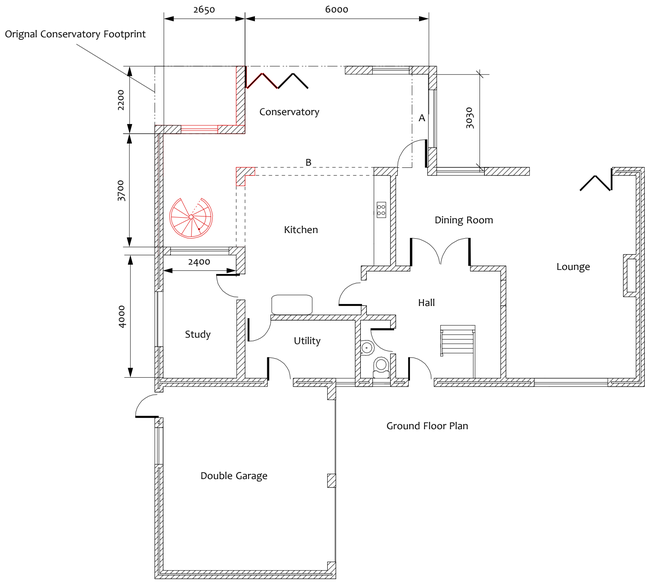
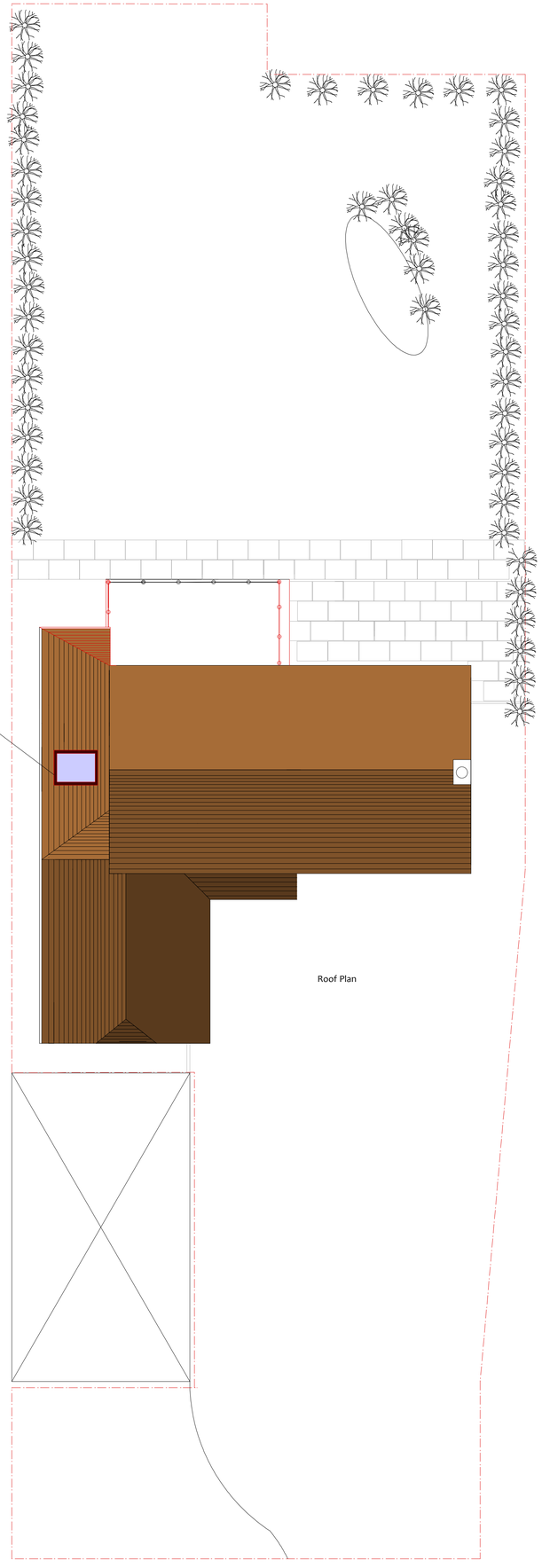


