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Notes:

Scale 1:50

0 1 2 3 4 5

Scale 1:100

0 1 2 3 4 5 10

pavement

off-road parking / hardstanding area
(2x vehicular access)

boundary hedge

Rwp

gas main

Svp

Rwp

New drainage channel

New Rwp

valley

hip

hip

valley

ridge

valley

valley

gable

extg. roof stripped back to allow extension roof to be built up off layer boards

4

valley

hip

ridge

4

hip

dotted line of extg. roof

gable

New Rwp

patio

up

full drainage layout to be added once a survey & Severn Trent sewer record have been obtained

close boarded boundary fence

lawned rear garden

Block Plan - 1:100

bedroom (3)

bedroom (2)

up

roof access panel

landing

bathroom

master bedroom (1)

conservatory roof

1125 or 1237.5

1800

665 min.

Rwp

12

new bedroom (4)

9

1.0m clear

11

9

3

10

new bedroom (5)

600

obscure glass

890

Rwp

1500 or 1612.5

1200

890 or 1002.5

First Floor Plan - 1:50

PROPOSED MATERIALS:- (all to match the existing house)

External Walls:

Red / orange / light brown mix smooth faced brickwork by Wienerberger or similar approved locally sourced manufacturer, with recessed mortar joints.

Windows & External Doors:

Double glazed in white uPvc frames casement windows by Eurocell, Titan Trade Windows or other reputable local manufacturer.

Garage Door:

Steel 'up-and-over' type in classic design by Jeld-Wen or similar approved manufacturer, paint colour 'Chartwell Green' BS 14 C 35 or 'Pale Green' RAL 6021 or similar approved colour as chosen by the client.

Roof:

Plain brown concrete roof tiles with bonnet hip tiles by Marley, Redland or similar approved manufacturer.

Rainwater Goods:

Square section black uPvc gutters & rainwater pipes by Marley, Eurocell or other reputable manufacturer.

Revisions:

Rev 'A': 28th Oct 21 - Side window added to Devonshire Drive to break-up the elevation as requested by LA Planning Depart.

Rev 'B': 27th March 23 - Front dormer reduced to 3 panel & internal alterations prior to submitting Non-material Amendment Planning Application to AVBC (as rev. cloud).

Home Extension Plans
Architectural Services
Corner House, Suite 5a-5c, 2 / 4 Albert Road,
Ripley, Derbyshire, DE5 3FZ.

Tel: 0739 800 99 79. Facebook: homeextensionplans

E: homeextensionplans@outlook.com

Project Title:
Proposed 2 Storey Side Extension, 43 Swanwick Road, Leabrooks, Derbyshire, DE55 1LL.

Client: Mr. & Mrs. C. Carrier.

Drawing Title:
Proposed First Floor Plan & Block Plan.

Drawing Status: Stage 4 - technical design

Drawn by:	Date:	Paper Size:
RpB	Sept 2021	A3

Scale: 1:50 & 1:100

Drawing Number:	Status Revision:
1044 / 004	B