

Existing Ground Floor Plan
1 : 50

Existing First Floor Plan
1 : 50

Copyright: of this drawing is vested in the Designer and it must not be copied or reproduced without consent. **Purpose:** This drawing has been prepared solely for the purposes of obtaining either Planning Consent or Building Regulation Approval. Do not use this drawing for Construction unless marked 'For Construction'. It may be necessary to augment/amend the drawing for Construction purposes. **Printing:** Please note that paper prints of this drawing may not be an accurate reproduction of the given scale. Key dimensions are noted for reference. **Figured dimensions only** are to be taken from this drawing. All Dimensions and Levels are indicative only and subject to verification onsite and 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. **Co-ordination:** This drawing is to be read in conjunction with all other drawings. Specifications and schedules as well as all consultants drawings, specifications and schedules. Any changes made to the layout or Design without notification with the Designer, so that changes can be verified against Design and/or Colclwell void design liability.

Rev.	Drawn	Comments	Date
1	MQ	Planning Submission	Jan 2024

MATERIALS:

Roof:
Existing: Staffordshire blue plain clay tiles.

Proposed: Matching Staffordshire blue plain clay tiles. Proposed extension warm deck flat roof. Finished in high performance single ply membrane. Insulated warm deck with a minimum 1in40 pitch.

Walls:
Existing: Sandy Yellow Multi Brick. With brown detailed soldier coursing.

Proposed: Brick slips matching existing colour and appearance to the front and side of the extension. All mortar will match existing colour and appearance.

Rear extension to be cladded. First floor to be clad in a horizontal fibre cement board. Ground floor walls to be wrapped in a vertical composite slatted cladding.

Windows:
Existing: White UPVC to rear, Residence 9 to all front windows.

Proposed: Colour to be confirmed by client

Rooflights:
Newly installed roof light above the dining area. size to be confirmed by client.

Doors:
Proposed: No change to front, UPVC Patio doors to rear. Clours to be confirmed with client. Proposed Garage door to the front to match existing grey window colour.

Rainwater goods:
Existing: Black UPVC Gutters and Black UPVC Downpipes.

Proposed: Matching Rainwater Goods.

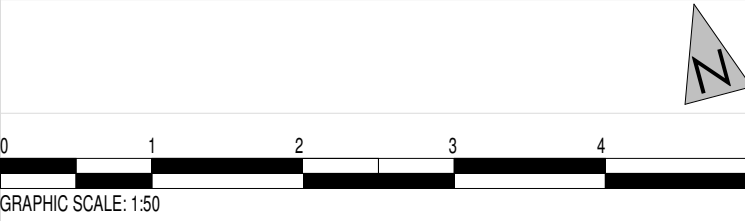
Hard Standing:
Existing: Concrete Slab Paving.

Boundary Treatment:
Existing: Shown on Existing Block Plan

Proposed: Shown on Proposed Block Plan

CDM: The recipient of this drawing shall make themselves aware of any obligations under CDM 2015 (Construction Design and Management). The Designer has considered all foreseeable design risks involved with the architectural elements; however are not the Principle Designer's role. For projects which will exceed 500 person days and/or will last more than 30 working days on site, work must not start on site before a Construction Phase Plan and possibly a Health and Safety file is in place. Client is responsible for ensuring that a Principal Designer and/or Principal Contractor has been appointed and the Health and Safety Executive have been notified.

Party Wall Act: The recipient of this drawing shall make themselves aware of any obligations under the Party Wall Act 1996. The information on this drawing is for indicative purposes and does not overrule any requirement within the act.



Client	Mr Rob Horton		
Project	Extension and Alterations to Treetops, Clay Lake, Endon, ST9 9DD.		
Title	Existing Plans		
Status	RIBA Stage 3 - Planning		
Date	Jan 2024		
Scale @A1	1 : 50		
Project No	Drawing No.	Status	Rev

2308-21-A0-003- P-1