

South Elevation



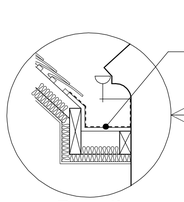
West Elevation



East Elevation



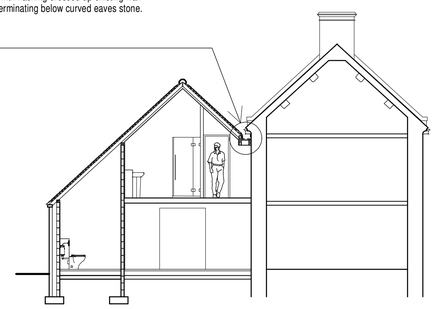

North Elevation



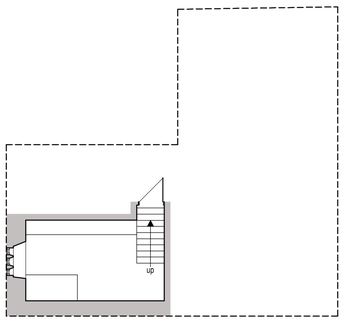
Lead boundary gutter to be formed where extension abutts the original property as shown here.

Code 4 lead gutter laid to falls over plywood deck, with flashing dressed up existing wall face terminating below curved eaves stone.

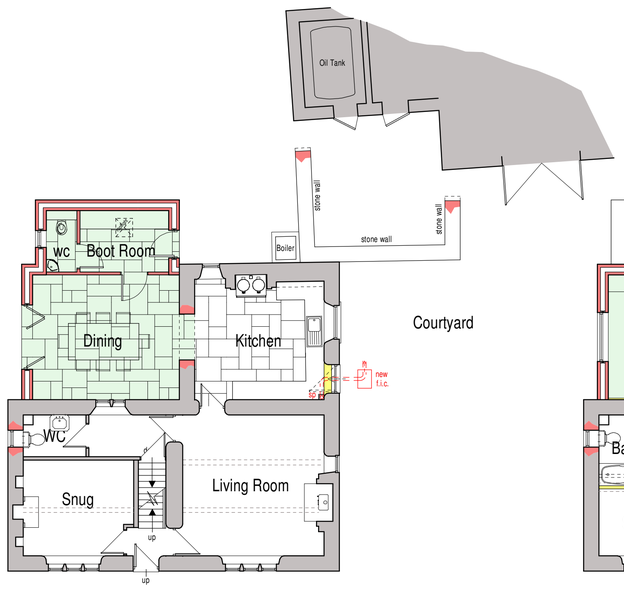
Detail 1:20



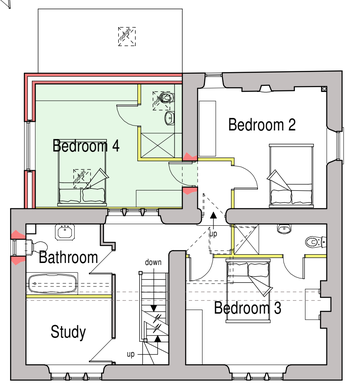
Cross Section (East)



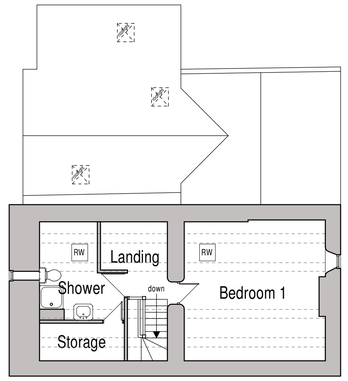

Cellar Plan




Ground Floor Plan




First Floor Plan




Second Floor Plan

PROPOSAL SCHEME

It is proposed to create a 2 storey extension onto the rear of the existing dwelling. The extension is to accommodate a dining room and utility room at ground floor and a bedroom with en-suite at first floor.

In addition to the extension, internal alterations are proposed some to accommodate the extension and others to improve the existing accommodation. These are to include: -

- An opening is to be formed from the existing kitchen into the proposed dining room.
- A window is to be formed in the existing wc.
- Limestone flags are to be laid to kitchen, dining room, wc and utility room.
- The existing external door into kitchen is to be altered into a window but to maintain the appearance of a door from outside. A new stable type door is to be installed with the bottom half screwed shut and built up behind in partitioning to provide a flush wall for kitchen units to be fitted against. The upper portion of the door is to open as a window.
- An external oil fired boiler is to be installed as shown.
- A lobby is to be formed in bedroom 2 to provide access into new bedroom 4.
- The airing cupboard adjoining bedroom 3 is to be removed and new partitions formed to include an en-suite shower room. Waste from the sanitary appliances is discharge into a macerator with the waste pumped to a new soil pipe fitted in kitchen below. Hot and cold water feeds are to be extended to suit.
- The existing bathroom/study dividing wall is to be repositioned to enlarge bathroom, fitted centrally below existing timber beam.
- New bathroom window to be created.

EXTERNAL FINISHES

Roof - Reclaimed staffordshire blue plain tiles.

Rooflights - Metal Rooflight Company roof windows.

Eaves - Natural stone projecting eaves course.

Rainwater Goods - Black painted aluminium gutters and downpipes to match profile of existing fittings.

Walls - Natural coursed stone to match existing.

Windows - Painted timber (colour to match existing) flush fitting casements.

Doors - Painted timber (colour to match existing) bi-fold doors.




scale bar @ 1:100

## Mr & Mrs Daniels

Proposed Extension and Alterations,
Lower Lady Meadows Farm,
Ladymeadows Lane,
Bradnop, Leek,
ST13 7EZ

Planning Proposal
Floor Plans and Elevations

| Date | Sheet | Scale |
|---|---|---|
| March 2026 | A1 | 1:100 |
| Drg No. | Rev. | Drawn |
| 2025-3055-02 | B | RG |

A - 07/05/2026 - PLAN UPDATED FOLLOWING DISCUSSIONS WITH CLIENT
B - 27/05/2026 - LEAD GUTTER DETAIL ADDED

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