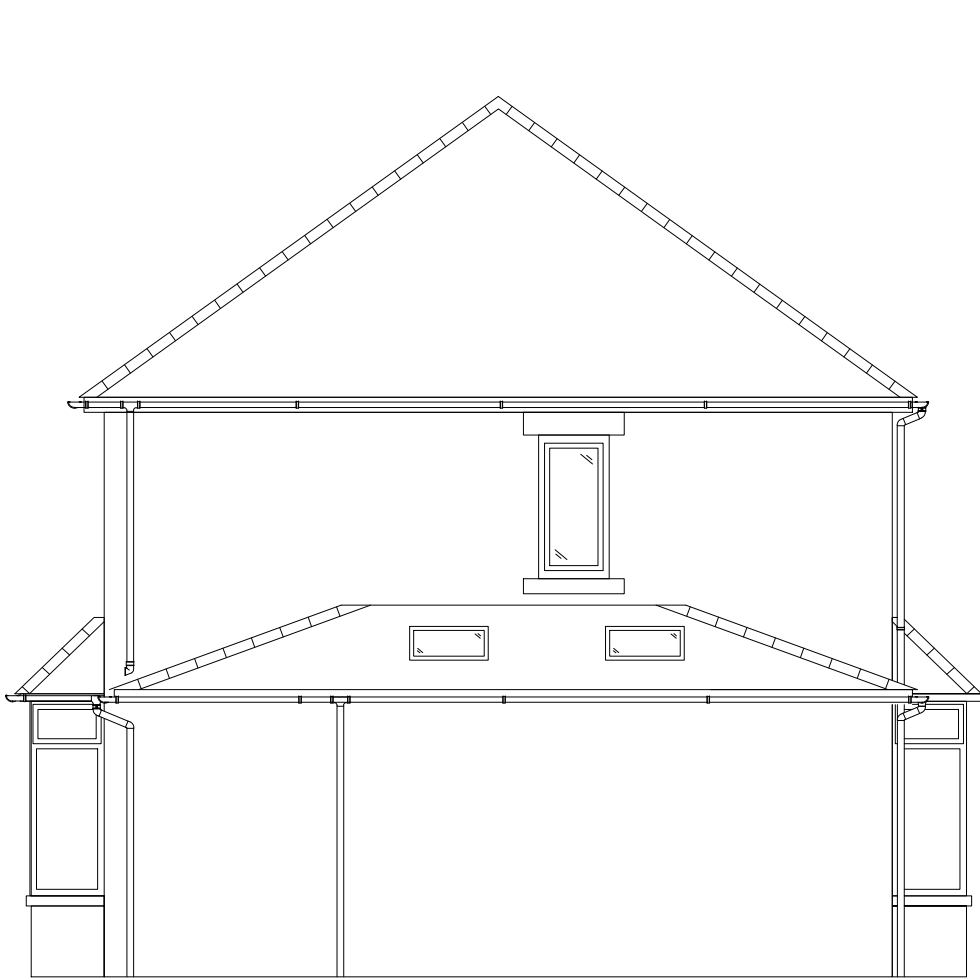




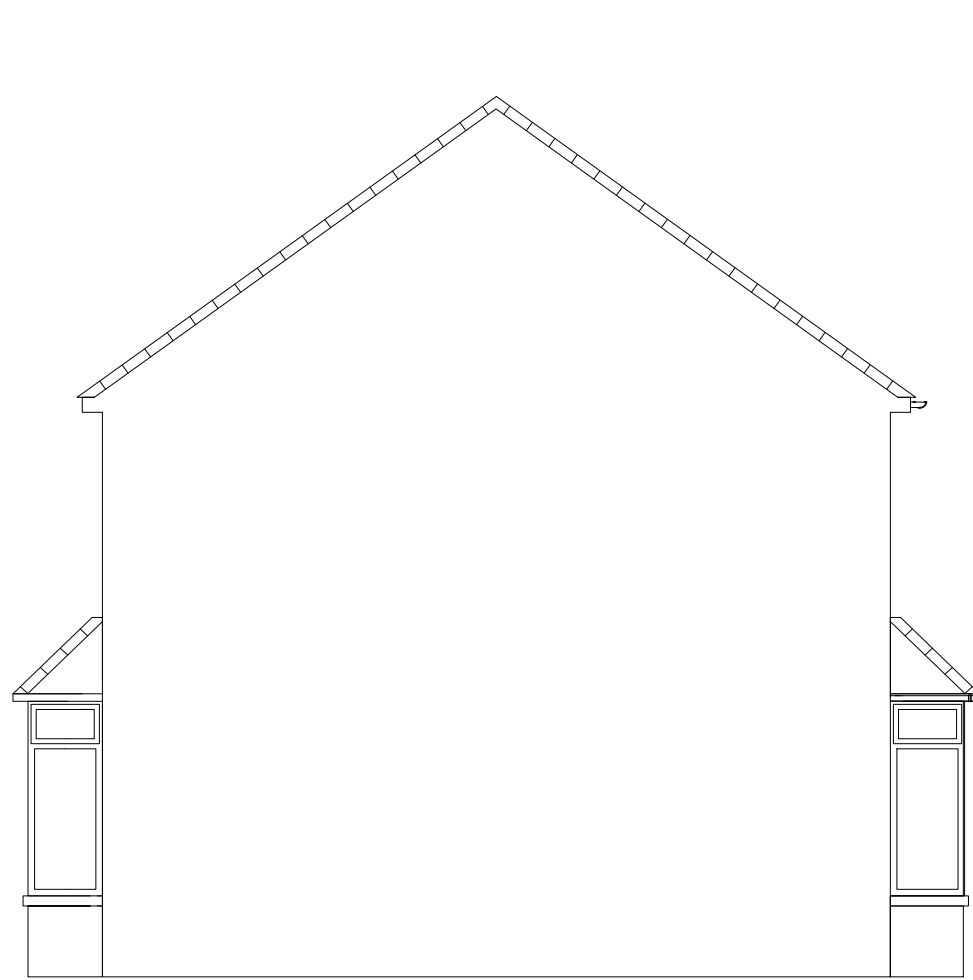
Front Elevation



