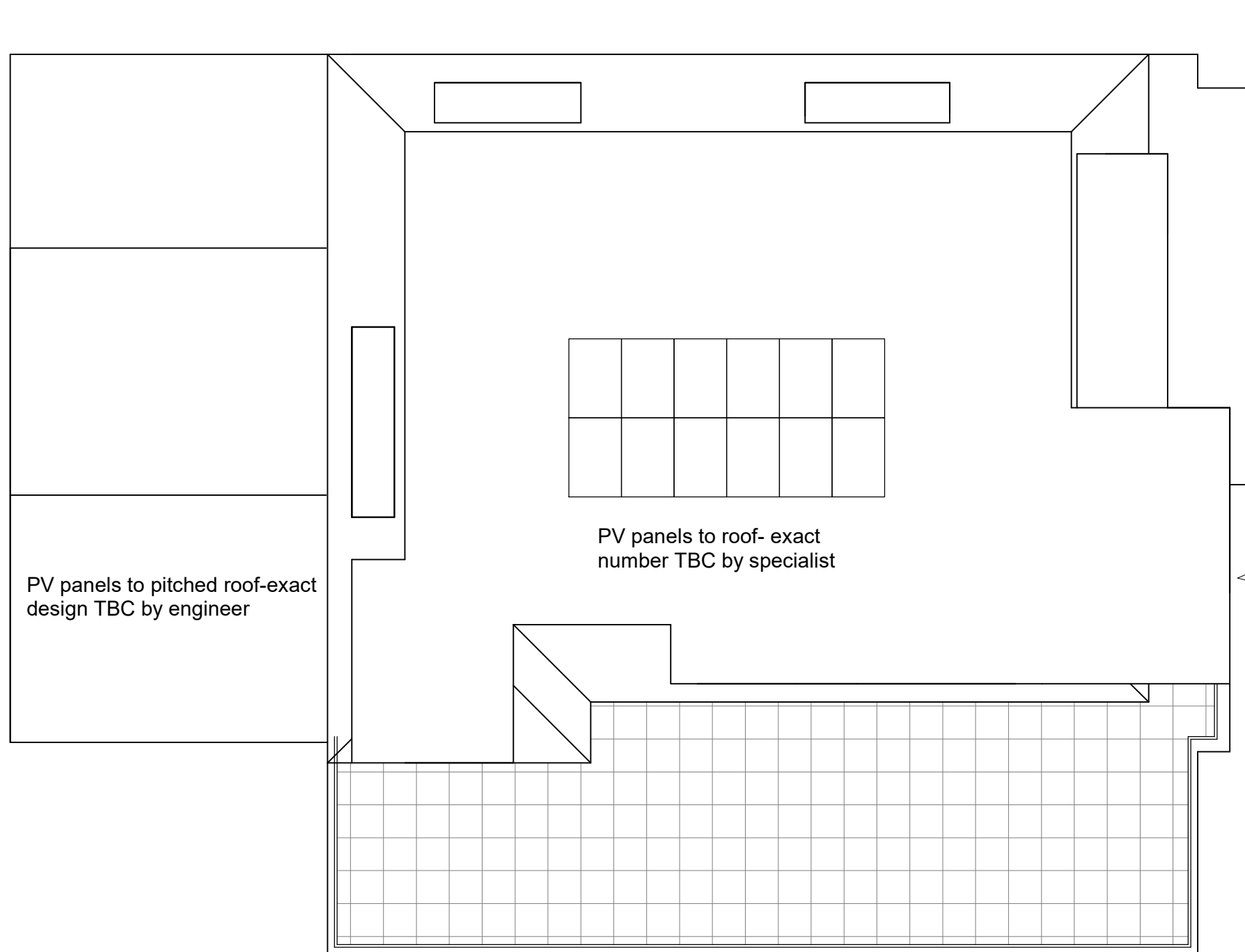


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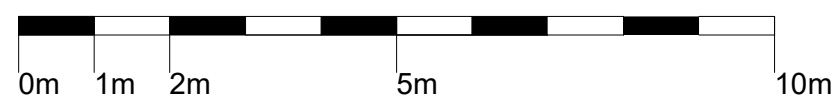
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PROPOSED ROOF PLAN

SCALE 1:100 @ A3



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4. Design and construction retaining structure to be structural engineer's design.