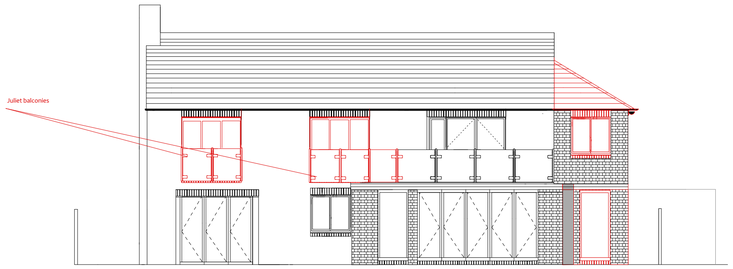
Ground Floor Plan



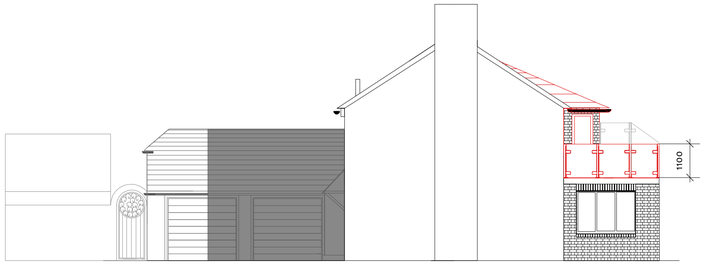
Roof Plan

North Facing Elevation

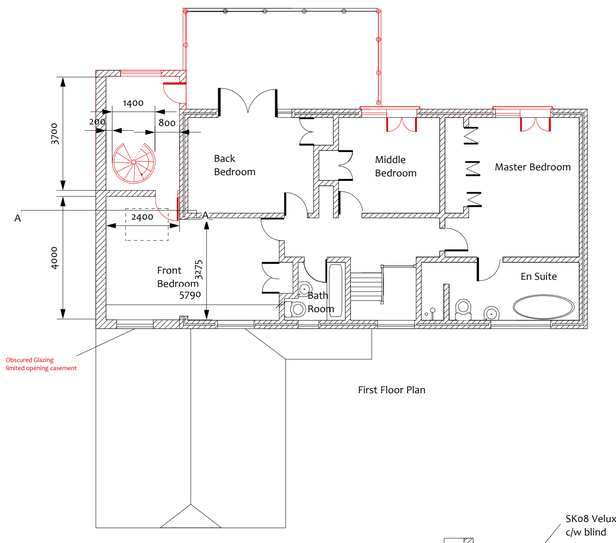
East Facing Elevation



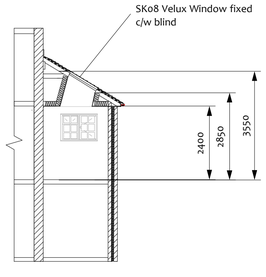
South Facing Elevation



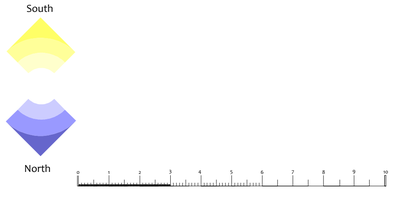
West Facing Elevation



First Floor Plan



Cross Section A - A



The Conservatory Alterations

The existing conservatory is partially removed, the new conservatory roof is strengthened with I beams (tba by structural engineer) and supports the ceiling and timber floor of the upper storey/snug.
The new wall end (A) to the conservatory will be built on a 600mm foundation or in keeping with existing foundations.
An I beam (to be nominated by a structural engineer) (B) will support the new opening in the kitchen wall to allow ease of movement between the conservatory and kitchen.
The new roof above the snug and extension reuses the existing roof tiles, it's supported on 147mm x 50mm rafters (tannalised and treated) FSC accredited, with a breather membrane and insulated with 200mm fiberglass.
An I beam (to be nominated by a structural engineer) will be installed into the wall that is partially removed within Front new bedroom.
The new window in Front bedroom is a upvc double obscured glazed unit in keeping with front existing windows.
All new doors and windows to the rear will be in a dark slate/black marine finished in keeping with the existing bifolds on the rear of the property.
The glazed balustrades uses 1200mm wide by 1100mm high panels of opaque 12mm glass, the post are of marine finished stainless steel, (colour tba by client) the balcony flooring is either an Eco resin decking (as less prone to rot) or treated timber covered with an asphalt anti slip surface(tba by client)
All guttering systems are black osma roundline PVC as existing.
All new brickwork is multi stock brick either Chailey/West Hoathley/Ashfield in keeping with existing brickwork.
All plumbing and electrical work will be fitted by accredited technicians.

Amendments to original proposal

The gantry and external staircase to the rear has been removed as advised by the planning officer to accommodate the neighbours to the west of the properties comments and observations.
The windows to the master and middle bedrooms will be removed and doors fitted, due to the loss of the gantry, Juliet balconies are to fitted at a height of 1100mm in keeping with the balconied area.
The new balconied area has an obscured/sand blasted finish glazed screen at 1.1m height.
The new side extension has a rough render finish in keeping with the buildings in the immediate area as requested by the Managing agents. This will be painted in a light coloured masonry paint, this will reflect light back into the neighbouring property in response to one of the owners remarks.
The snug, conservatory and roof has been altered in response to the neighbouring property requests, this has been achieved by reducing the floor space of the conservatory, the snug has been reduced in accordance with the conservatory floor space and a hip roof has been introduced to achieve a softer aspect.
A sky light has been added to the side roof extension to provide light into the interior space this will be a velux window withf fixed glazed unit Sk08 1140mm x 1400mm and blind.
The east facing balcony screen is 1800mm high to provide additional privacy this is to be obscured/sandblasted.

Planning Office Reference
R/12/19/HH: Anchors Cast

This drawing is to scale but all levels and dimensions to be checked on site.

This drawing is to be read in conjunction with all relevant consultants drawings and specifications.

These drawings should be checked by the local authority, building control office and other appropriate checking authority prior to commencement of the building works.

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Scale
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Drawing Number & Date:
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29th April 2019