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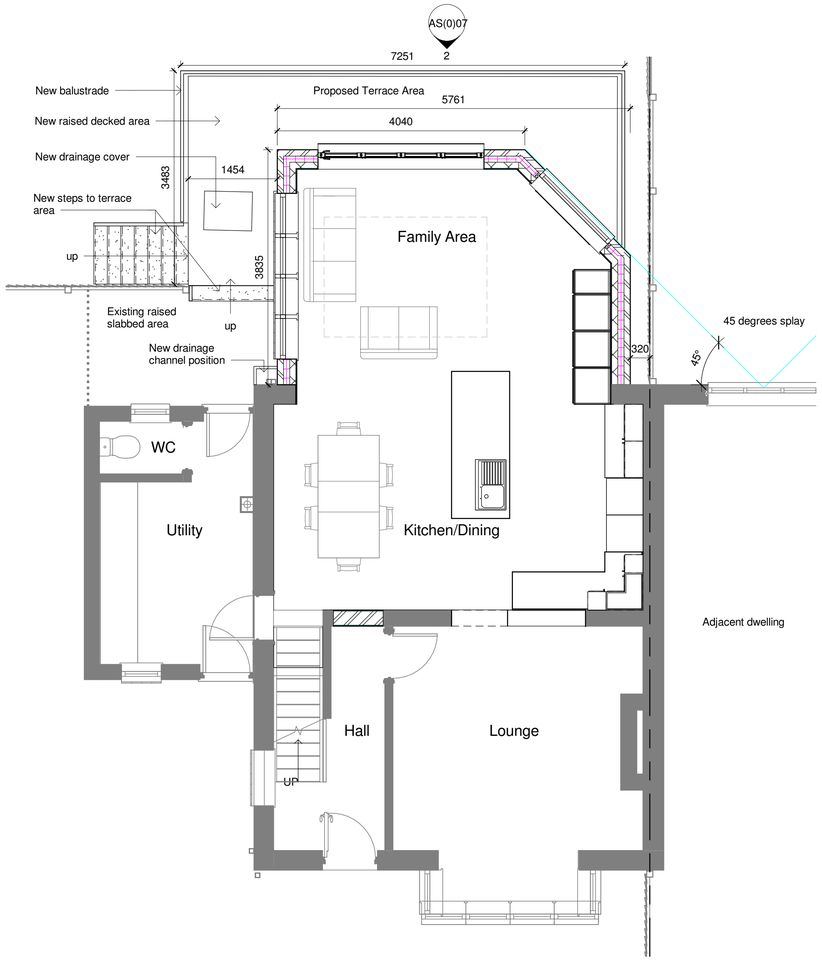
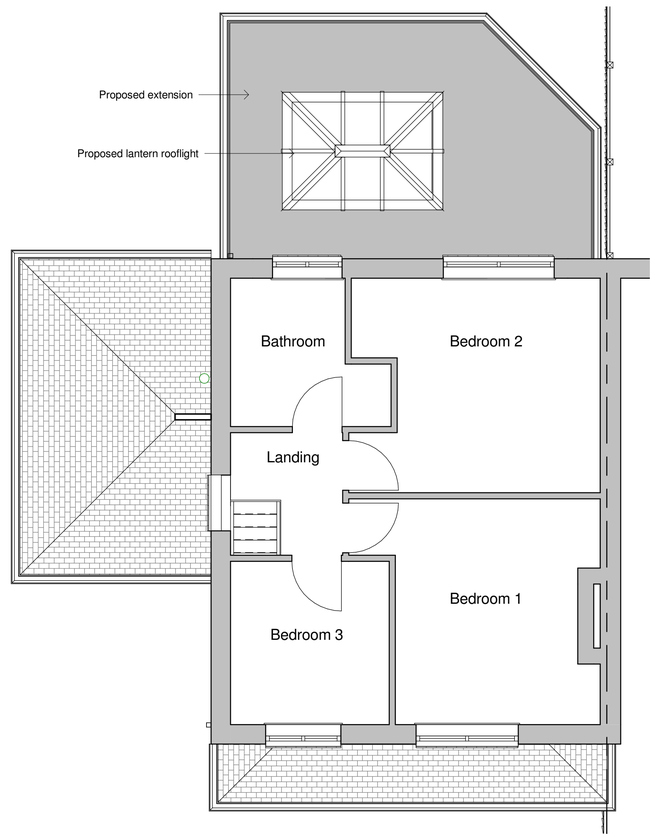
All Dimensions and Levels are to be checked on site, prior to commencement. All contractors are to be responsible for taking and checking all dimensions relative to their work. Dimensions are in millimetres unless otherwise stated. bpArchitecture are to be advised of any variation between drawings and site conditions. This drawings is to be read in conjunction with all other consultant's drawings, specifications and schedules.....IF IN DOUBT ASK.

Rev.	Drawn	Comments	Date
A	SS	ISSUED FOR PLANNING	21/06/18



Ground Floor Plan
1 : 50



First Floor Plan
1 : 50

Materials

Roof
The existing roof is a pitched roof with a Staffordshire blue plain tile finish. The single storey extension has a hipped roof with a Staffordshire blue plain tile finish.
The proposed extension roof will be flat with a grey rubberoid finish applied.

Walls
Existing external walls are all cavity with a red brick outer leaf. There is a cogged brick band separating the ground and first floor. Windows and doors have concrete lintels above and a plain clay tile cill.
The proposed walls will be of insulated cavity construction with a brick outer skin to match the extisting brick.

Windows
All existing windows are white uPVC with top and side hung casements of varying configurations.
Proposed windows will be white uPVC fixed windows with top hung casements and high level fixed windows. There will be a white uPVC lantern rooflight to the roof of the new extension.

Doors
The existing main entrance door is a black GRP door with with central rectangular portal windows. The rear and side doors are white uPVC.
The proposed rear door will be a a white uPVC bifold door.

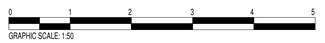
Rainwater Goods
Existing rainwater goods are white uPVC square profiled downpipes and white uPVC square profiled gutters.
Proposed rainwater goods will match the existing in colour and appearance.

Lighting
Existing external lighting consists of PIR lighting to the front elevation of the side extension and the ther is PIR light to the rear elevation.
Proposed external lighting will be to the rear of the proposed extension either side of the bifold doors.

Boundary Treatments
There is a rear enclosed garden, enclosed with timber fencing. The front boundary is enlosed with a brick wall and timber double gate.
There will be no amendments to the existing boundary.
Proposed timber balustrading will provide falling protection to the proposed raised terrace and stepped areas.

Vehicle Hardstanding
The existing hardstanding to the front drive is blue block pavers and the rear and side garden has a slabbed patio area.
The rear slabbed area will be removed below the proposed extension. A new raised terrace area is proposed to the rear extension to provide access to the rear bifold doors. This area will be finished with a timber decking board.





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Title
Proposed Plans

Status **RIBA Stage 3: Planning**

Date **June 2018** Drawn **SS**

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

Project No 18-036 Drawing No. AS(0)06 Rev **A**

A1 Fin Ref BP(A1)

A1