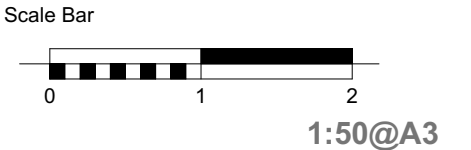




Cont..
15. No alteration is proposed to the principal front roof form, ridge height or chimney.
16. Adjoining buildings, boundary treatments and landscape elements are shown for contextual purposes only and do not form part of the application works.

- Notes**
Proposed Front Elevation — Drawing Notes
- Existing principal side elevation retained, including the original gable form, brickwork, window openings, eaves and chimney stack.
 - Existing side elevation predominantly formed in red/brown stock brickwork, with lower-level masonry finished in painted or light-coloured brickwork as shown.
 - Existing window openings retained, including traditionally proportioned painted timber windows with masonry arches, cills and surrounds.
 - Existing pitched main roof retained, including ridge, verges, eaves and roof covering.
 - Existing chimney stack, chimney pots, copings and associated lead flashings retained and repaired where required.
 - The proposed rear dormer is visible behind the principal gable and remains set below the main ridge and behind the dominant side roof profile.
 - Dormer to be finished in dark, visually recessive slate, tile or metal cladding to relate to the existing roof covering.
 - The proposed rear lower-ground-floor infill extension is contained behind the main house and remains subordinate to the original building.
 - New extension walls to be constructed in facing brickwork selected to complement the existing rear and side masonry in colour, size, texture and bond.
 - Flat or shallow-pitched roof to the rear extension to be finished in a dark roof covering with neatly detailed copings, flashings and rainwater goods.
 - Existing side access door and lower-level window openings retained unless specifically identified for alteration on the proposed plans.
 - All existing brickwork, mortar, pointing, masonry arches and adjoining finishes disturbed by the works to be carefully repaired and made good to match the existing.
 - New external vents, flues, soil pipes, rainwater pipes and service penetrations to be kept to a minimum and positioned discreetly away from the principal front elevation.
 - Existing stepped ground levels and side access route retained. Any surfaces disturbed during construction are to be reinstated to match the existing.



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Drawing Name
Proposed Side Elevation

Drawing Status
Planning Application

Modified by
JPB

Date
Jul 26

Checked by
RS

Date
Jul 26

Drawing Scale
1:50