

**PLANNING
ISSUE**

Demolition/Construction Notes

- Existing covered veranda and brick walling to front elevation all removed.
- Existing Conservatory removed.
- Existing main footprint reduced to wall plate before adding second storey and new roof.
- All internal partitions removed to allow for internal alterations and proposed layout.
- Roof pitch to second storey build to match existing.
- Roof pitch to front and rear extensions @ 25°
- Eaves and ridge heights subject to change as Technical Design progresses, new ceiling heights to be 2.4m to keep building height to a minimum.
- SW and FW drainage to connect to existing, subject to survey.

Ridge: GL + 8m

Eaves: GL + 5.44m

Ridge: GL + 4.22m

Eaves: GL + 2.50m

GL



West

East

Proposed Materials

Walls:

- Red brick plinth throughout.
- GF: Textured render in Cream RAL 9001 or similar approved.
- FF: Upvc woodgrain T&G horizontal plank cladding in Sage Green RAL 180 60 20 or similar approved.

Roof:

- Concrete tile double roman profile or similar approved to match existing in terracotta.
- Velux rooflights in Anthracite grey.
- Black bitumen felt covering to flat roof side extension.

Doors & Windows:

- Composite doors in dark green at main entrances
- White upvc glazed elsewhere.

Fascias & Soffits all white upvc.

Rainwater goods all black upvc.

