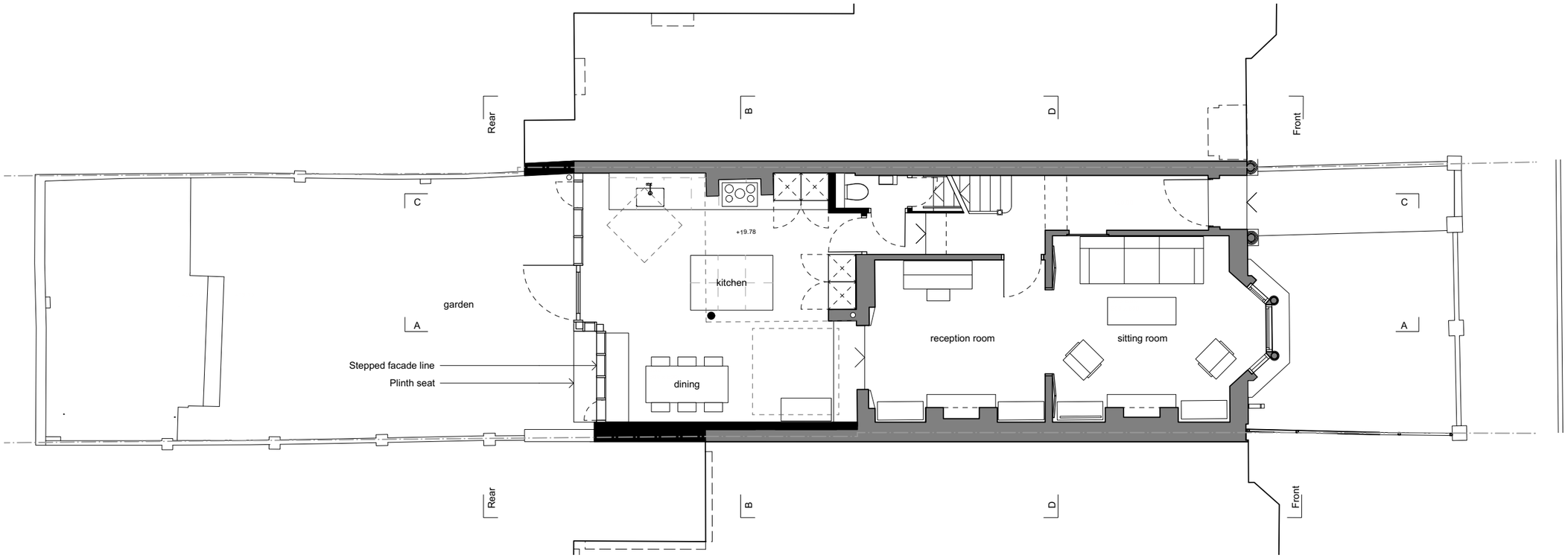
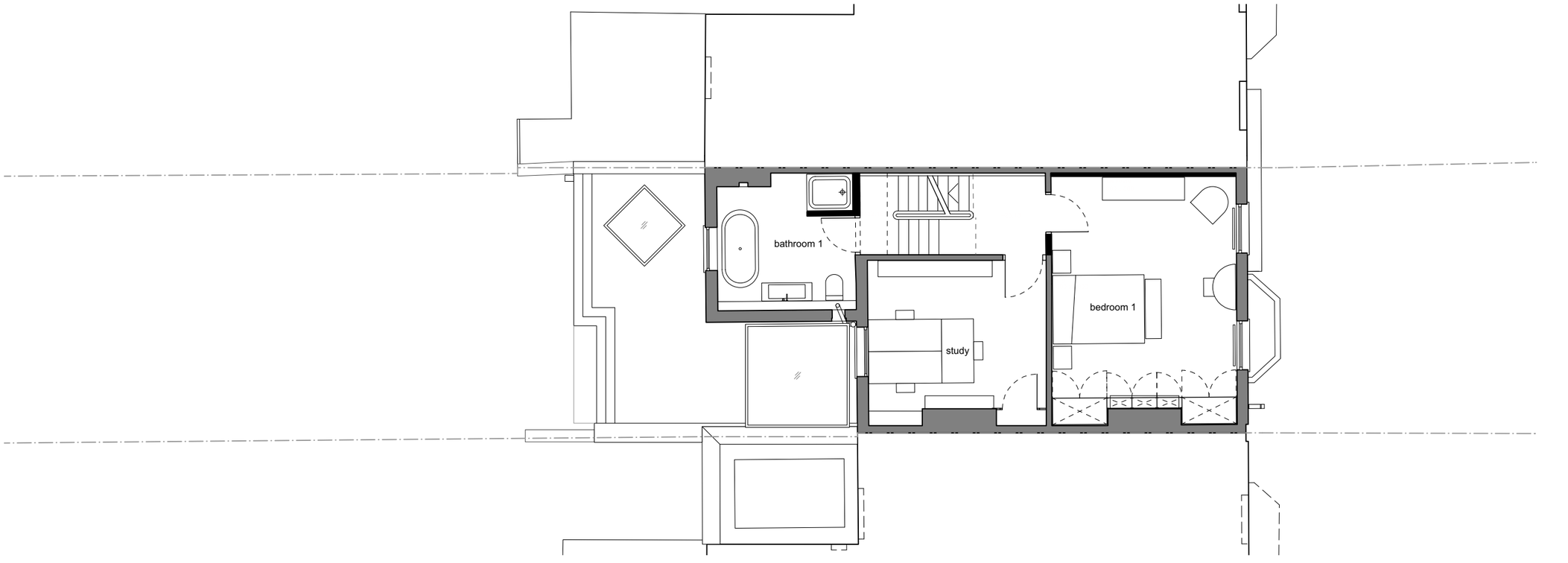


Proposed Ground Floor



Proposed First Floor

0 1 2 5m

Victoria Road

Proposed Plans 00 & 01

For Planning

Date	Scale	Designer
20/11/2025	1:100 at A3	Ned Collins

Drawn / Checked

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003 / 11_01

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Proposed Front Elevation

Proposed Rear Elevation

New work / repair

Brickwork
1 Doff clean entire elevation
2 Repointing with sand cement mortar to match existing - allow 10 %

Windows
General note: Window treatment shown here is most likely however investigtion for double glazing throughout will also be costed and reviewed.
Existing windows to be overhauled and thermally upgraded by the introduction of brush seals to the sashes. Removal of excess paint from windows and window frame allowing for fresh coat of paint to all reveals and frames. All gaps between window frames and walls to be sealed. Existing glazing upgraded to improve thermal and acoustic performance where possible within existing sash frames
3 Sash windowx overhaul
4 New double glazed timber sash window to replace
5 New double glazed timber fixed window to replace

Doors
6 Allow for paint stripping and repairs to door and door frame

Ventilation
7 New cast iron air bricks hidden discretely behind down pipe where necessary

Extension
8 Double glazed rooflight
9 Zinc parapet
10 Side hung timber ventilation door

11 Brick boundary wall to match existing
12 Plinth seat
13 Full height timber pivot door with glazed panel
14 External patio raised to match internal floor level
15 Side hung timber ventilation door
16 Parapet wall with neighbour 18 Victoria road all beneath 25 degree line
Refer to roof plan Drawing no. 17-02

0 1 2 5m

Victoria Road

Proposed Elevations

For Planning

Date	Scale	Designer
20/11/2025	1:100 at A3	Ned Collins

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