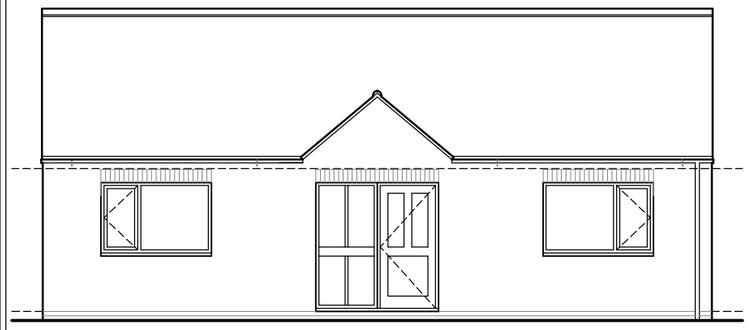
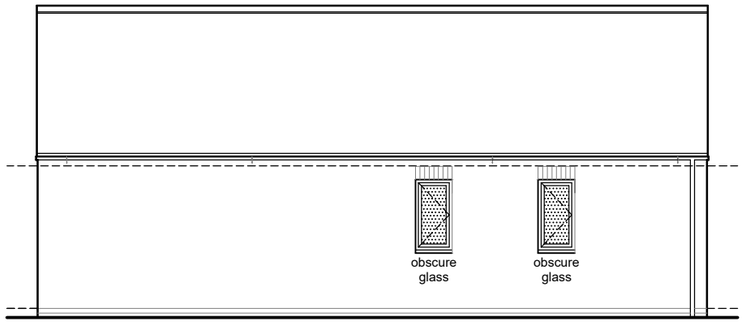
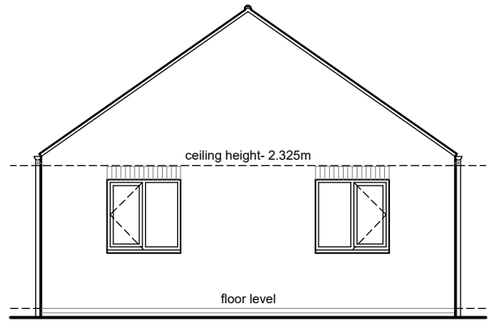


