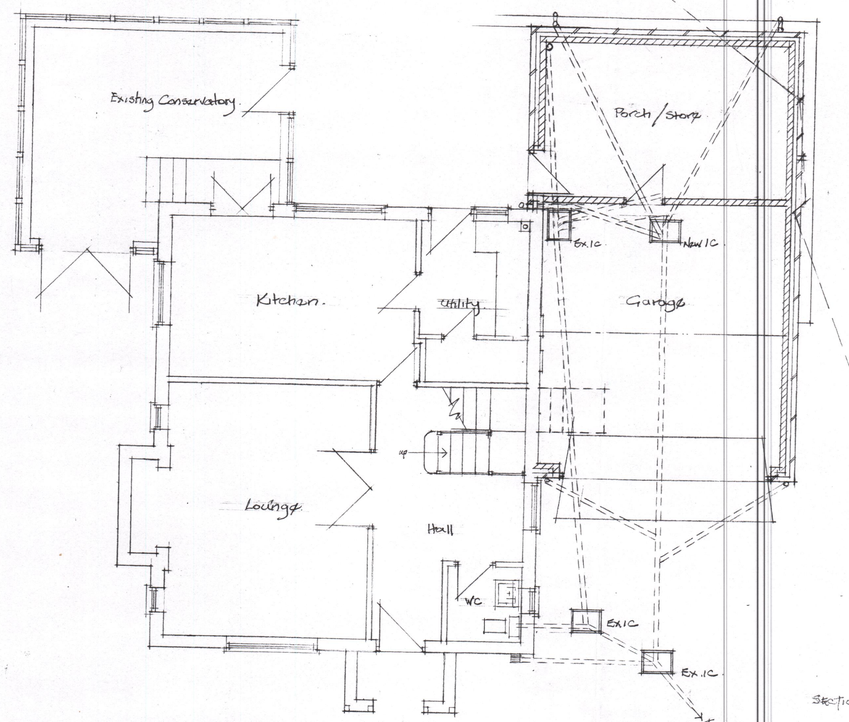
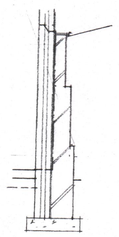
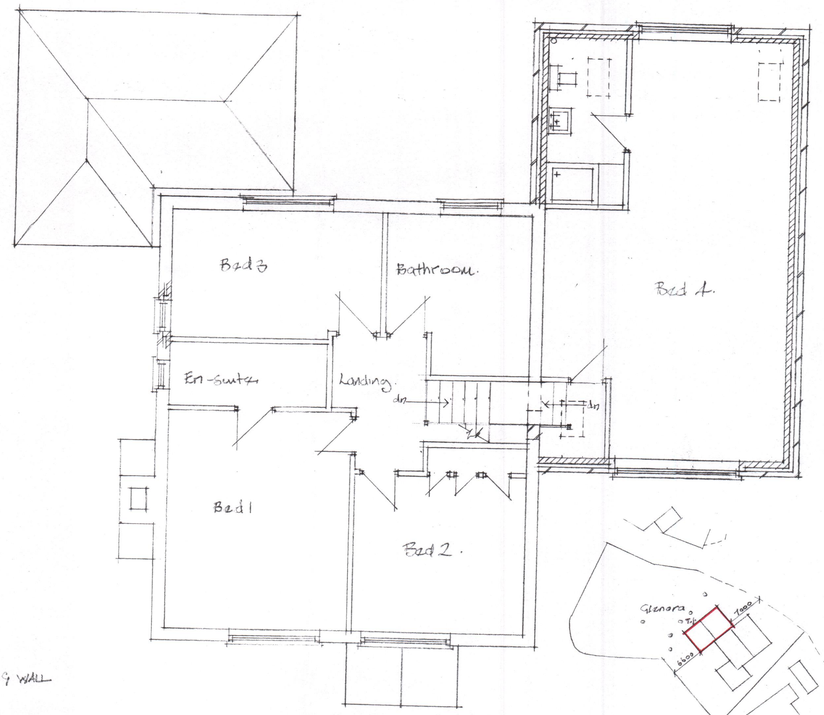
PROPOSED GARAGE & BEDROOM EXTENSION AT 'GLENORA', LAKE ROAD, RUDYARD.. SCALE 1:50 & 1:100.



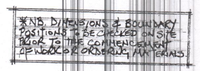
PROPOSED GROUND FLOOR PLAN.



