

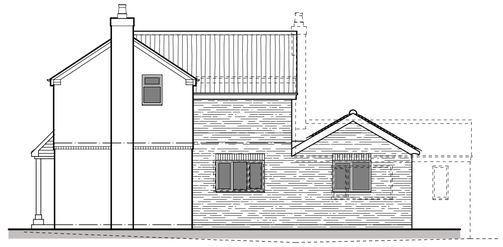
South-East Elevation
(Armshead Road)



South-West Elevation



North-West Elevation



North-East Elevation

PROPOSAL

The existing utility room extension shall be carefully demolished and in its place a single-storey extension be created to accomodate for an open family room / kitchen layout.
The existing gable to the rear of the property shall also be extended to allow for a new first floor master bedroom.
Further internal alterations shall be made to improve the room layout, such as removal of non load bearing walls and repositioning of the staircase.

EXTERNAL MATERIALS

Roof :-
Plain clay roof tiles to match existing.

Eaves :-
Painted / treated softwood timber fascia + soffit boards.

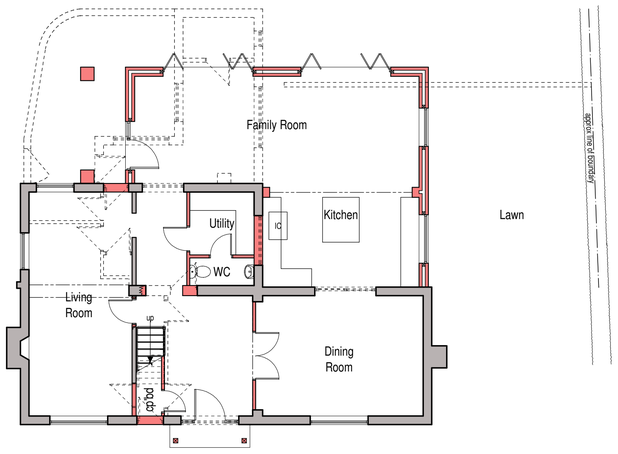
Rainwater Goods :-
White plastic gutters fixed into galvanized rise and fall brackets.
White plastic downpipes clipped to wall face.

Walls :-
Facing brickwork to match existing.
Buff colour render on property to be reinstated and made good where shown.

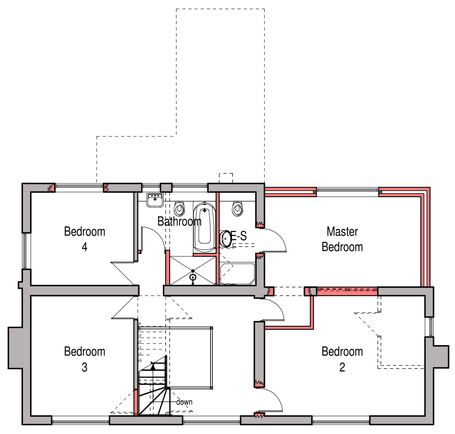
Windows :-
All existing windows to be replaced with white upvc casement style windows.

Doors :-
Anthracite grey coated aluminium bi-fold patio doors with complimentary soldier course headers.
Main entrance door to be vertically boarded timber composite with sidelights.
Access door to family room to be fully glazed composite door with white finish.

IC



Ground Floor Plan



First Floor Plan



scale bar @ 1:100

Mr & Mrs Mayer

PROPOSED EXTENSION + ALTERATIONS
325 ARMSHEAD ROAD,
WERRINGTON,
STOKE-ON-TRENT,
ST9 0ND
PLANNING PROPOSAL
PLANS + ELEVATIONS

Date	Sheet	Scale
JANUARY 2018	A1	1:100
Drg No.	Rev.	Drawn
2018-2298-02	B	NAW

A - 12/02/2018 - ALTERATIONS MADE TO SUIT LATEST CLIENT FEEDBACK.
B - 13/02/2018 - WINDOWS ON GROUND FLOOR EXTENSION REPLACED WITH BI-FOLD PATIO DOORS.

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