MASER

Existing Materials (High Level Summary of main materials only)	
1	Traditional Build – Block and Brick
2	Marley concrete flat roof tiles (Anthracite Grey)
3	UPVC Soffits and Fascias (Anthracite Grey)
4	Composite Front Door (Anthracite Grey)
5	UPVC Windows (Anthracite Grey)
6	Rain Canopy (To be removed with construction of proposed Porch)
7	Clad Finish to Front Elevation (Beneath Porch – Remainder of house Facing Brick Finish

General Notes	
1	All proposed finishes to match existing finishes.
2	The proposed porch will **not** be connected to the existing house gas boiler and central heating system and for Building Control purposes is classed as "Un-Heated"
3	The existing External Door will be retained to maintain the primary Thermal Barrier between the house and the proposed porch.

Sheet Reference

Sheet 1 Existing and Proposed materials

Sheet 2 Detailed Bill of Materials

Sheet 3 Front, Plan and End Elevation (N) Existing and Proposed.

Sheet 4 End Elevation (S) and Downstairs Layouts existing and proposed.

New Materials (Proposed) High Level Summary of main materials only for planning purposes. See Sheet 2 for detailed Bill of Materials.	
1	Porch to be built using Block and Facing Bricks (Ibstock Bricks) Red/Multi with Light Texture (to match existing)
2	Pitched Roof with Hip end to end (North) elevation. Height not to exceed 3.5m (Actual height to be determined by height required to allow for flashing beneath existing bedroom window). Minimum acceptable pitch recommended for Velux Windows to be 17.5°
3	Roof Finish "Marley" concrete flat roof tiles (Anthracite Grey)
4	"Velux" Sky Light in Porch Roof (1 off ~ 1m x 1m (or) two smaller units side by side (dependant on available sizes). Anthracite Grey finish if available.
5	UPVC Soffits and Fascias (Anthracite Grey)
6	Composite Front Door (Anthracite Grey) with Glass Panel to be installed adjacent to front door RH side in front elevation).
7	New UPVC Window to Downstairs WC in Anthracite Grey (potential to re-use existing to be removed from existing front elevation)

Title: Existing and Proposed Front, Plan, and End Elevations – Planning Drawings and Notes - 22 Cutler Brook Drive, Derby DE22 2EE	
Scale: 1:100 at A3 **(Do Not Scale drawings. Use Figured Dimensions only).**	**Units:** Metric
Projection: 3rd Angle 	
Date Drawn: 12th May 2026	
Drawn By: Martin Scrivener	
Sheet No: 1 of 4	
Drawing Reference: MSPD1/A	