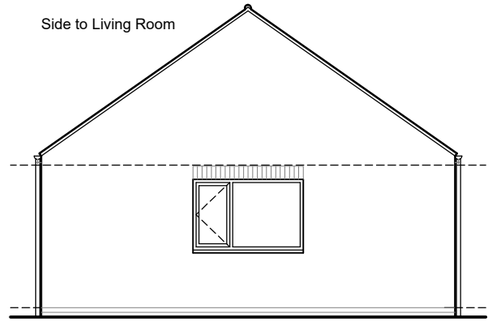
Front Elevation - scale 1:100



Rear Elevation



Side to Living Room



Side to Bedroom 1

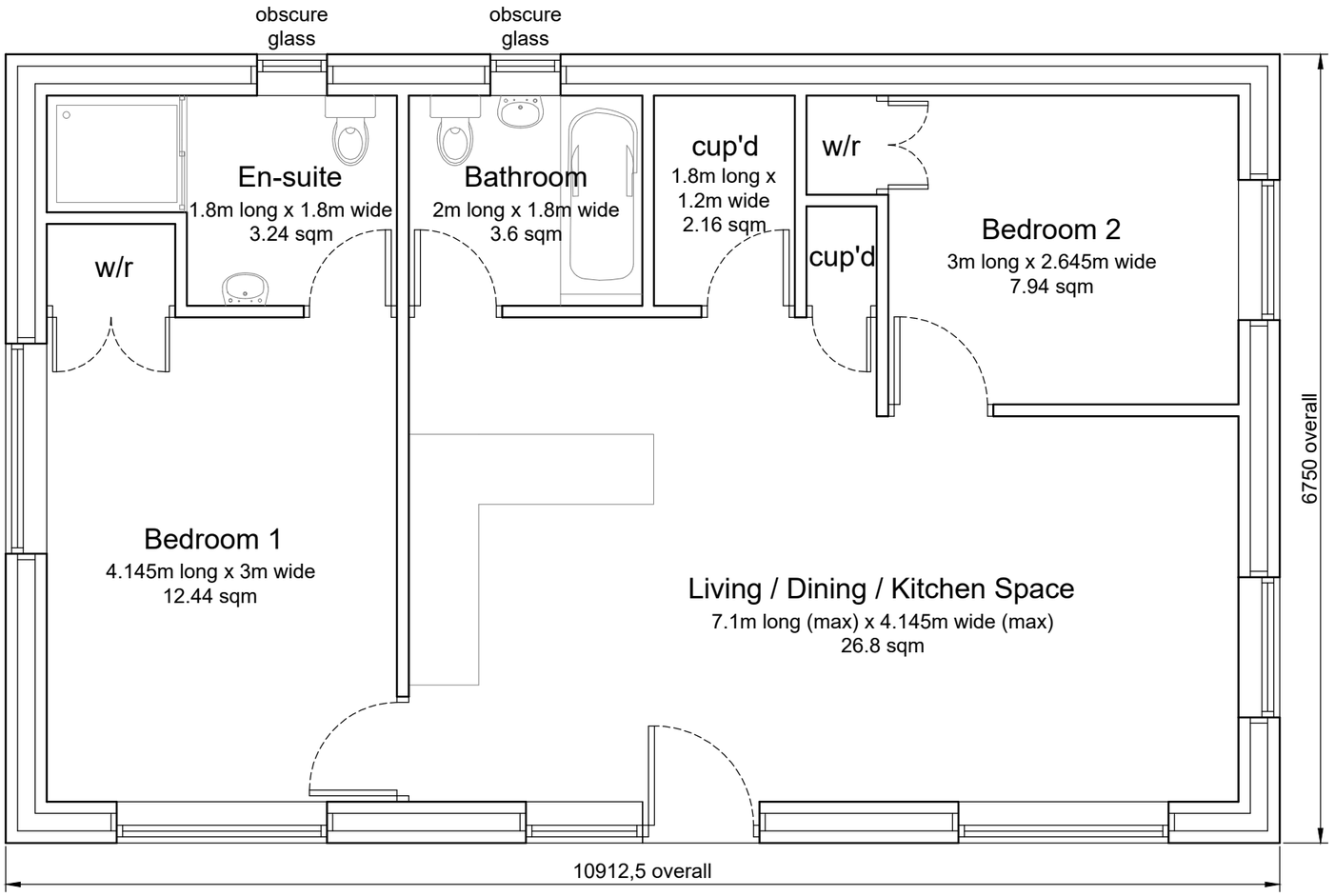
PROPOSED MATERIALS:- (all to match No. 106 Codnor Gate).

External Walls:
Red / orange / light brown mix smooth faced brickwork with soldier course heads to windows / doors.

Windows & External Doors:
Double glazed in dark brown uPvc frames casement windows by Eurocell, Titan Trade Windows or other reputable local manufacturer.

Gable Roof:
Marley 'Modern' concrete interlocking roof tiles in Anthracite / smooth grey or similar approved manufacturer with clipped eaves detail.

Rainwater Goods:
Round section black uPvc gutters on rise & fall brackets to clipped eaves, rainwater pipes by Marley, Eurocell or other reputable manufacturer.



Proposed Floor Plan - scale 1:50

2 bedroomed, 3 person 1 storey dwelling (2b3p) designed to Nationally Described Space Standards with a total GIA of 61.2 sqm.

NOTE

1. Refer to figured dimensions, do not scale
2. The contractor must report any discrepancies to the Architect
3. All dimensions must be checked on site before proceeding
4. The Architects disclaim responsibility for variations made from this drawing without their written consent
5. Please ensure that there have been no additional revisions to this drawing before starting work
6. All products are to be used strictly in accordance with the manufacturer's instructions

Revisions:

Rev. 'a': 16/10/23:- Floor plan mirrored to provide 'outlook' to both bedrooms as requested by LA Planning Officer & proposed roof materials altered to Marley 'Modern' concrete interlocking roof tiles in Anthracite / smooth grey.

Scale 1:50

0 1 2 3 4 5

Scale 1:100

0 1 2 3 4 5 10

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CIAT CHARTERED PRACTICE

Client
Mr. R. Middleton.

Project Title
Proposed 2 Bedroom Bungalow at Rear of
106 Codnor gate, Codnor, Ripley, Derbyshire, DE5 9QW.

Drawing Title
Proposed Detached 2-bedroomed Bungalow.
Proposed Floor Plans & Elevations.

Scale	1:50 / 1:100	Job No	1077
Date	August 2023	Dwg No	003
Drawn	RpB	Rev	A

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