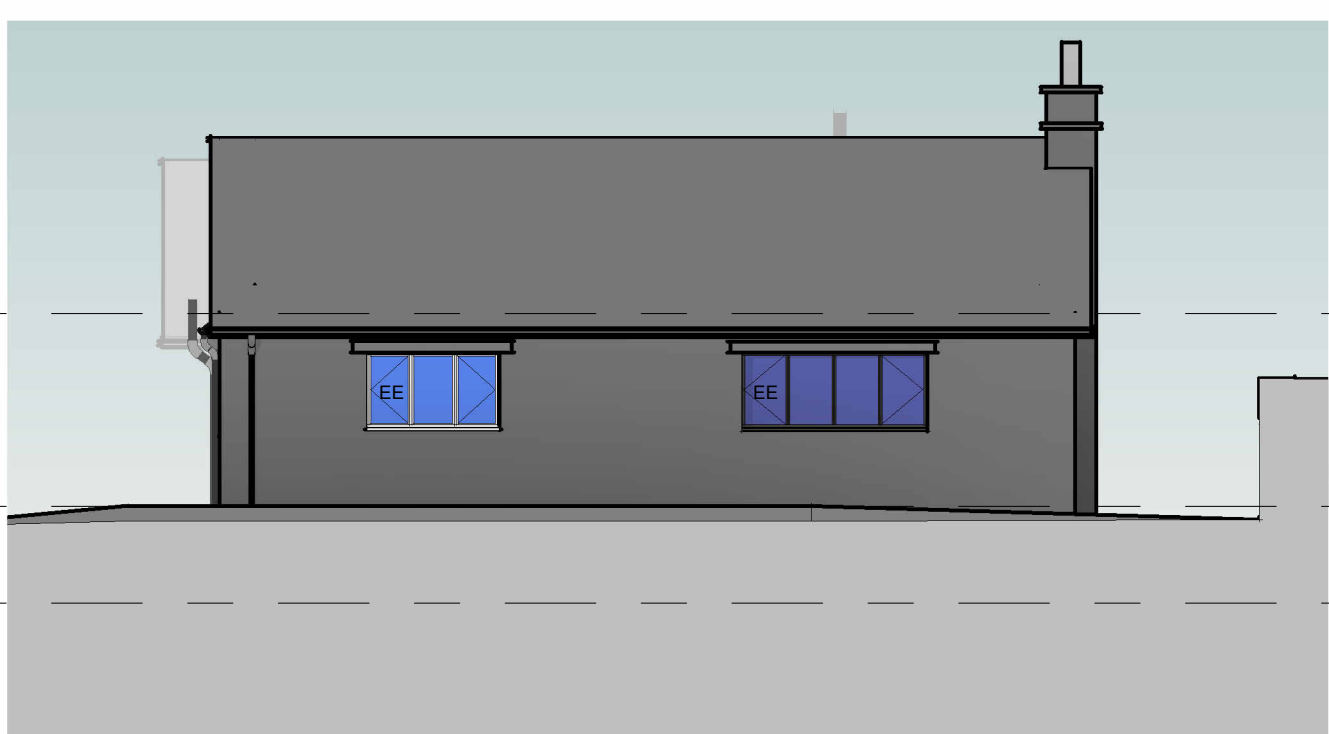


Rear Elevation Proposed
1 : 100

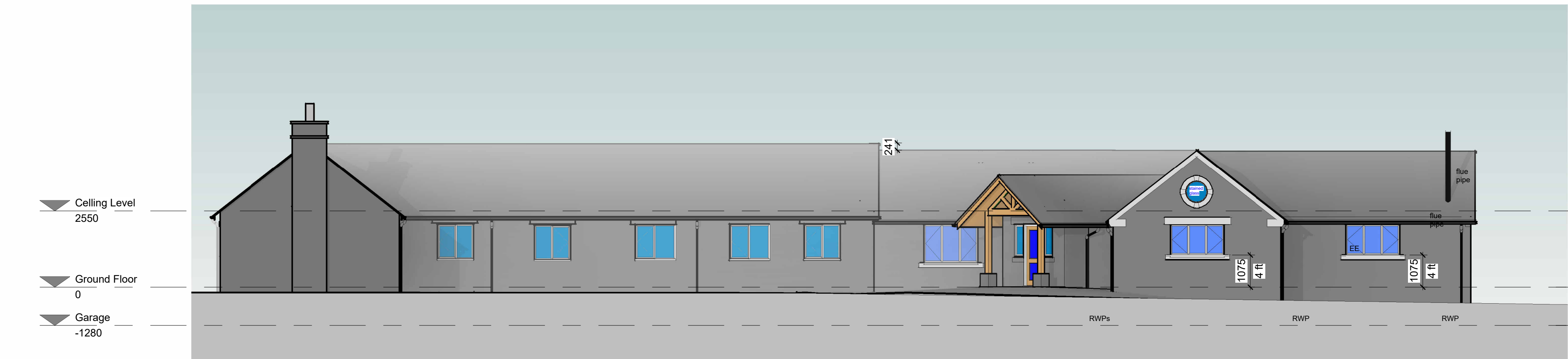


Proposed Left Hand Side Elevation
1 : 100

All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.

Figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once.

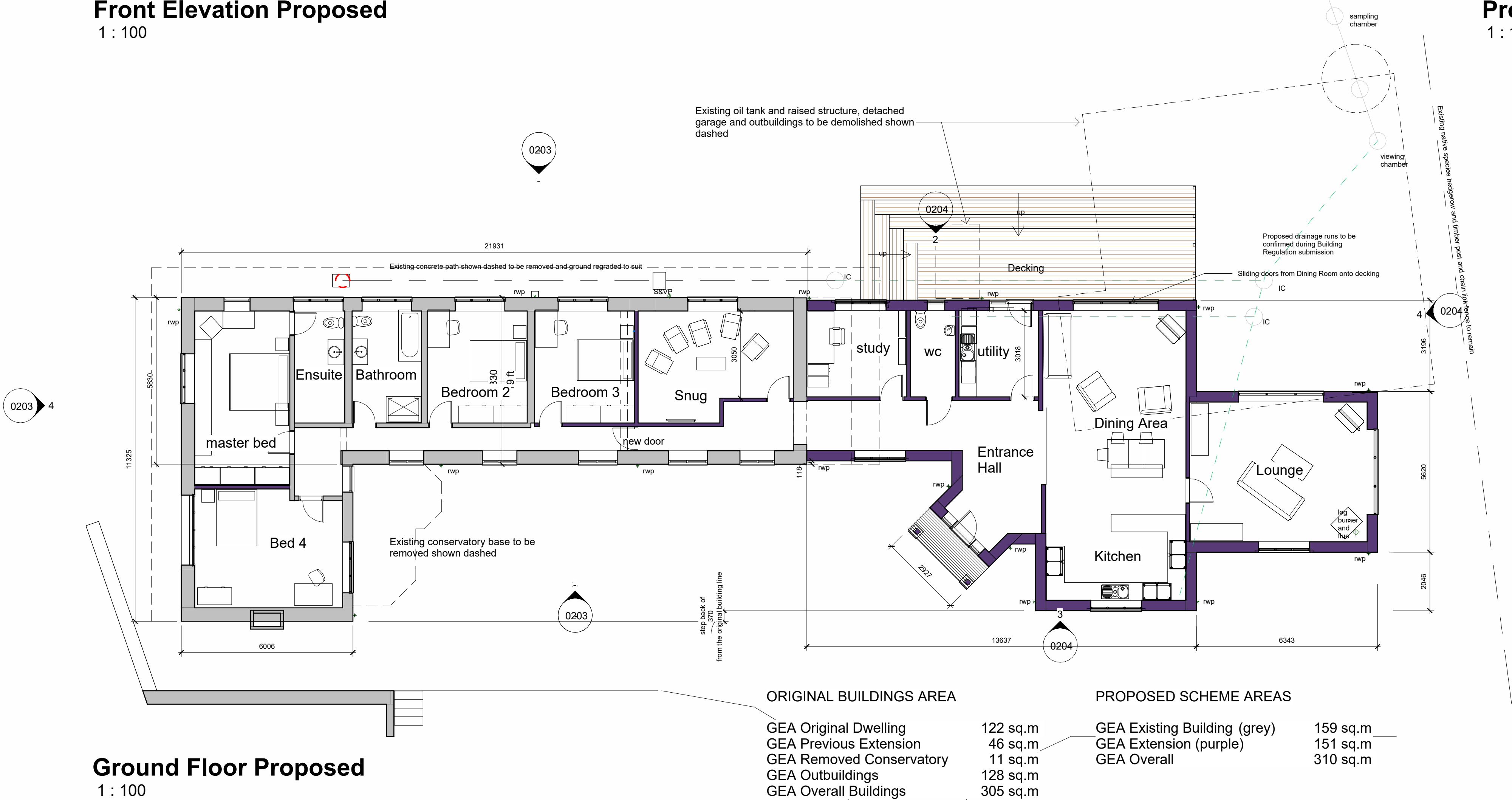
This drawing has been prepared in accordance with the CDM (Construction Design and Management) and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible.