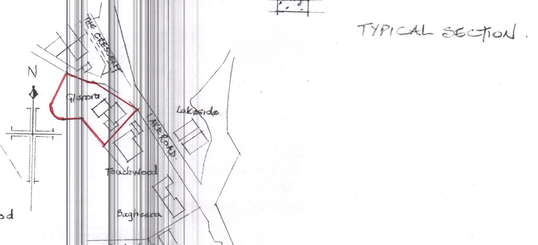
SECTION THROUGH RETAINING WALL



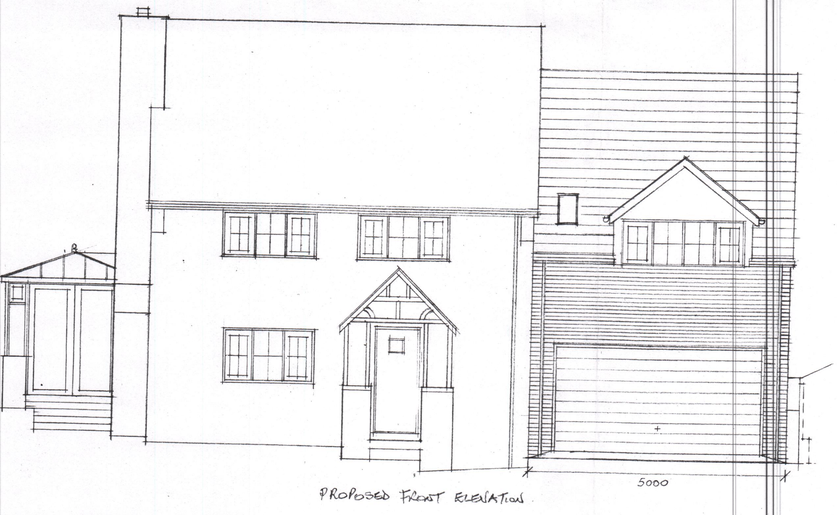
PROPOSED FIRST FLOOR PLAN.



TYPICAL SECTION.



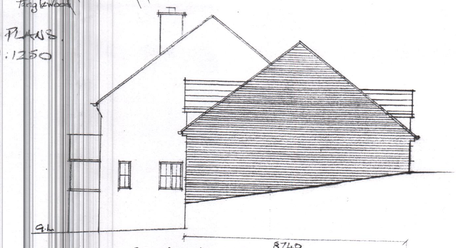
SITE & LOCATION PLANS.
SCALE 1:500 & 1:1250



PROPOSED FRONT ELEVATION.



PROPOSED REAR ELEVATION.



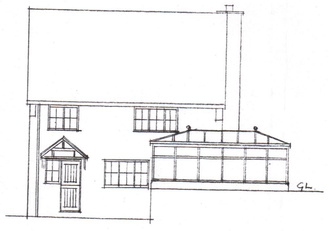
PROPOSED SIDE ELEVATION.



PROPOSED SIDE ELEVATION.



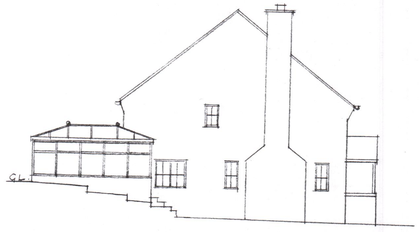
EXISTING FRONT ELEVATION.



EXISTING REAR ELEVATION.



EXISTING SIDE ELEVATION.



EXISTING SIDE ELEVATION.

Extensions to have pitched roof constructed of Staffordshire Blue plain clay tiles to match existing on battens on breathable roofing felt on traditional roof construction.

Walls constructed from selected facing brick work to match existing to the satisfaction of the Local Planning Authority Min 100 mm cavity insulated with Rockwool or similar insulating material and internal lightweight, loadbearing thermal block inner leaf.

Windows to be wood effect upvc double glazed units with opening casements to equivalent to 20% of floor area and Min. 8000 mm² permanent trickle ventilators.

Double Garage door to be wood effect Metal up & over door manufactured by specialist.

Black pvc rainwater gutters & downpipes provided throughout to match existing & discharging into existing drainage system.

All drainage to be Minimum 100mm plastic pipework laid to min falls of 1:40.

All external Materials to be to the complete satisfaction of the Local Authority Planning Department.