

new rooflights

extension set in 2m (min) from boundary

- ff1 LANDING
- ff2 BEDROOM
- ff3 BEDROOM
- ff4 SHOWER ROOM
- ff5 EN-SUITE
- ff6 BEDROOM
- ff7 DRESSING AREA
- ff8 BEDROOM

FIRST FLOOR PLAN

extension in line with dining wall

floor level circa 880mm below existing first floor to ff6 and ff8

- gf1 STORE
- gf2 LIVING
- gf3 KITCHEN
- gf4 DINING
- gf5 LIVING
- gf6 BATHROOM
- gf7 ENTRANCE HALL
- gf8 PORCH
- gf9 UTILITY

GROUND FLOOR PLAN

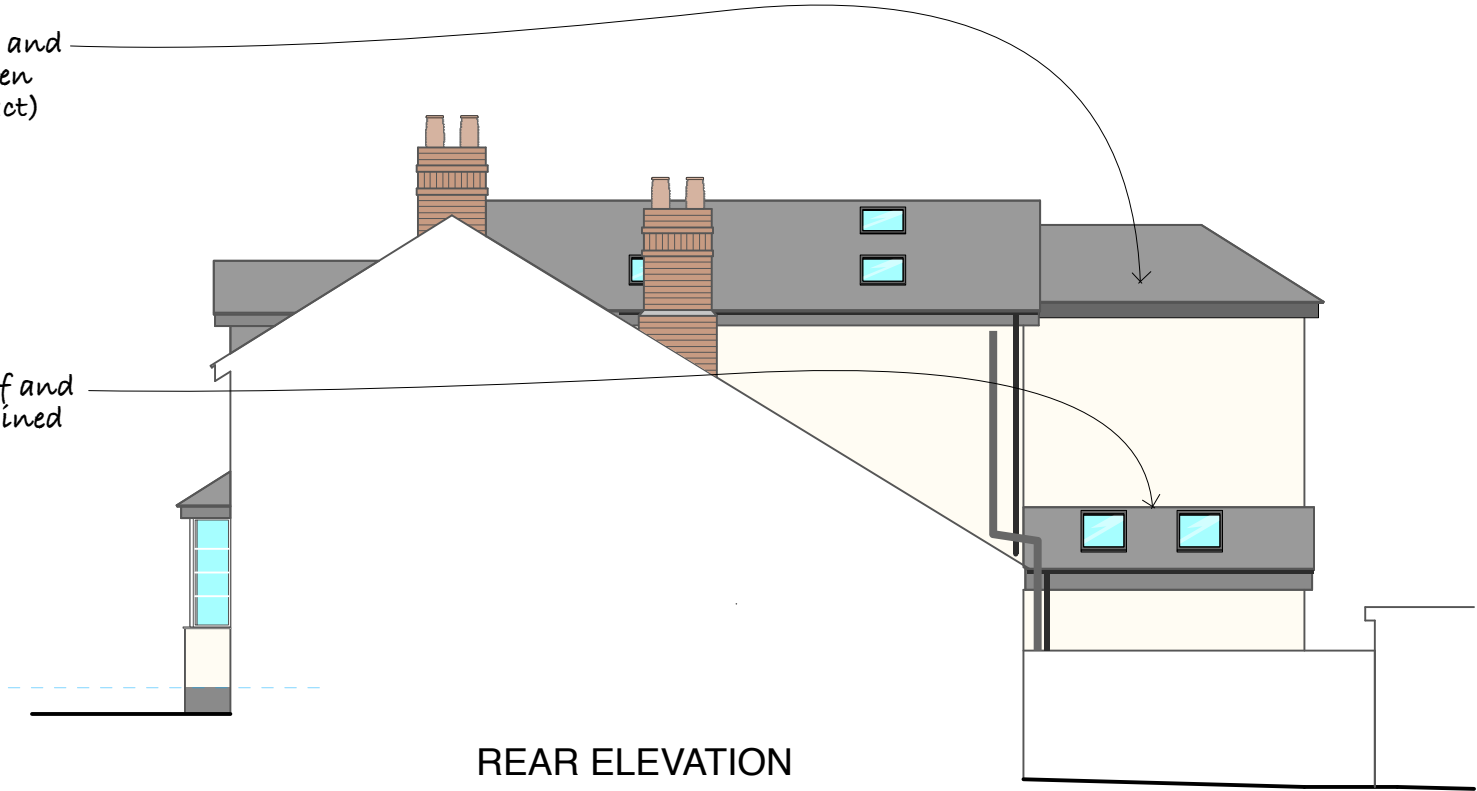
extension in line with dining wall

- d 26.01.20 Utility door
- c 13.01.20 Side windows
- b 12.01.20 Utility door position altered
- a 6.11.19 Window position altered



new first floor wall and roof (hipped to soften any potential impact)

existing part of roof and rooflights to be retained



REAR ELEVATION

new first floor extension. Ground floor opening altered as indicated. Retain part of opening to existing bedroom for en-suite (opaque glazed)



SIDE ELEVATION



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climbing plant to front to break up elevation (soften window mis-alignment) and give a 'cottage' feel to the front.

new first floor extension. Ground floor opening altered as indicated.

pitched roofs over windows to add detail and interest. Eaves stepped down to break up elevation, relate to ground levels and make extension works subordinate in height to the original dwelling (planning).

windows to match existing

sliding/folding doors

level access out to patio



FRONT ELEVATION

retain existing roof structure and finish (as far as practically and structurally possible) for cost etc.

rooflight (and lightwell) to first floor landing Re-use existing rooflights removed from single storey roof if appropriate (or conservation style rooflight to front elevation if required).

new roof slates to match existing (re-use from existing ground floor roof to be removed and make up as required)

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- b 13.01.20 Side windows
- a 12.01.20 Utility door position altered

