

new artificial slate roof to be installed incorporating rooflights where shown

flat roofed dormer and balcony to be incorporated in new roof structure

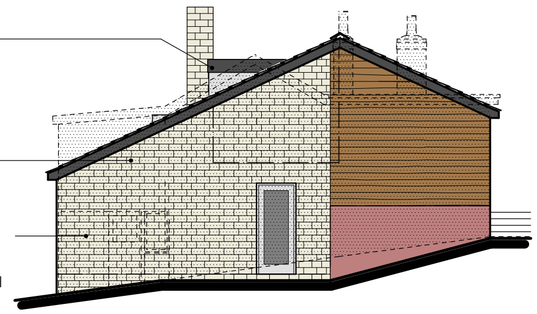
walls to flat roofed structure are to be retained, but flat roof to be removed

retained walls to be covered with cedral cement boarding over insulation

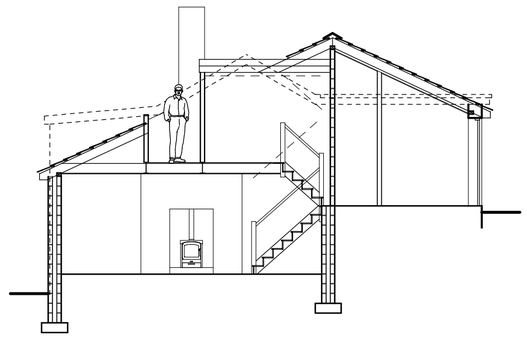
existing building shown covered with stippled hatch

original chalet and verandas shown dotted including stepped access to be carefully removed and replacement structure to be formed on exact footprint but in a split level format

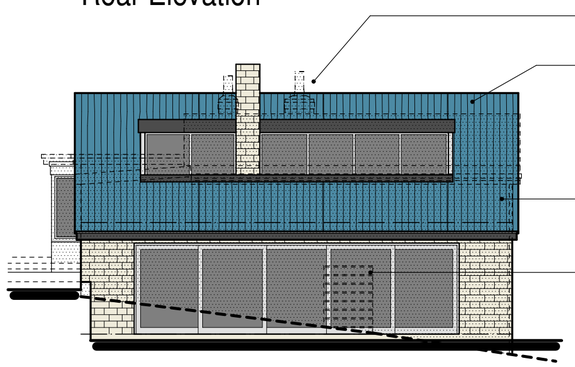
Rear Elevation



Side Elevation



Typical Section



existing fireplaces and chimneys to be carefully removed

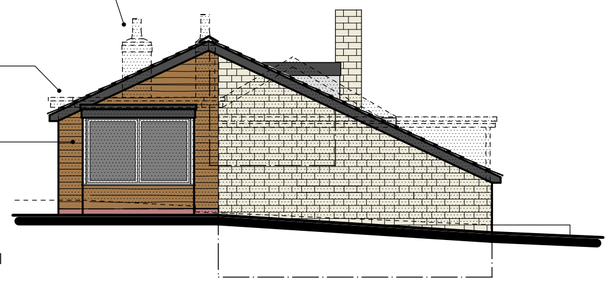
new artificial slate roof to be installed incorporating dormer and balcony

