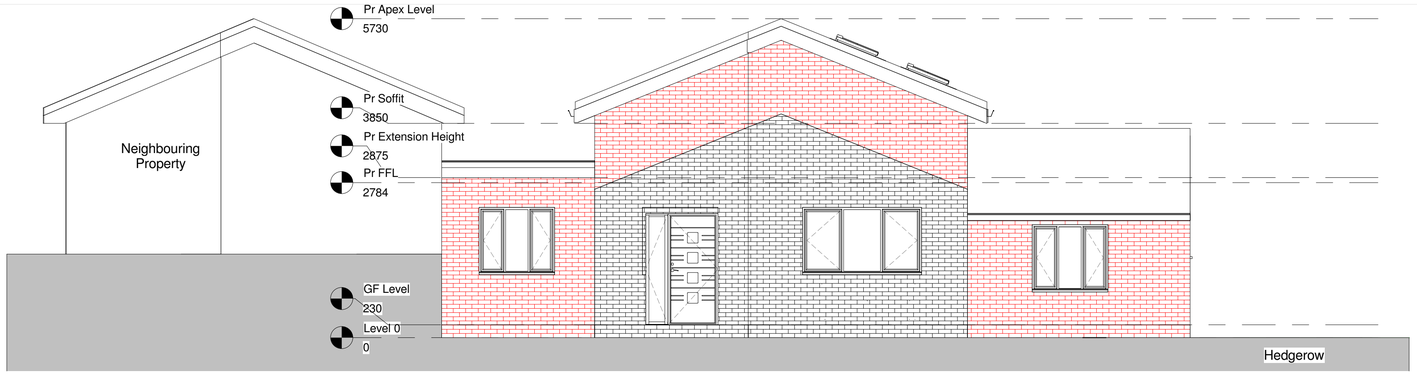
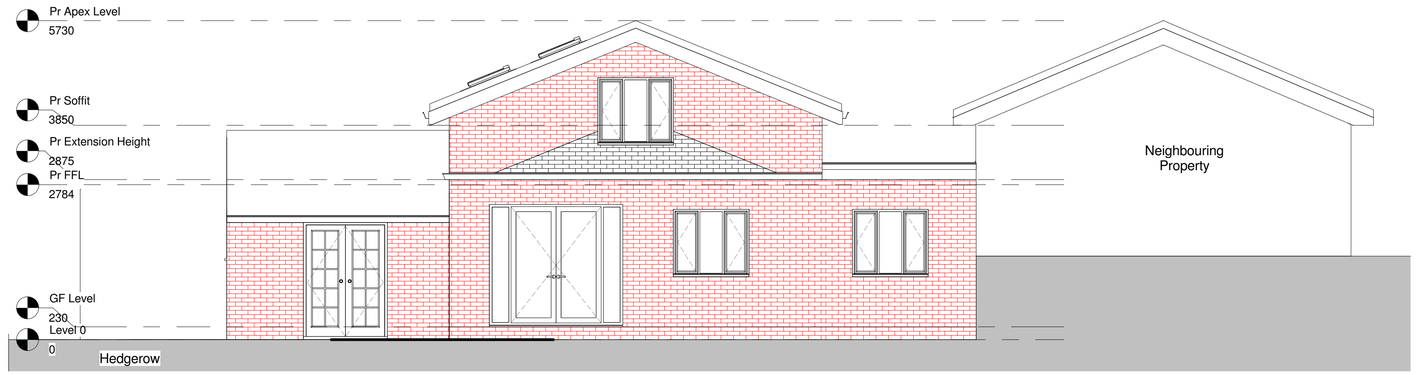
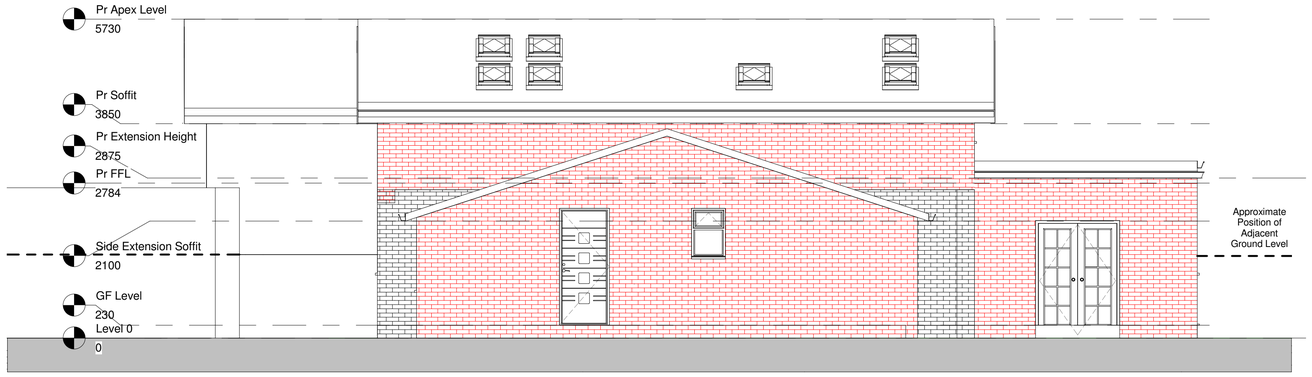
1 Project North
1 : 50



