

A set of stairs are installed to allow access to the loft space, this is placed in the existing hallway, the cupboards housing electric and gas meters are rebuilt in under the stairs.

The hall will have a double height space with 2 velux windows allowing natural light to fall onto the stairs and into the hall. A small landing is formed to allow movement into the new bedroom, shower room and studio/office/ guest room. This will allow air to circulate freely through out, smoke alarms and gas detection units will be fitted accordingly.

The existing small gable ended pitch roof that is on the east facing facade is removed and the ridge line is extended to create a barn style roofline, this is in keeping with other property's in the close and local area, it will not interfere with neighbours outlook and allows better use of the space.

The tiles on the roof are to be replaced using Marley Mixed Brindled single cant tile in keeping with the local area. (sample submitted)

The bay roof area is to become a balconied area with a glass balcony balustrade.

Access to the balconied area is through a set of double doors from the new master bedroom.

The new shower room is lit through 2 small velux windows, the toilet uses the existing soil stack, the grey water waste flows into established waste systems.

The existing extension pitch roof on the west facing facade is removed and rertiled using the Marley Mixed Brindled Single Cant Tiles (sample submitted)

a barn style roof balancing the roof line, this is to house the studio/office/guestroom. The windows on the west face will be Upvc white double glazed units. This is to create a room suitable for an artists studio.

There is access to the chimney stacks in the small area in the studio the water tanks will be removed.

The chimney stack will be raised to allow for the alterations of the roofline.

Replace the existing distressed porch and loggia with a new Upvc/Black Aluminium built system with built in gutter system.

The existing porch and loggia will need to be removed and replaced due to its distressed state.

The front door is set back into the hall in alignment with the front wall these will become double doors to allow for ease of movement for a disabled person.

A ramp is installed from the front garden to the porch to gain access through a pair of double doors this is for ease of movement. The porch area is enlarged to allow a disabled person to sit comfortably in a specially adapted chair in the porch area to enjoy the views and sit in the sunshine whilst protected from the sea breezes.

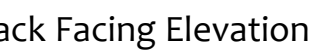
All gutters soffits and fascias will be replaced.

The kitchen and back bedroom become a large kitchen/family room with partial removal of the wall and supported with a beam (to be nominated by an structural engineer), the back door and window in the kitchen remain but the window in the back bedroom are removed and replaced with bifold doors to allow access to the small kitchen garden. The original kitchen area will be made into a separate utility room

The bathroom and toilet become one room removing the wall that separates them the loft hatch is sealed up and the opening to the bathroom is adjusted to a single door opening. The suite is replaced and the bathroom windows are lengthened to provide more natural lighting.

Stage 4 Garage & Canopy Addition.

This drawing is an amended version to an earlier proposal that is
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ARUN DISTRICT COUNCIL FG/117/17/HI