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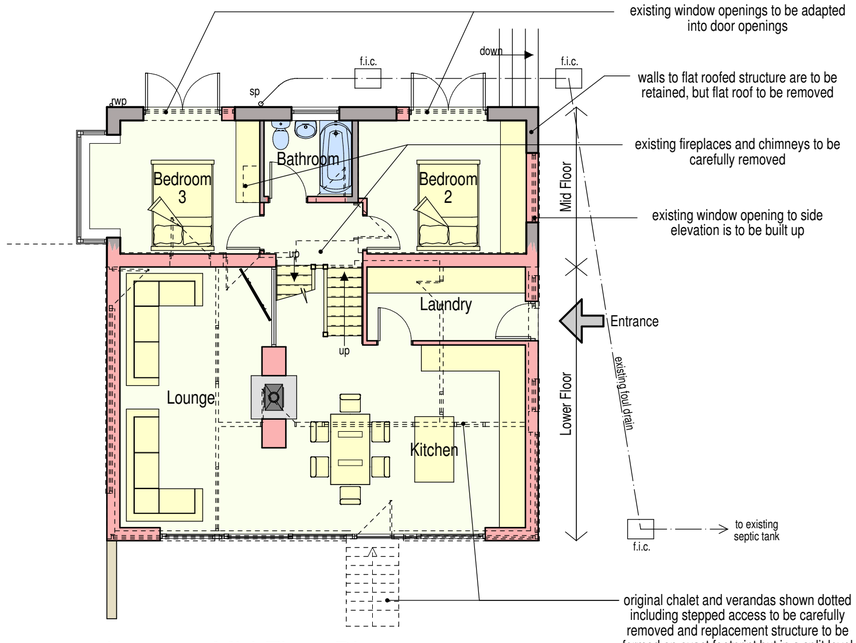
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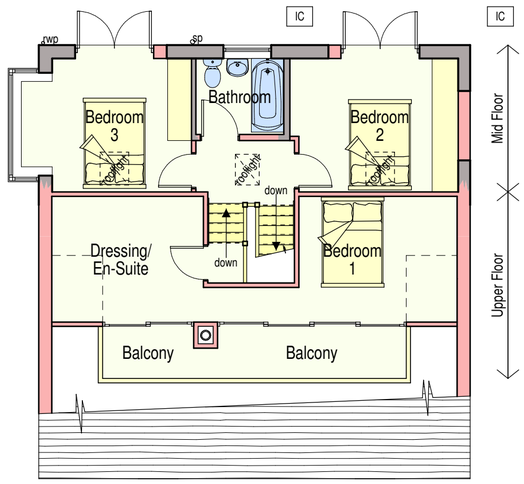
Front Elevation



Side Elevation



Lower + Mid Floor Plan



Mid + Upper Floor Plan

PROPOSAL SCHEME

The original chalet structure, verandas, steps, fireplaces and chimneys and flat roof structure to rear section of the property are to be carefully removed.

A replacement structure is to be erected on exact footprint of that demolished but of modern construction compliant with the current Building Regulations, complete with new roof structure over both the replacement and existing retained structure to the rear of the building.

The new structure is to comprise of a new split level arrangement, with a new lower level created in the void space below the existing chalet, a mid level maintained at the existing floor level and new upper level created in roof space of new pitched roof.

The replacement structure is to formed in cavity construction faced externally with natural coursed stone with some walls formed as retaining walls. The retained walls to the rear of the existing dwelling are to have insulation applied externally and faced with Cedral cement boarding. The new roof structure is to have a higher eaves at the rear and lower eaves to front following site slope and is to incorporate rooflights, dormer and internal balcony. Roof to be covered with artificial cement slates.

EXTERNAL MATERIALS

Roof :-

Fibre cement slates.

Roof Windows :-

Anthracite grey finish polyurethane Velux flush fitting rooflights to local authority approval.

Rainwater Goods :-

Black plastic downpipes and gutters.

Walls :-

Mixture of coursed natural stone to areas indicated on elevations + Cedral lap fibre cement board - Dark Oak / CL105.

Windows :-

Lumi triple-glazed windows finished in anthracite grey.

Doors :-

Entrace door, patio doors + folding/sliding doors all to be finished in anthracite grey to match windows.

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

scale bar @ 1:100

Mr & Mrs R McGhie

PROPOSED DWELLING
FERN BANK, REACLIFFE ROAD,
RUDYARD,
STAFFS,
ST13 8RS

PLANNING PROPOSAL
PLAN + ELEVATIONS

Date	Sheet	Scale
APRIL 2017	A2	1:100
Drg No.	Rev.	Drawn
2017-2210-04	C	RG

A - 10/04/2017 - PLAN UPDATED FOR PLANNING SUBMISSION
B - 11/04/2017 - UPPER-FLOOR BEDROOM WINDOWS REMOVED
C - 12/04/2017 - PLAN AMENDED

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