Front Elevation Proposed
1 : 100



Proposed Right Hand Side Elevation
1 : 100



Ground Floor Proposed
1 : 100

General notes

Construct new Extension as shown:

The existing detached modern steel framed and sheeted agricultural buildings (shown dashed) will be demolished along with the over ground oil storage tank and solid platform.

The proposed extension will be constructed using cavity wall construction with a natural stone outer leaf with tooling to match the existing dwelling. The front and rear elevations of the extension will be set back approximately 120mm from the face of the existing building to provide a visual distinction between the original dwelling and the new extension.

Eaves and verges will incorporate stone corbels projecting approximately 25-38mm beyond the main wall face, matching the character and detailing of the existing property. Kneeler stones will be provided where required at roof intersections.

The roof will be finished with plain clay roof tiles of colour and profile to match the existing dwelling. The roof structure will comprise traditional timber cut rafters with closed eaves incorporating timber fascia boards and soffits to match the existing. Verges will be traditionally detailed with mortar-bedded tiles projecting approximately 38-45mm beyond the projecting verge corbel stones.

The entrance canopy will reflect the architectural style of the existing dwelling and will incorporate a feature timber truss to the front with a vaulted ceiling lined with timber boarding. The canopy will be supported on timber posts mounted on natural stone piers to ensure open grained timbers are off the ground to minimise rot.

The ridge of the proposed extension roof will be positioned approximately 240mm below the existing roof ridge to ensure the extension remains visually subordinate to the host dwelling.

The external decking to the rear will be constructed from timber and will incorporate stepped access where required. The decking will be enclosed by a glazed balustrade system.

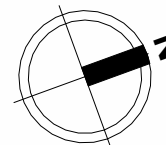
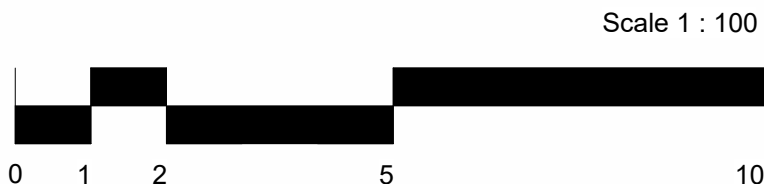
A wood-burning stove will be installed within the lounge area and served by a black twin-wall insulated flue terminating above the roof in accordance with Building Regulations.

All windows and external doors will comprise black uPVC frames with double-glazed sealed units to match the existing dwelling.

Rainwater goods will be black uPVC, comprising rectangular gutters and square-profile down pipes to match the existing.

There are trees within the site, but none are immediately adjacent to the proposed development area that will impact on the extension. The driveway edges will remain, and additional fruit trees will be planted within the lawn opposite the Kitchen. The garden to the right of the drive when entering will be over-seeded with a wildflower mix. See Block plan for details.

A bin store will be located to the left of the main entrance gates as you enter the site from Lockers Bank. See Block Plan for details.



P2 24-09-2026 Planning Issue revised as Planning Support requirements
P1 09-09-2026 Planning Issue

Rev Date By Detail

Drawing status

P- Planning Issue

Client

Mr and Mrs Moore

Project/Location

The Bungalow
Lockers Bank
Tea
Stoke on Trent
ST10 4HD

Drawing title

Proposed Plans and Elevations

Date	Drawn	Checked	Job No.
08/07/26	JCS		3354

Scale(s)

1 : 100 @A1

Drawing number

SMLL-SA-XX-XX-DR-A-0203

Revision

P2

SA **SMYTHEMAN**
ARCHITECTURAL

12 High Street, Tea,
Stoke-on-Trent
ST10 4DZ
T: +44 (0)1538 722097
E: mail@smytheman.co.uk
W: www.smytheman.co.uk

