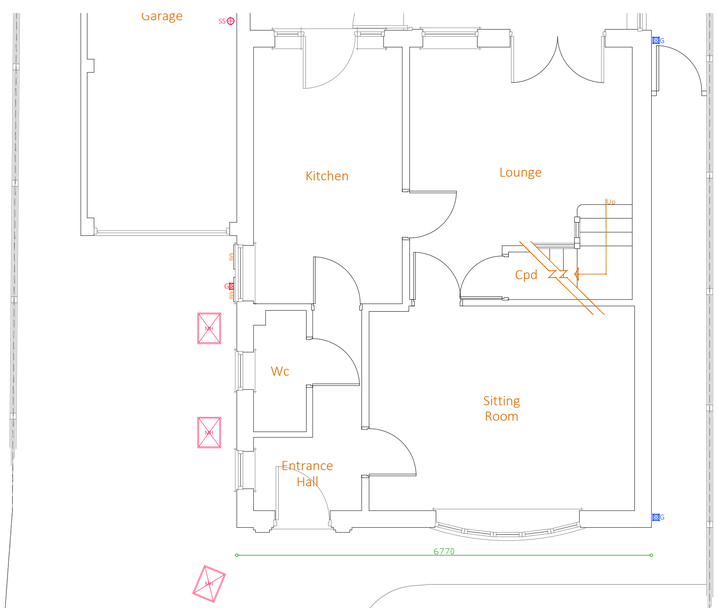
DRAWING KEY / NOTES

Walls / Structural Support

Existing arrangement / building fabric to be demolished / altered.

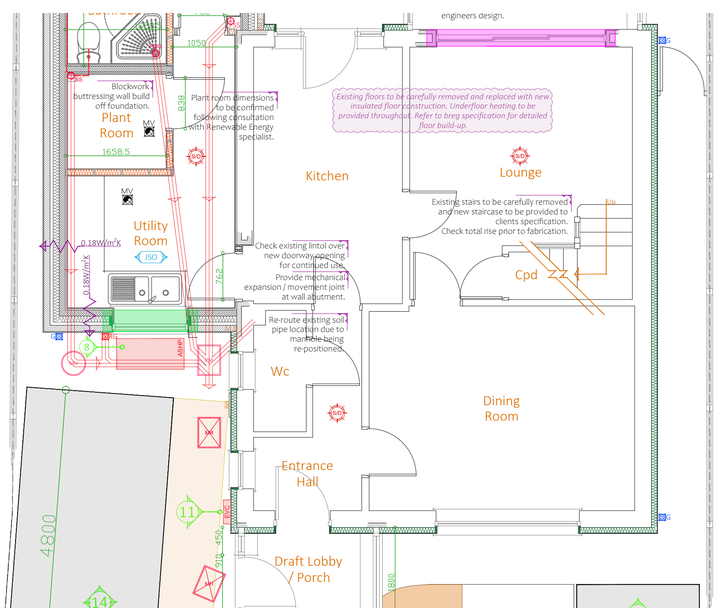
Materials

1. Existing walls to be externally insulated and finished using through coloured 'Pure White' Render.
2. Existing roof covering to be replaced using 'Marley Edgemere - Smooth Anthracite'. Proposed extension and porch roof to match.
3. Proposed extension, porch and existing conservatory finished using through colour 'Pure White' Render.
4. Black upvc gutters and downpipes, Anthracite facia, soffit and barge board.
5. Existing doors and windows to be replaced with anthracite, double / triple glazed upvc. Proposed windows and doors to match.
6. Existing glazed roof to be removed and replaced with proprietary grp roof covering - grey / black roof finish.
7. Electrical cabinet to be relocated to allow extension to be constructed.
8. Air source heat pump to be located in accordance with manufacturers guidance.
9. Pv installation.
10. Driveway to be widened to accommodate additional car parking space.
11. Ev charger.
12. Bike Storage Locker.
14. Parking allocation.
15. Verge / Crossing to be widened in line with Highway Guidance.