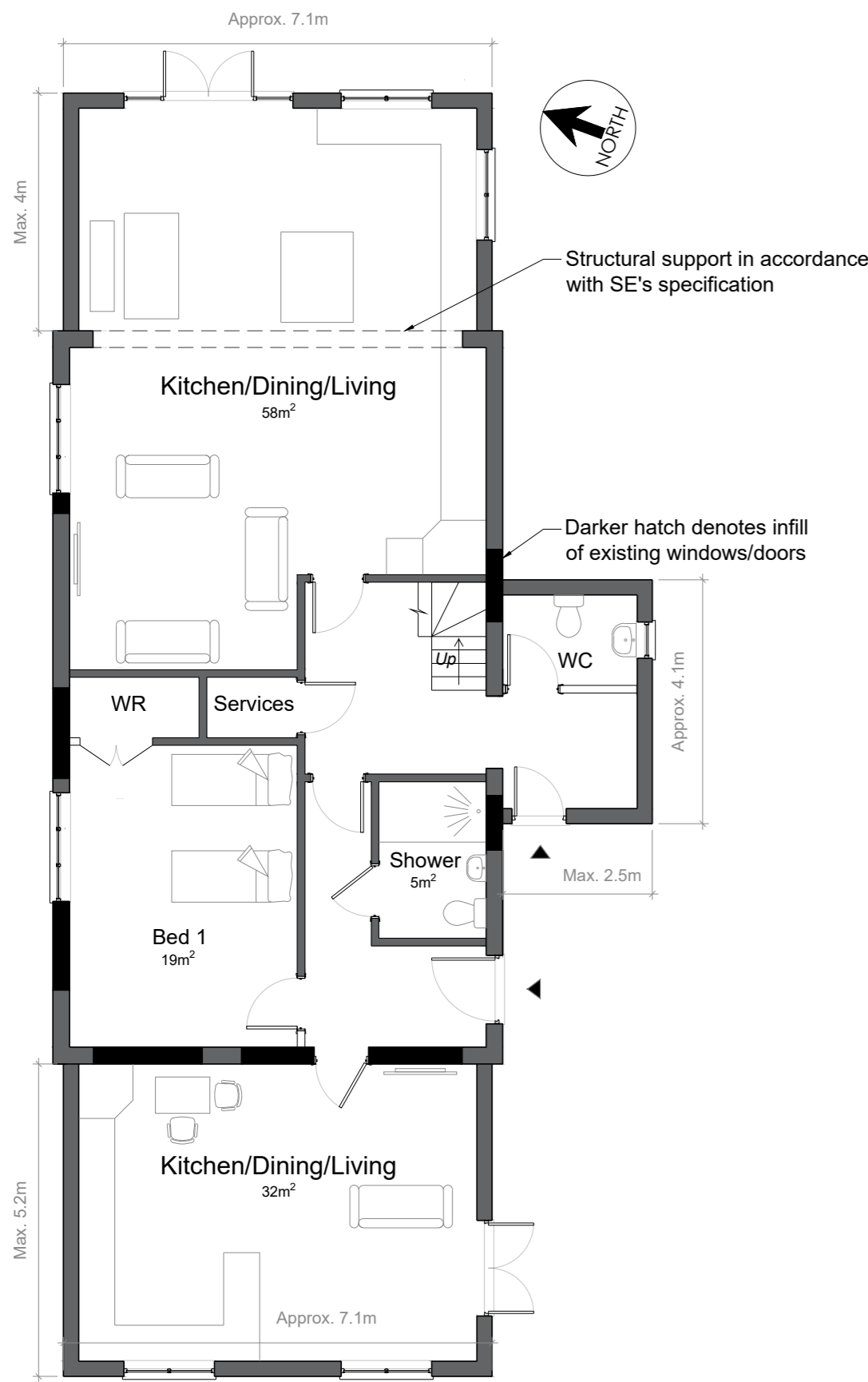


South

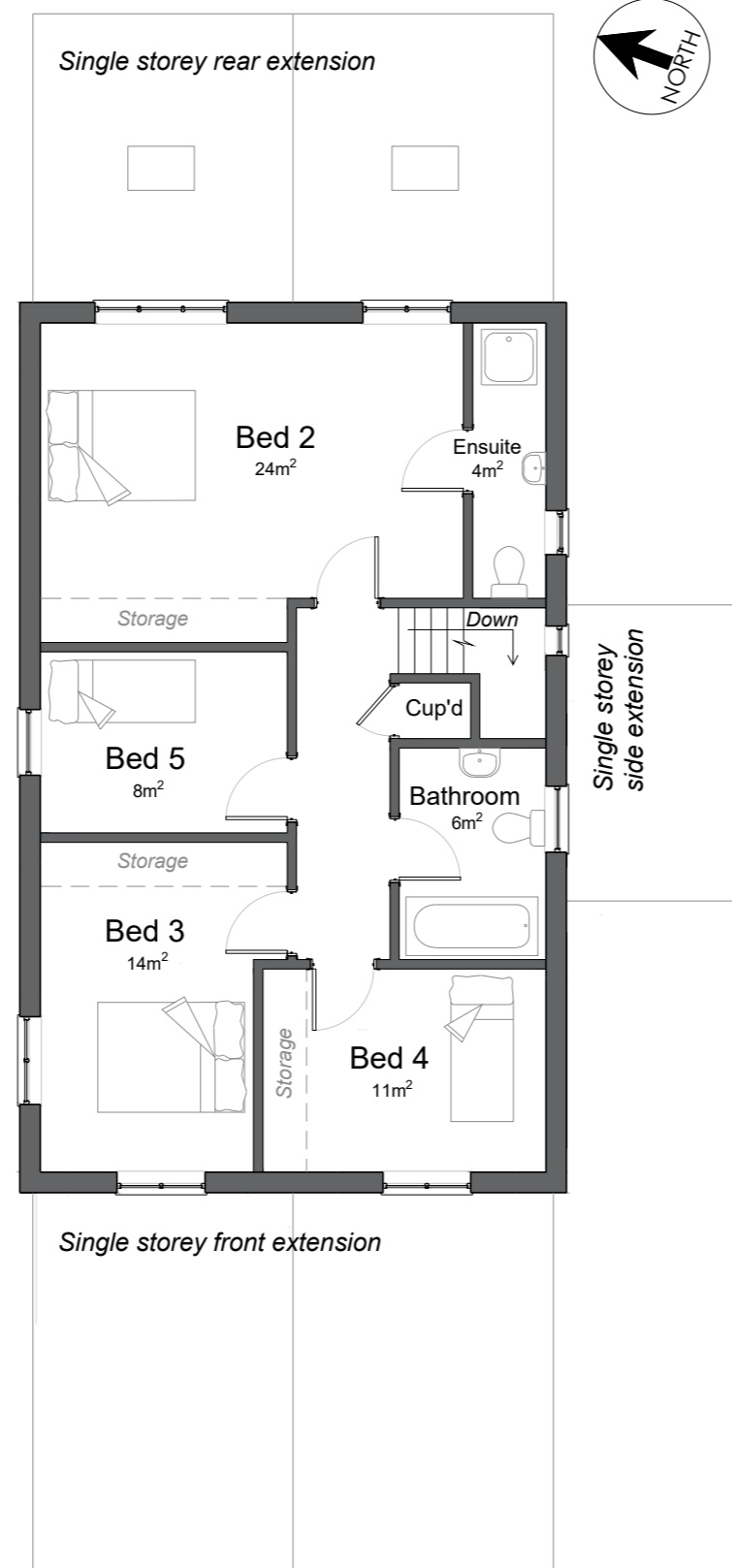
North

Proposed Elevations

Scale 1:100



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Proposed Site/Block Plan
Scale 1:250

Total Plot (rear of fence) approx. 755m²
 Less existing build 92m²
 Total garden area (rear of fence) 663m²
 Less 45m² Outbuildings
 Less 75.65m² Proposed Extensions
 = 542.35m² = 82% remaining