

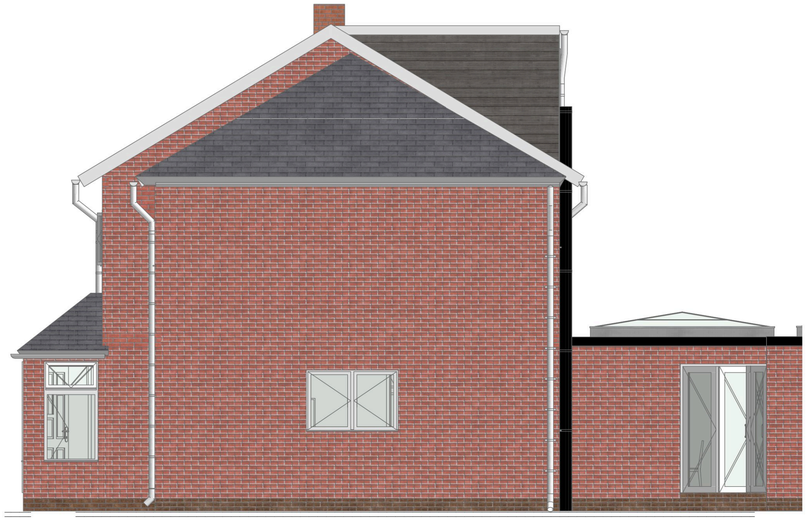
1 PROPOSED FRONT ELEVATION

SCALE 1:50 @ A1



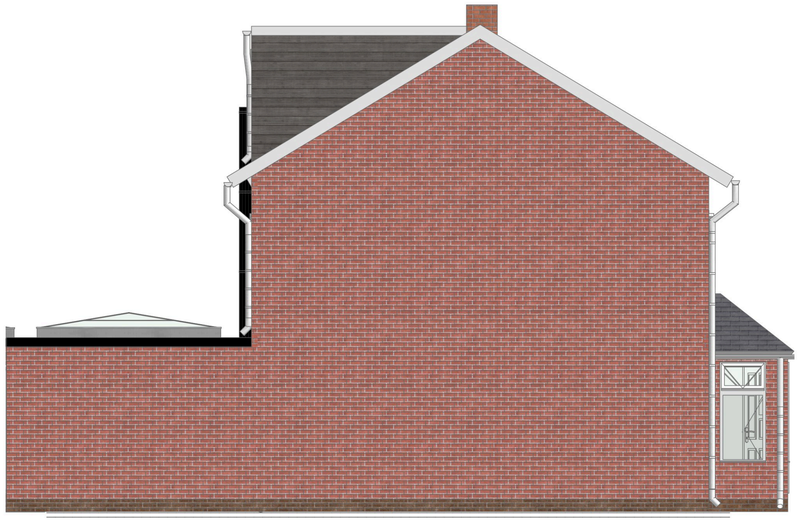
2 PROPOSED REAR ELEVATION

SCALE 1:50 @ A1



3 PROPOSED SIDE ELEVATION (SIDE EXTENSION)

SCALE 1:50 @ A1



4 PROPOSED SIDE ELEVATION (PARTY WALL SIDE)

SCALE 1:50 @ A1

EXTERNAL MATERIALS

1. Walls: facing brick to match the existing in colour, texture and bond; mortar to match. Existing white cladding panel to the main front retained.
2. Roofs: concrete interlocking tiles to match the existing (front slope retained, side extension lean-to, gable verge); dry verge / bargeboard to match.
3. Dormer: dark grey composite / timber-effect cladding to the face and cheeks; single-ply flat roof; dark grey fascia and gutters.
4. Rear extension: single-ply flat roof with dark grey fascia; aluminium roof lantern (dark grey); aluminium bi-fold doors meeting at the corner post.
5. Windows: uPVC / aluminium to match the existing style; first floor windows with escape sashes.
6. Rainwater goods: uPVC to match the existing, discharging to the existing surface water drainage.

PLANNING NOTES

1. Two storey side extension built over the existing single storey side extension, set back from the front wall as existing (0.89 m), lean-to roof with hipped ends set below the main ridge.
2. Single storey rear extension 3.97 m deep across the width of the house, flat roof approx. 2.8 m high with roof lantern.
3. Hip-to-gable loft conversion with a rear box dormer - no change to the front roof slope.
4. Party wall (attached neighbour) elevation: no openings. Existing chimney stack on the party wall retained.
5. Existing front porch, front driveway and side gate retained.

WINDOWS, DOORS AND ESCAPE

1. First floor habitable rooms: escape windows with escape sashes (min. 0.33 m² clear opening, 450 × 450 min., cill 800-1100 mm).
2. Safety glazing to all critical locations, bi-fold doors and roof lantern.
3. Trickle vents to all new windows (8000 mm² per habitable room).
4. New windows / doors U-value 1.4 W/m²K max.; roof lantern 2.2 W/m²K max.

GENERAL NOTES

1. This drawing is to scale at A1 at the scales stated - check against the scale bars. Figured dimensions take precedence over scaled dimensions.
2. All dimensions and levels to be checked and verified on site before work starts or anything is ordered.
3. Read with the Keystone Project Specification, Structural Calculations and all KCC-11PC drawings.
4. Report any discrepancy to Keystone Construction Consultancy Ltd before work proceeds.
5. Copyright Keystone Construction Consultancy Ltd.

SCALE BARS

SCALE 1:50 (metres)

0 0.5 1 1.5 2 2.5

REVISIONS

REV	DESCRIPTION	DATE	BY
P1	First issue - Planning & Building Regulations	10.11.26	MW

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PROJECT
Two storey side extension over existing single storey, single storey rear extension with roof lantern, hip-to-gable loft conversion with rear dormer

DRAWING TITLE
Proposed Elevations

STATUS
PLANNING / BUILDING REGS

SCALE	SHEET SIZE
1:50	A1
DATE	JOB REF
10.11.26	KCC-11PC
DRAWN	CHECKED
MW	PD

DRAWING NO.	REV
KCC-11PC-BR-04	P1