DATE: 05.09.24

DRAWN BY: ER

PROJECT STAGE:

Planning

PROJECT:

Noisy Lobster, Avon Beach

DRAWING TITLE:

1:100 Proposed Plans

CLIENT: Peter Haywood

DRAWING N°: ARK.HAY.308

REV: 1

SCALE @ A3: 1:100

DATE: 05.09.24

DRAWN BY: ER

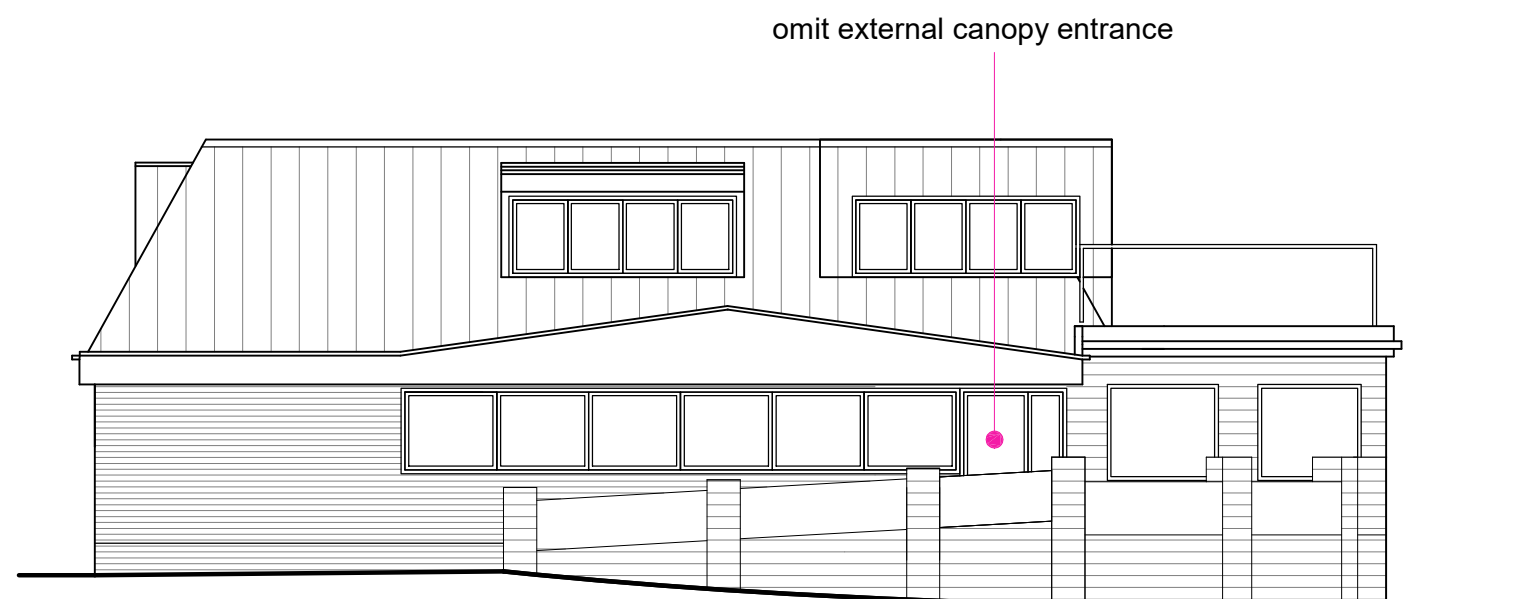
CHECKED BY: HA

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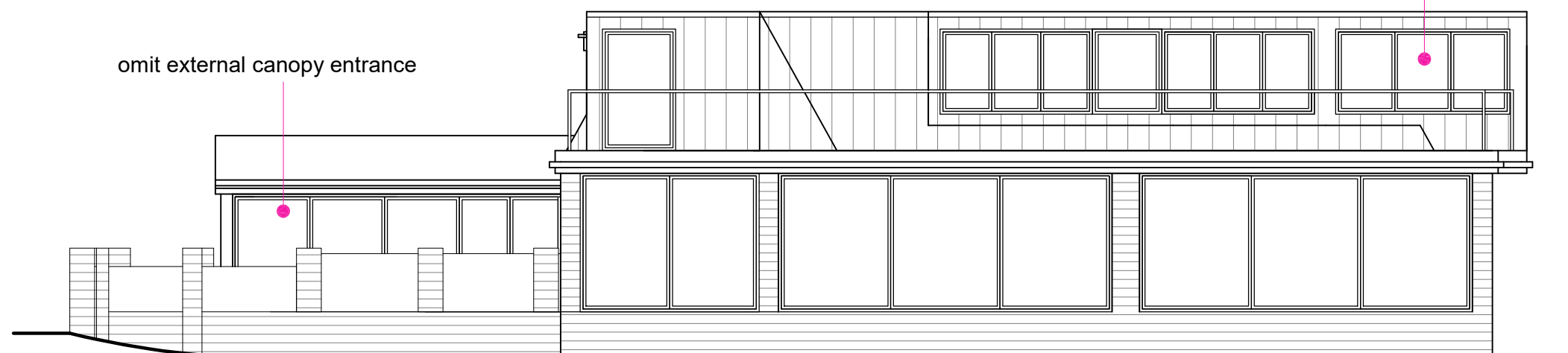
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PROPOSED SIDE ELEVATION

existing roof has been exposed and needs
replacing- propose to square off



PROPOSED FRONT ELEVATION

SCALE 1:100 @ A3



DATE: 05.09.24 **DRAWN BY: ER**

PROJECT STAGE:

Planning

PROJECT:

Noisy Lobster, Avon Beach

DRAWING TITLE:

