

79 GOLDEN AVENUE,
EAST PRESTON

PROPOSED FIRST FLOOR REAR
EXTENSION BUILT OVER EXISTING
REAR GROUND FLOOR EXTENSIONS

SCHEDULE OF MATERIALS:	
Existing ground floor walls	Facing brickwork (yellow)
First floor walls	Timber frame finished with vertical brown plain tiles
Roof	Brown plain tiles to match the existing with bonnet hips
Fascia / soffits	White UPVC to match
Guttering	White square to match
Windows	White UPVC to match
Doors	White UPVC to match

Part of existing roof to be raised / extended to avoid small valley

Proposed first floor timber framed extension to be clad with vertical plain tiles

1200mm wide x 1200mm high UPVC window

1800mm wide x 1200mm high UPVC window

Note: Blue line indicates height of 1.8m at this point in the roof

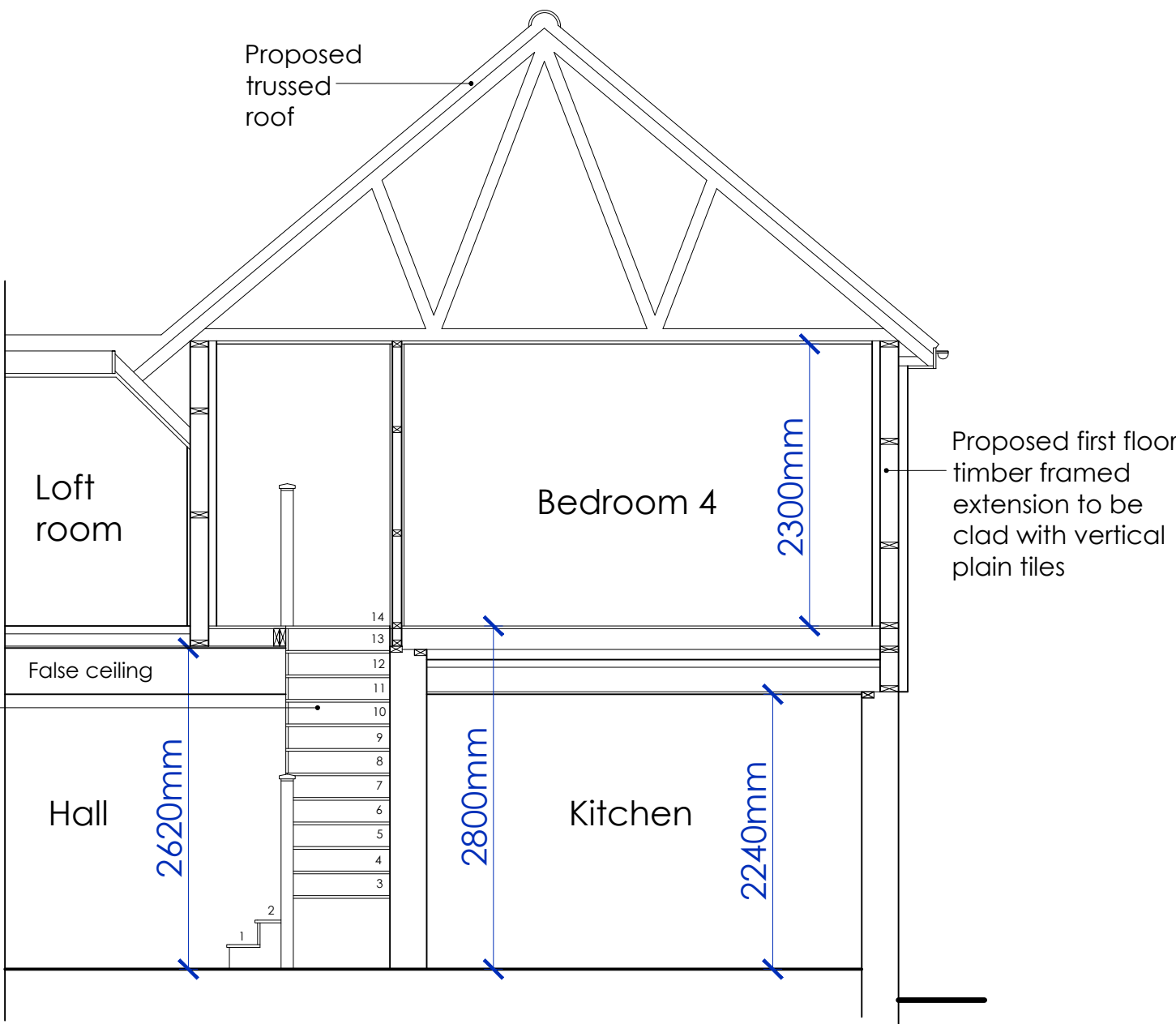
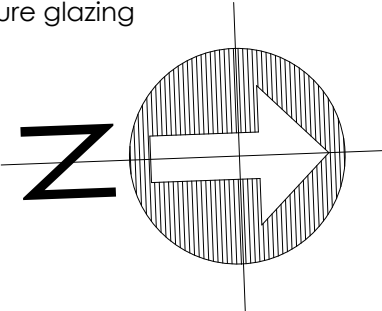
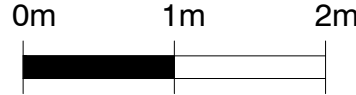
1200mm wide x 1200mm high UPVC window

Existing flue to be raised by a specialist company

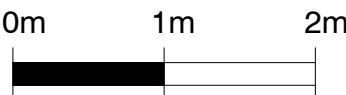
Proposed 2.7m wide Juliet balcony with metal balustrade

SVP 1000mm wide x 100mm high UPVC window with obscure glazing

PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED SECTION A:A 1:50



18 Parklands Avenue
Goring-By-Sea
West Sussex BN12 4NH

01903 533276
carl@cm-arch.co.uk

Address of Works: 79 GOLDEN AVENUE
EAST PRESTON
BN16 1QU

Drawing Title: PROPOSED FIRST FLOOR REAR EXTENSION

Paper Size/ Scale: A1

Date: JUNE 2026

Drawing Number: AR-205-04A

Revision: A - 30/09/26

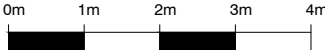
General Notes:

- 1: Do not scale from these drawings (unless for planning purposes).
- 2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
- 3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
- 4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
- 5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
- 6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
- 7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.

REVISIONS:
A - Proposed main part of first extension moved to 3m away from the north boundary line - 30/09/26

Proposed white UPVC windows / doors to match the existing
Proposed first floor timber framed extension to be clad with vertical plain tiles
Proposed pitch roof finished with brown plain tiles to match (main 2-storey extension + cat slide roof)
Proposed brown bonnet hips
Proposed cat slide roof over existing flat roof

PROPOSED EAST ELEVATION 1:100



Proposed pitch roof finished with brown plain tiles to match
Proposed cat slide roof over existing flat roof
Proposed brown bonnet hips

PROPOSED NORTH ELEVATION 1:100

