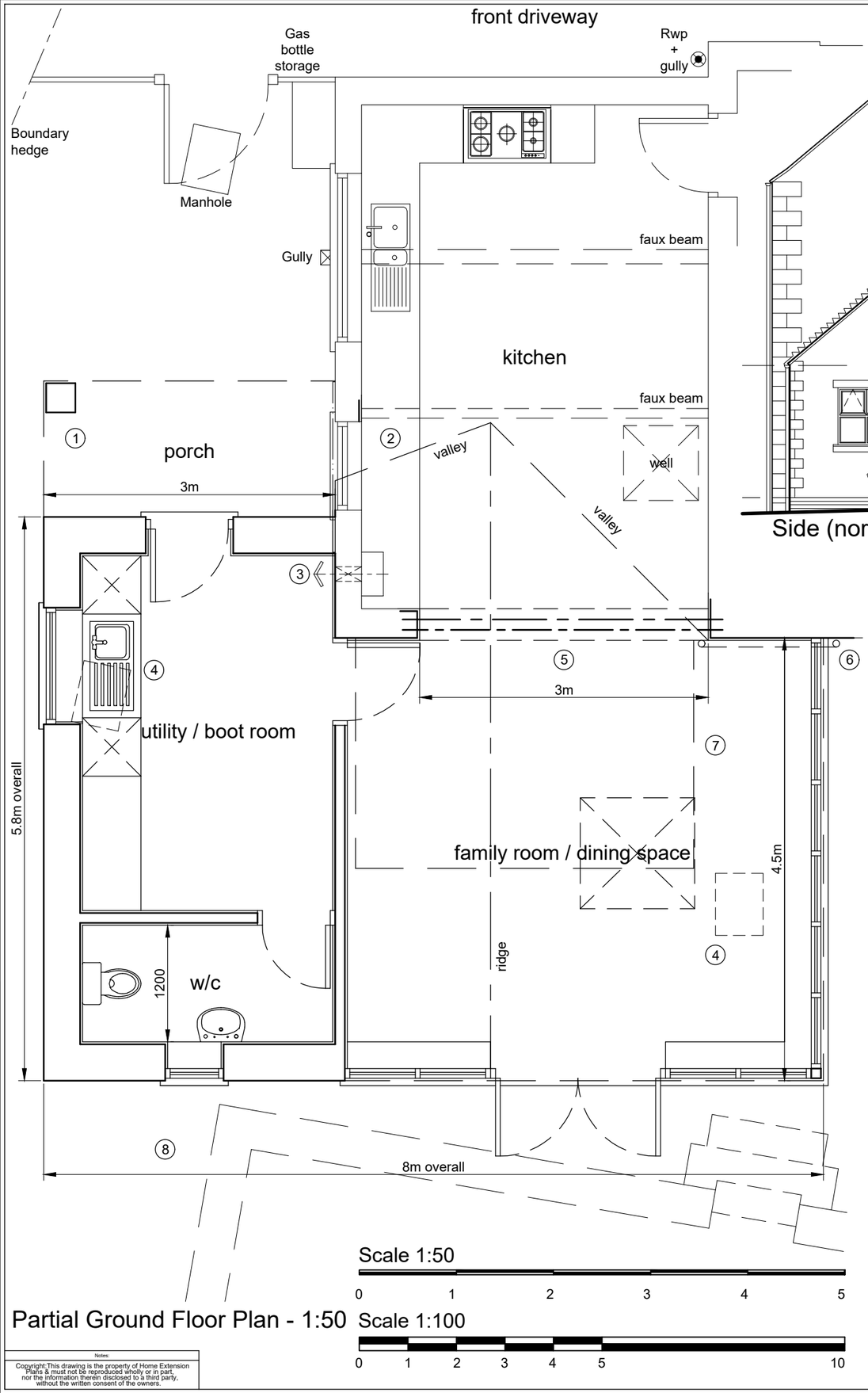
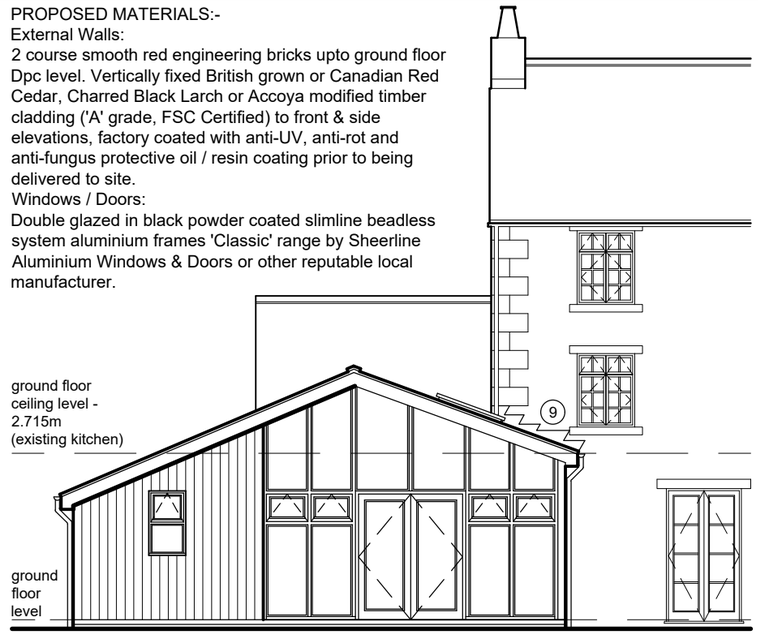


