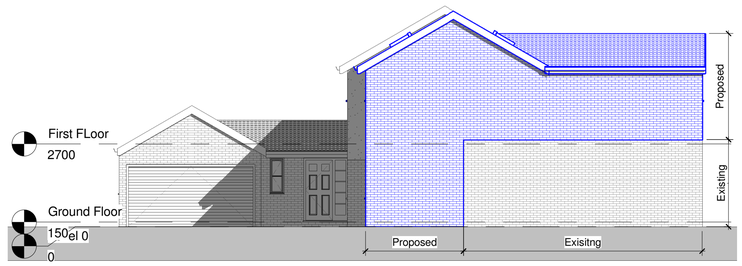


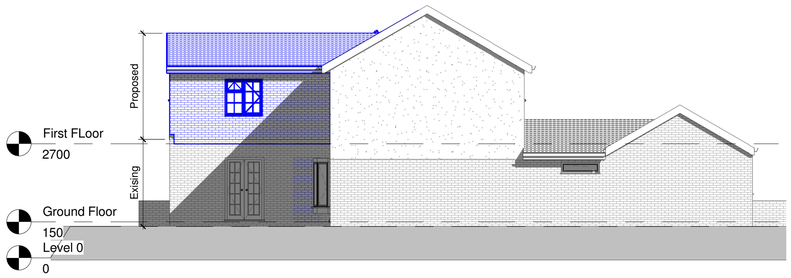
1 Project South As Proposed
1 : 50



3 Project North As Proposed
1 : 50



2 Project East As Proposed
1 : 100



4 Project West As Proposed
1 : 100

Proposed Materials

Roof
The existing roof is finished with dark grey concrete tiles with overhanging white plastic uPVC fascias and soffits.

Matching Concrete tiles to be used for the extension. Eaves level matchinmg current roof line.
All new roofs will be installed to current part L requirments, none of the existing construction complies with part L.

Walls
Existing red brick faced cavity walls, with internal block skin and plaster finish,
Upper floor external render to be removed and replacedwith through coloured white render with insulated backing to improve thermal performance to facade.

New brick and block insulated walls finished in red brick to match existing in colour and appearance. All mortar will match existing colour and appearance.

Windows
Existing windows are all white uPVC.

Proposed windows will be white uPVC, Rooflights will provide light to bedrooms and ensuites. 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
Existing external doors consist of white UPVc front door and side door with rear glazed patio doors.

The existing side UPVc door will be replaced with a window. The rear patio doors will be retained. A white uPVC patio door will be added to give acces from new extended kitchen to the garden area.

Boundary Treatments
Boundary treatments consist of red brick walls with a blue brick capping and a concrete capping. Finial balls sit above intermediary piers to the front of the property.

The rear of the property consists of hedges and concrete stone effect walls with a timber plank and post fence behind.
All boundary treatments will be retained and unaffected by the application.

Rainwater Goods
Existing rainwater goods consist of square white uPVC rainwater downpipes and square profiled gutters.

Proposed White UPVC gutters and downpipes, white fasias and soffits - to match existing.

Vehicle Hardstanding
Existing hardstanding consists of red paving blocks layed in a herringbone pattern.

The existing hardstanding will be retained, it will be altered where the proposed extension will sit.

Lighting
Existing external lighting consists of PIR lighting overlooking the garage entrance, the end gable wall to the garage, the end gable wall.

Existing lighting will be retained, there is no proposed lighting within this application.

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Rev.	Drawn	Comments	Date
A	DD	Alterations to first floor plan to full footprint of existing ground floor extension, alterations to layout to fit.	October 2017

0 1 2 3 4 5
GRAPHIC SCALE: 1:50

0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

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Project
Alterations and Extension to 1 The Avenue, Stanley Moor, Stoke on Trent, ST9 9LW

Title **Elevations As Proposed**

Status **RIBA Stage 3: Planning**

Date **December 2017** Drawn **DD**

Scale @A1 **As indicated** Checked **BSP**

Project No 17-072 Drawing No. AS(0)06 Rev A

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