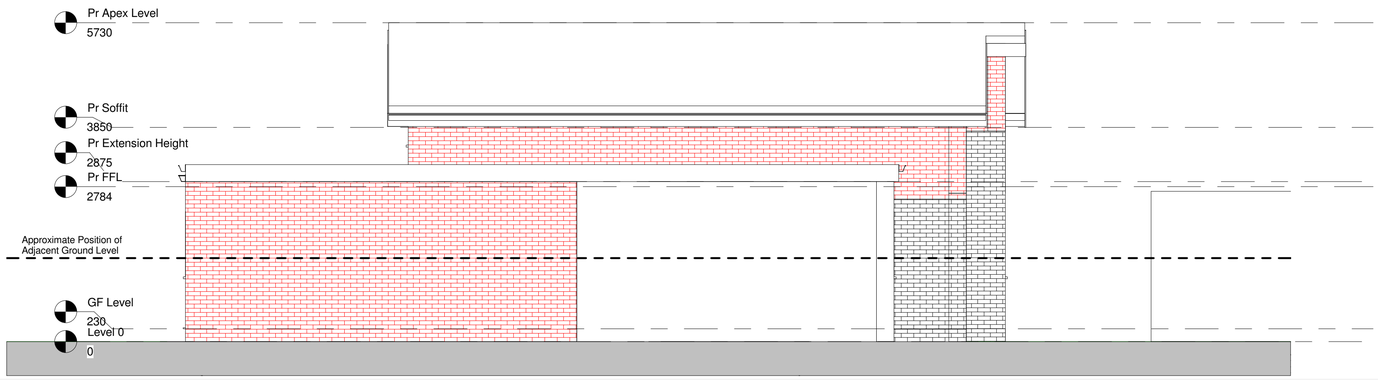
2 Project South
1 : 50



3 Project West
1 : 50



4 Project East
1 : 50



MATERIALS:
Roof: Existing concrete pantiles to be re-used on raised main roof. Matching pantiles to be used to rear single storey extension matching pantiles to be used on side single storey extension. Apex of roof brought in at eaves level.
Existing flat roofed extension to be replaced with modern construction to modern u values finished in a high performance flat roof membrane. The fasia to the side extension will be 250mm above the existing roof levelto allow for floor levels in the extension to be brought to fliush with the existing dwelling to provide level access for dual wheelchair use.
All new roofs will be installed to current part L requirments, none of the existing construction complies.

Flashings: new stepped flashing to be introduced at abutment with new front pitched roof and existing walls, and horizontal flashing to junction with pitched roof canopy to front elevation and existing main facade walls.

Walls: main house red brick , external walls to be raised so that eaves level matches the adjacent dwelling to the east in matching red brickwork.
UPVC conservatory to be removed and replaced with a brick block insulated cavity wall extension in matching red brick.
Rear and side timber frame timber clad flat roofed to be removed and be replcaced with a brick block insulated cavity wall extension in matching red brickwork to match current u values.
All mortar willmatch existing colour and appearance.

Windows: White UPVC. All new windows will be fitted to current u values. (it is likely that these will far exceed standards - current market windows are achieving min 1.2 and often 0.4 w/m2oC).

Doors: White UPVC Casement and patio doors, New casement doors will be installed to current u values with level threshholds to provide ease of access for 2no. wheelchair users
Main entrance door to be replaced with new timber entrance door and sidescreen in relocated position with level threshhold and ramped access to provide easy level access for 2no. wheelchair users.
All openings are to be widened to provide roomy clearwidths for disabled access.

Rainwater goods: Black UPVC gutters and downpipes, white fasias and soffits - to match existing.

Boundary:
Existing hedge adjacent to front of the property to be mostly retained , the side return to the east driveway will be relocated/replaced to allow two cars to park side by side and shorten the overall drivewqay length, to proivde gated safe circualtion space with in the exisitng front garden for wheelchair users.
The existing west drieway will be shortened, and used to allow disabled mini bus to reverse into drieway and pick up occupants for School and Day centre visits. This driveway is approx 500 - 600mm lower than the main garden and access area.
The main garden area, including features and pathways in it will be adjsuted to allow easy wheelchair use in the garden for wheelchair users and able bodied family.
The rear east boundary to the side abutting neighbours property is 1.5m above no 88's Garden level with retaining wall and 1.2m (4' high) fence upon.
The remainder of the boundary is predominantly 1.5 (5') and 1.8m (6') high fence panels.

The main boundary to the West and South is heavily shaded with tall woodland.
Whilst the rear garden is South facing it does not aquire any Sun all year round due to proximimity and height of trees.

Exisitng Floor level : The existing side extension is 230mm lower than the main house,
the Floor level in the side extension will need to be brought up level with the main house
to provide fulluy level disabled access.

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All Work To Be Carried Out From Dimensioned Drawings Only.....If In Doubt Ask

Rev.	Drawn	Comments	Date

Existing Brick
New Brick

Red Brick to Highlight New Build Compared to Existing

0 1 2 3 4 5
GRAPHIC SCALE 1:50

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Client
Mr & Mrs Rowley and Mr & Mrs Foxall

Project
17-043 - Alterations and Extensions to 88 Thames Drive, Biddulph, ST8 7JF

Title **Proposed Elevations 1**

Planning

Status **Planning**

Date **Jul 2017** Drawn **DD**

Scale @A1 **1 : 50** Checked **BSP**

Project No 17-043 Drawing No. AS(0)07 Rev

A1 Flie Ref (EPA1)

A1