Partial Ground Floor Plan - 1:50

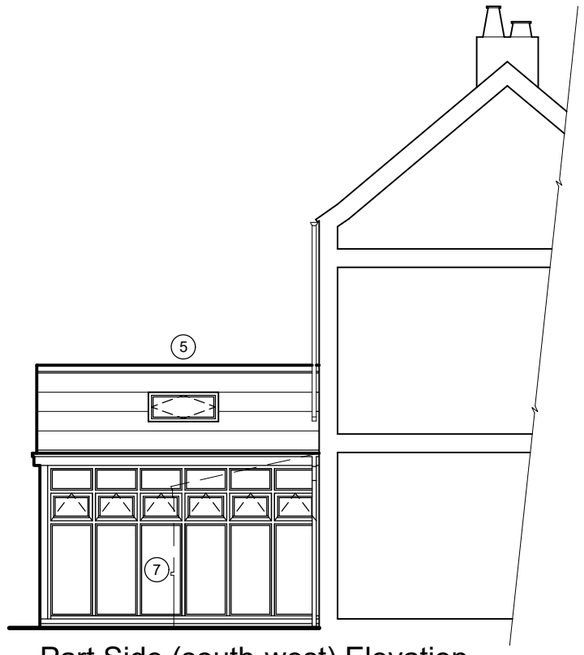


Side (north-east) Elevation - 1:100

PROPOSED MATERIALS:-
External Walls:
2 course smooth red engineering bricks upto ground floor Dpc level. Vertically fixed British grown or Canadian Red Cedar, Charred Black Larch or Accoya modified timber cladding ('A' grade, FSC Certified) to front & side elevations, factory coated with anti-UV, anti-rot and anti-fungus protective oil / resin coating prior to being delivered to site.
Windows / Doors:
Double glazed in black powder coated slimline beadless system aluminium frames 'Classic' range by Sheerline Aluminium Windows & Doors or other reputable local manufacturer.

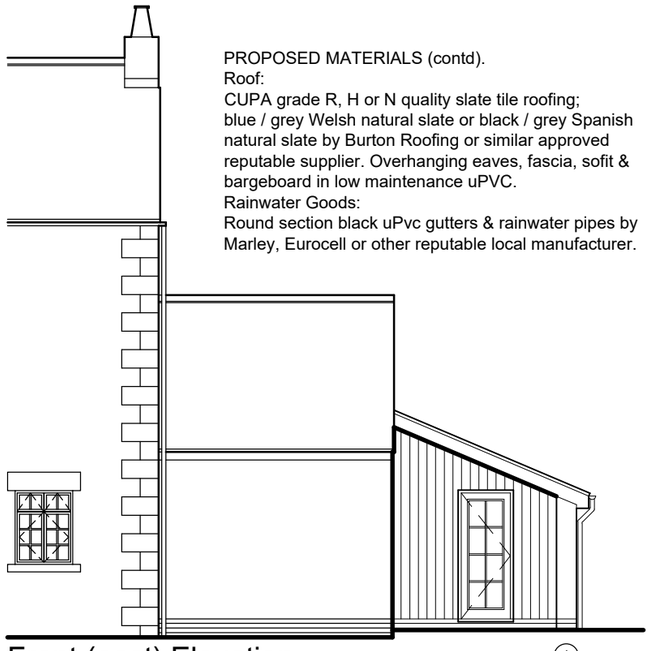


Rear (north-west) Elevation



Part Side (south-west) Elevation

PROPOSED MATERIALS (contd).
Roof:
CUPA grade R, H or N quality slate tile roofing; blue / grey Welsh natural slate or black / grey Spanish natural slate by Burton Roofing or similar approved reputable supplier. Overhanging eaves, fascia, sofit & bargeboard in low maintenance uPVC.
Rainwater Goods:
Round section black uPvc gutters & rainwater pipes by Marley, Eurocell or other reputable local manufacturer.



Front (east) Elevation

NOTES / LEGEND: (to be read in conjunction with drawing numbers 001 - 002).
1/. 1.2m wide porch with overhanging roof & solid timber or brick / stone corner support post.
2/. Existing non-loadbearing utility room wall taken out, faux beam extended over & wall made good. New kitchen layout to clients specification.
3/. Existing boiler to be replaced / repositioned & oil feed altered accordingly.
4/. Existing manholes, culvert & drain runs to be carefully located & diverted around the perimeter of the proposed extension.
5/. Section of existing rear wall of house opened-out with new steel beams at ceiling level. New family room/ dining space to have sloping ceilings to maximise natural daylight into house - optional rooflight shown to patio side.
6/. Existing Rwp altered with show outlet discharging over new roof to new Rwp in location as indicated.
7/. Dotted outline of existing conservatory to be replaced.
8/. Dotted outline of existing stone retaining wall & steps to be carefully taken down & rebuilt to give 1m min walk-around space at back of extension.
9/. Code 5 lead flashing to new roof / existing wall abutment.
10/. Dotted outline of existing conservatory / line of existing house.

Notes:
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Revisions:

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Project Title:
Proposed Single Storey Rear / Side Ext. with Pitched Roof to 2 The Hat Factory, The Dimple, Fritchley, Belper, DE56 2HP.

Client: Mr. & Mrs. M. Lawrence.
Drawing Title:
Proposed GF Plan & Elevations.

Drawing Status: Planning	
Drawn by: BME	Date: Oct 2021
Paper Size: A3	
Scale: 1:50 & 1:100	
Drawing Number: 1045 / 002	Status Revision: -