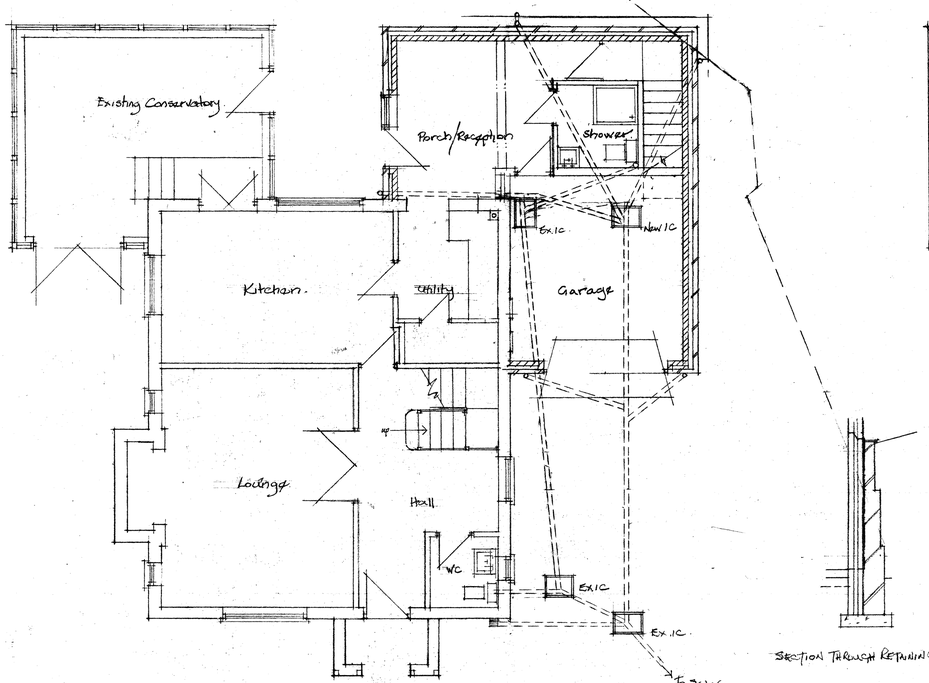
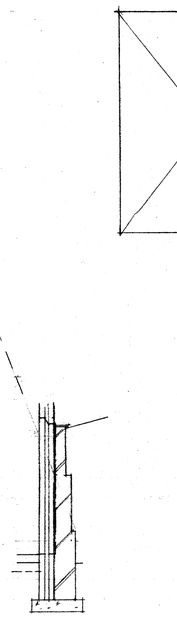
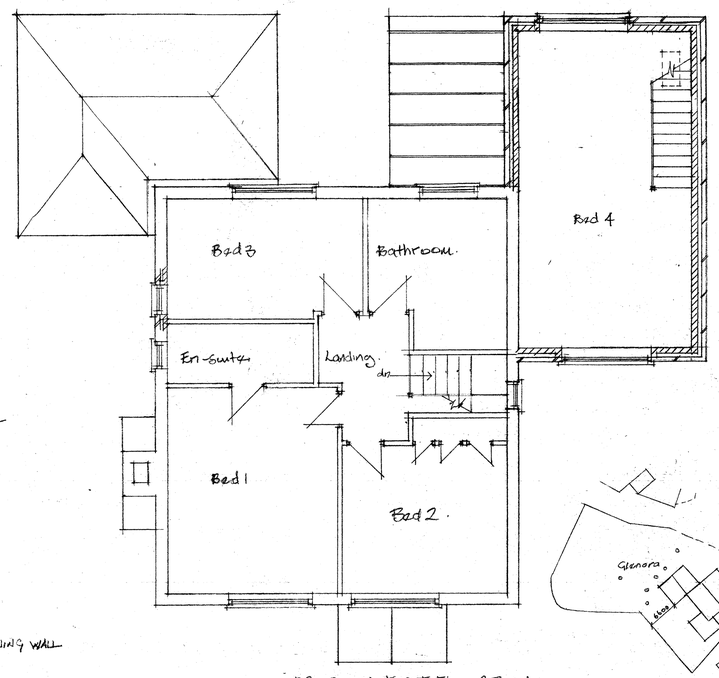
PROPOSED GARAGE & BEDROOM EXTENSION AT 'GLENORA', LAKE ROAD, RUDYARD. SCALE 1:50 & 1:100.