1:100 Proposed Elevations

CLIENT: Peter Haywood

DRAWING N°: ARK.HAY.309 **REV:** 1

SCALE @ A3: 1:100 **DATE:** 05.09.24

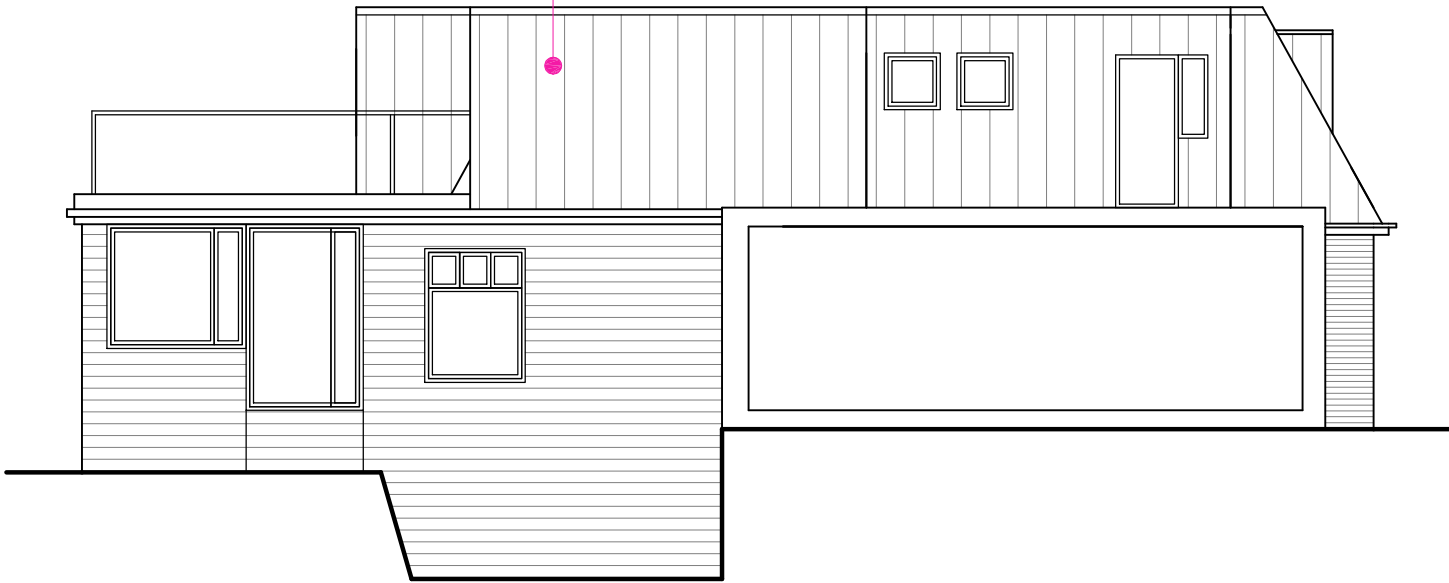
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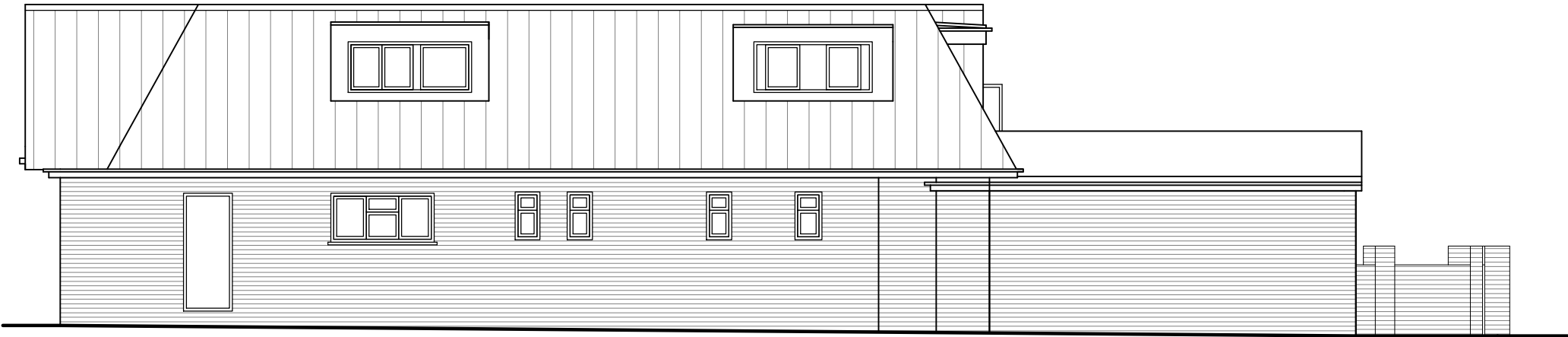


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existing roof has been exposed and needs replacing- propose to square off



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

SCALE 1:100 @ A3



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DATE: 05.09.24		DRAWN BY: ER	
PROJECT STAGE:			
Planning			
PROJECT:			
Noisy Lobster, Avon Beach			
DRAWING TITLE:			
1:100 Proposed Elevations			
CLIENT: Peter Haywood			
DRAWING N°: ARK.HAY.310		REV: 1	
SCALE @ A3: 1:100		DATE: 05.09.24	
DRAWN BY: ER		CHECKED BY: HA	