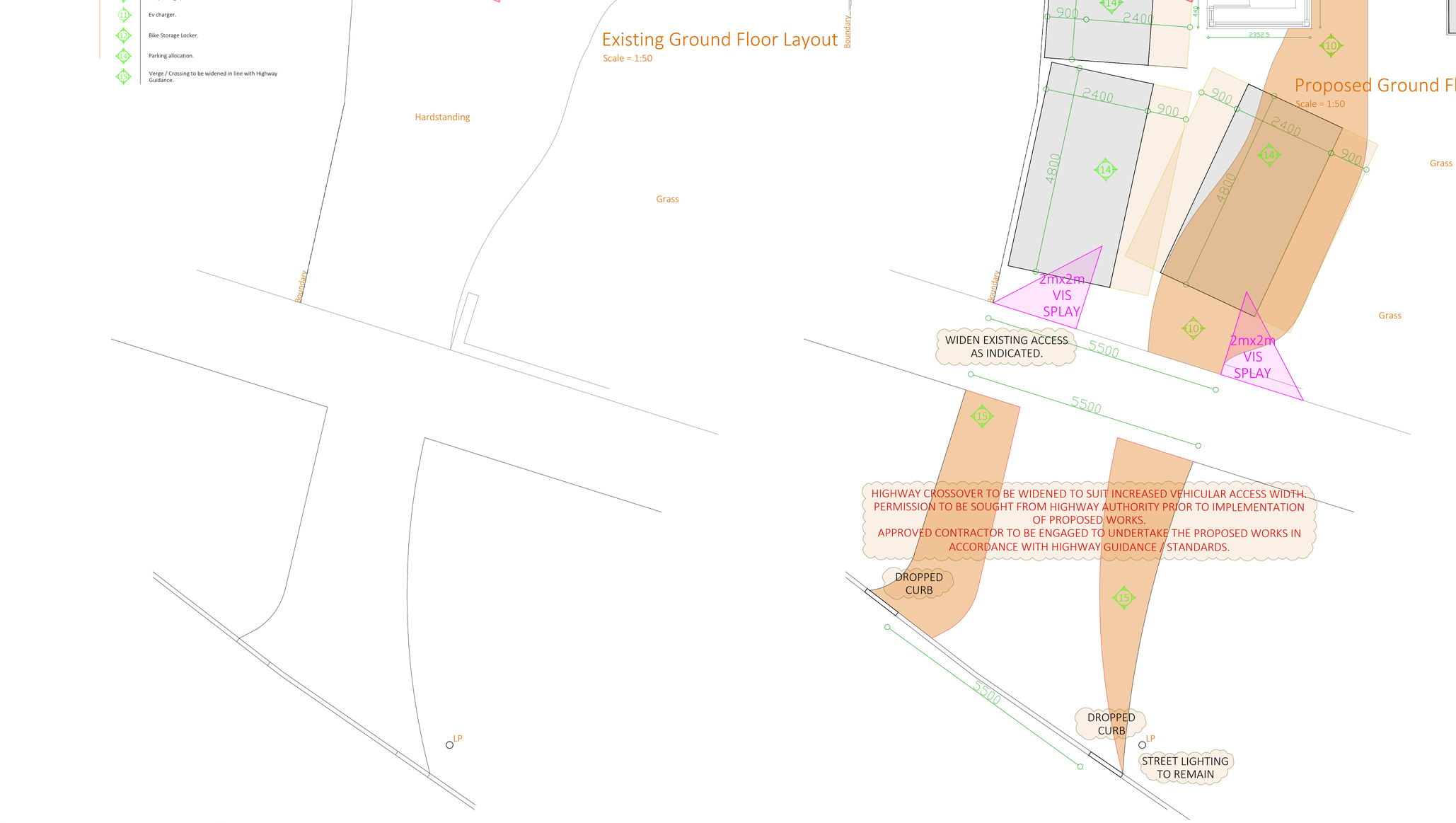
Existing Ground Floor Layout

Scale = 1:50



Proposed Ground Floor Layout

Scale = 1:50



0 5
Scale: - 1:50 Metres

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DRAWING NOTES

1. DRAWING IS PROVISIONAL- Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of drawings marked 'APPROVED'.
2. DO NOT SCALE - All dimensions to be verified on site prior to work commencing.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited (G2K) and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS - This drawing is to be read in conjunction with all other relevant project drawings, documents and project specification.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES- The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicants land ownership. Alternatively, written permission to be sought from adjoining land owner for any elements of construction extending beyond clients boundary position.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
11. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
12. MEASUREMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise.
13. PARTY WALL ACT, - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
14. CDM REGULATIONS 2015- Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
    The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, water, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. G2K accepts no responsibility for any of the above.

Rev	Date	Int	Details
'A'	29/04/2026	Tw	Parking Amendments following discussion with Highway Authority.

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Architectural Designers & Chartered Surveyors

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Client Details
Mr & Mrs A Beecroft

Site Address
15 St Ronan's Avenue
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Proposed Work
Demolition of the existing attached garage and construction of a single-storey rear and side extension. Construction of front porch, External alterations including the installation of external wall insulation with rendered finish, replacement of the existing conservatory roof, installation of photovoltaic panels and an air source heat pump, together with replacement windows and doors and associated internal and external alterations.

Drawing Title
Parking & Crossover Arrangement Drawing

Drawn: - Tw | Date: - Apr. 2026

Job Status: - 'Breg Issue - Awaiting Approval'

Job No: - 2021

Sheet No: - 203 | Rev - 'A'

Scale: - 1:50 @ A1