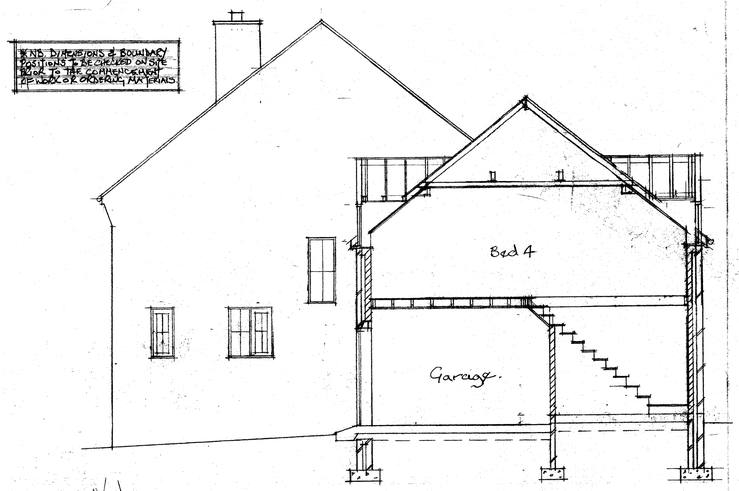
PROPOSED GROUND FLOOR PLAN



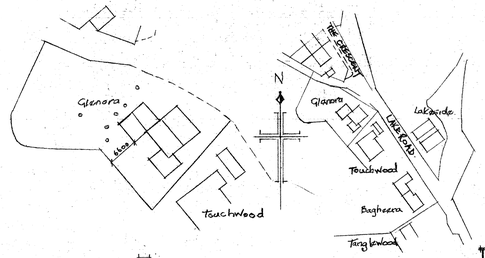
SECTION THROUGH RETAINING WALL



PROPOSED FIRST FLOOR PLAN.



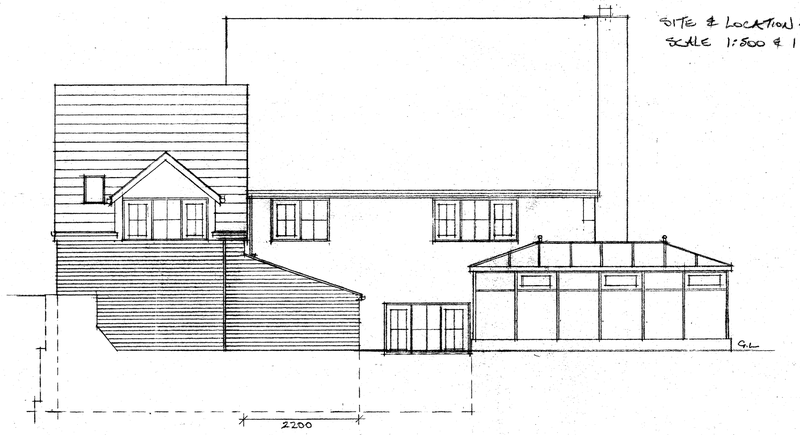
TYPICAL SECTION



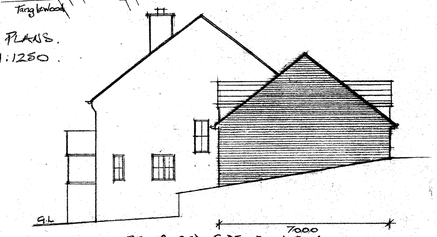
SITE & LOCATION PLANS.
SCALE 1:500 & 1:1250.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



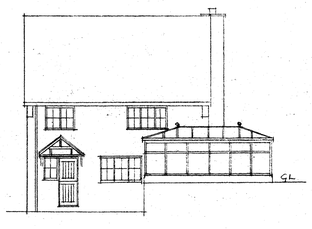
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION.



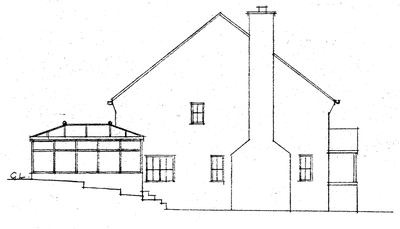
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION.

Extension 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 brickwork to match existing to the satisfaction of the Local Planning Authority. Min 100 mm cavity insulated with Rockwool or similar insulating material and 100 mm lightweight, loadbearing thermal block inner leaf.

Windows to be wood effect upvc double glazed units with opening casements equivalent to 1/20th adjoining floor area and min. 8000 mm background trickle ventilation.

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 100 mm plastic pipework laid to min falls of 1:40.

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