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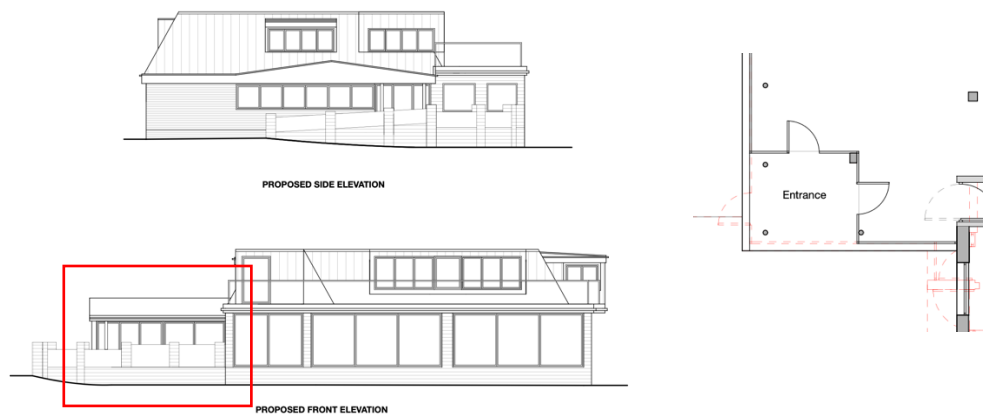
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Full Planning (8/23/0603/FUL) was granted in October 2023 for the majority of works in this application. The two minor amendments are as follows:

1. Omit canopy entrance (retain existing floor space at ground floor)
2. Replace and square off dormer at first floor

Justification:

1. The proposed alteration removes the previously approved inset entrance. The amendments mimic the existing build line and form. The external change is minor, please see reference to previously approved and omitted entrance below.

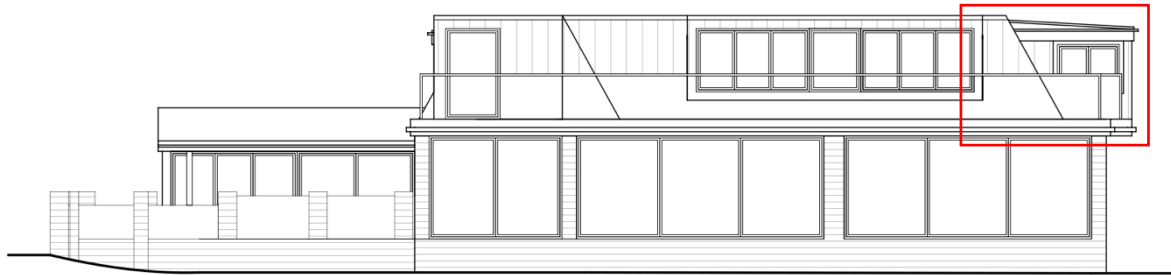


Application (8/23/0603/FUL) with recessed entrance



Current application omitting recess (retaining existing build line)

- The existing roof at first floor has now been exposed. It has been confirmed by the structural engineer and contractor that the existing roof has degraded due to a historic fire and will need replacing to meet current building regulations. The amended proposal seeks to simplify the roof form and square off, linking into the existing flat roof.



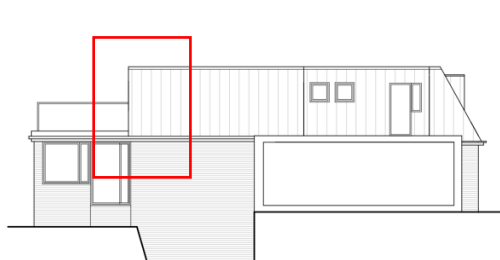
PROPOSED FRONT ELEVATION

Application (8/23/0603/FUL) with existing mansard hip and flat roof

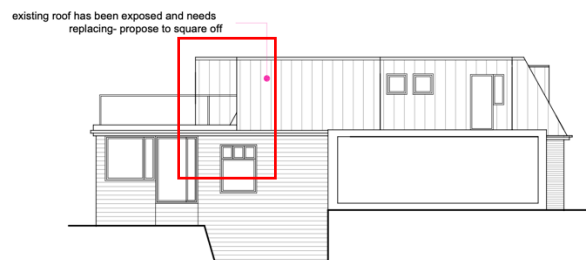


PROPOSED FRONT ELEVATION

**Current application consolidating roof form and simplifying design
Ridge line retained, additional perceived mass is negligible from the front elevation**



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION