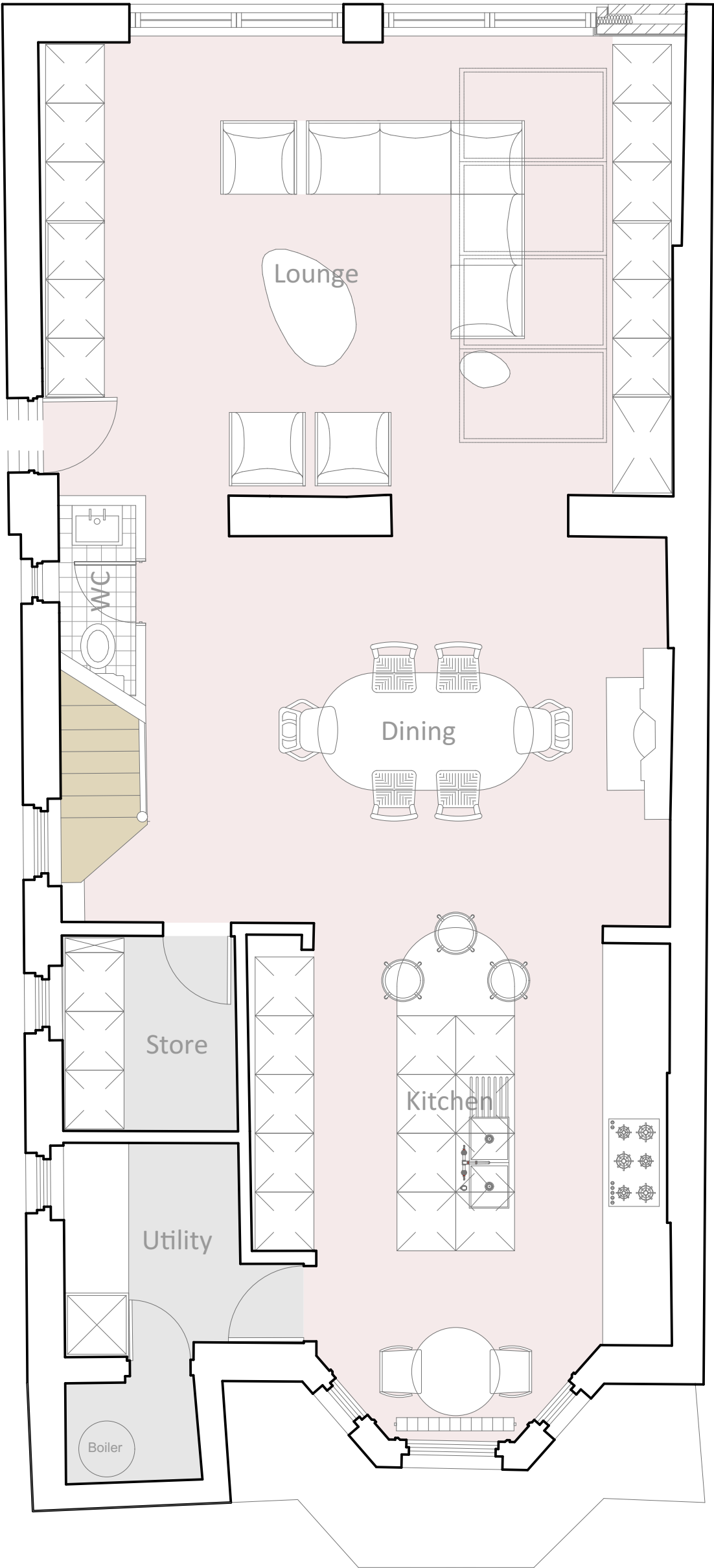
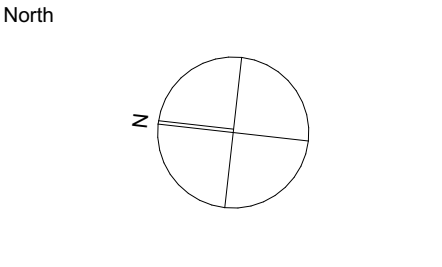
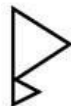




- Notes
- Existing rear infill structure to be carefully removed.
 - New single-storey lower-ground-floor rear infill extension proposed, aligned with the established rear building line.
 - New extension to provide an open-plan kitchen, dining and lounge arrangement with direct access to the rear garden.
 - New slim-profile, dark-framed glazed sliding doors proposed to the rear elevation. Final frame material and finish to be agreed through detailed design.
 - Structural masonry pier/column introduced between the two rear glazed-door openings to reduce structural spans and provide a more efficient and economical construction solution.
 - New rear extension walls to be constructed in facing brickwork selected to complement the existing property. All junctions and disturbed masonry to be carefully made good.
 - Existing principal front elevation, front bay window, entrance arrangement and external architectural detailing to remain unaltered.
 - Internal alterations include the reconfiguration of the kitchen, formation of a utility room and store, and provision of a new WC beneath the staircase.
 - Existing staircase retained and incorporated within the revised lower-ground-floor layout.
 - A continuous linear channel drain is to be provided externally along the new glazed threshold. External paving and finished levels are to fall away from the building.
 - Surface-water runoff from the new extension roof is to be collected, reused and attenuated in accordance with the submitted Flood Risk Assessment and Surface-Water Drainage Strategy.
 - Any new or reinstated rear paving is to be permeable, or laid to drain toward planted areas and the controlled surface-water drainage system.
 - All existing perimeter trees, shrubs, hedges and established garden planting are to be retained and protected during the works.
 - Garden areas, lawn, paving and planting disturbed during construction are to be fully reinstated upon completion.
- All dimensions, structural openings, drainage routes and existing construction are to be verified on site before commencement of detailed design or construction.

Key





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Drawing Name

Proposed Lower Ground Floor

Drawing Status

Planning Application

Modified by

JPB

Date

Jul 26

Checked by

RS

Date

Jul 26

Drawing Scale

1:50