Right Hand Elevation

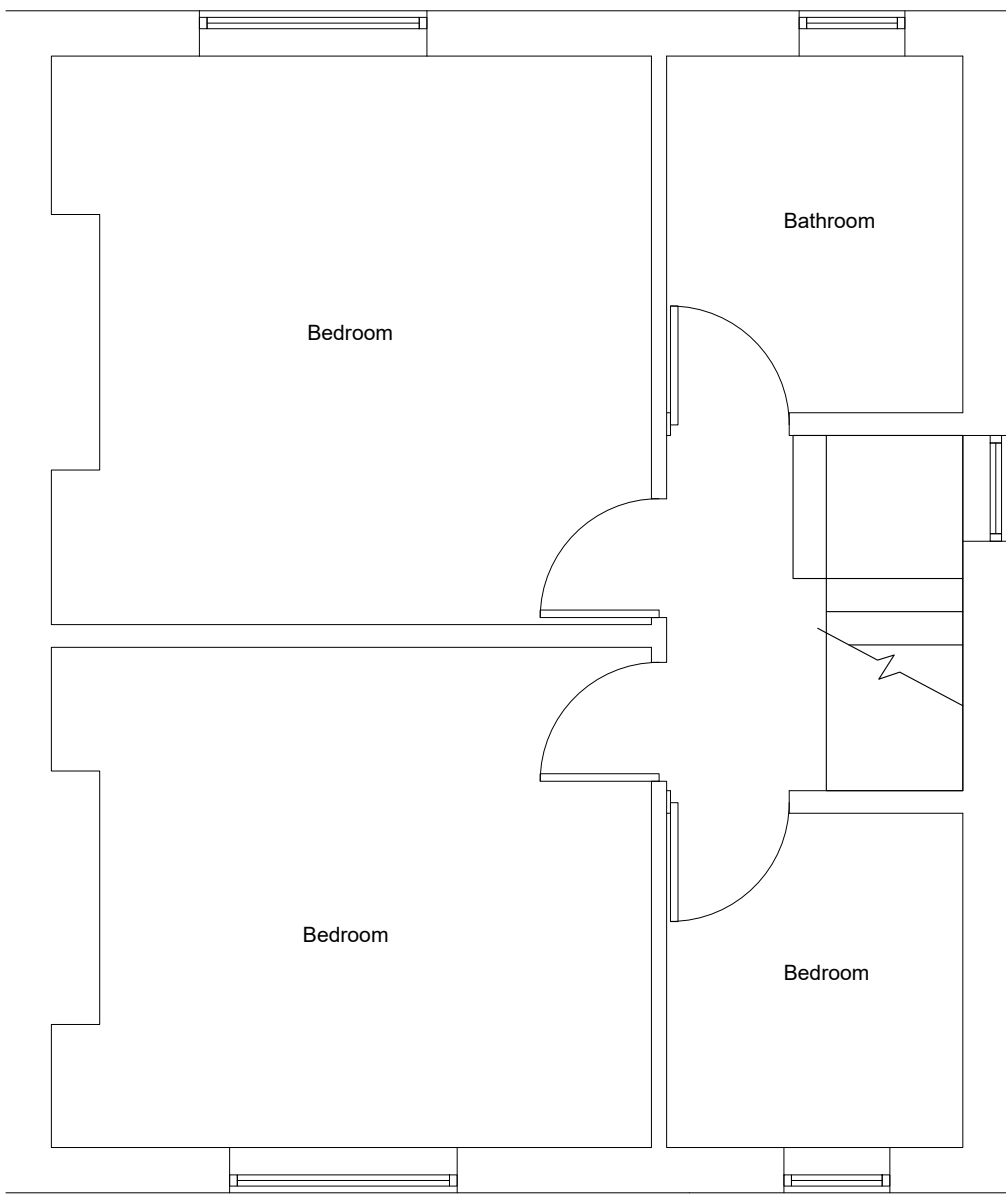


Rear Elevation



Left Hand Elevation

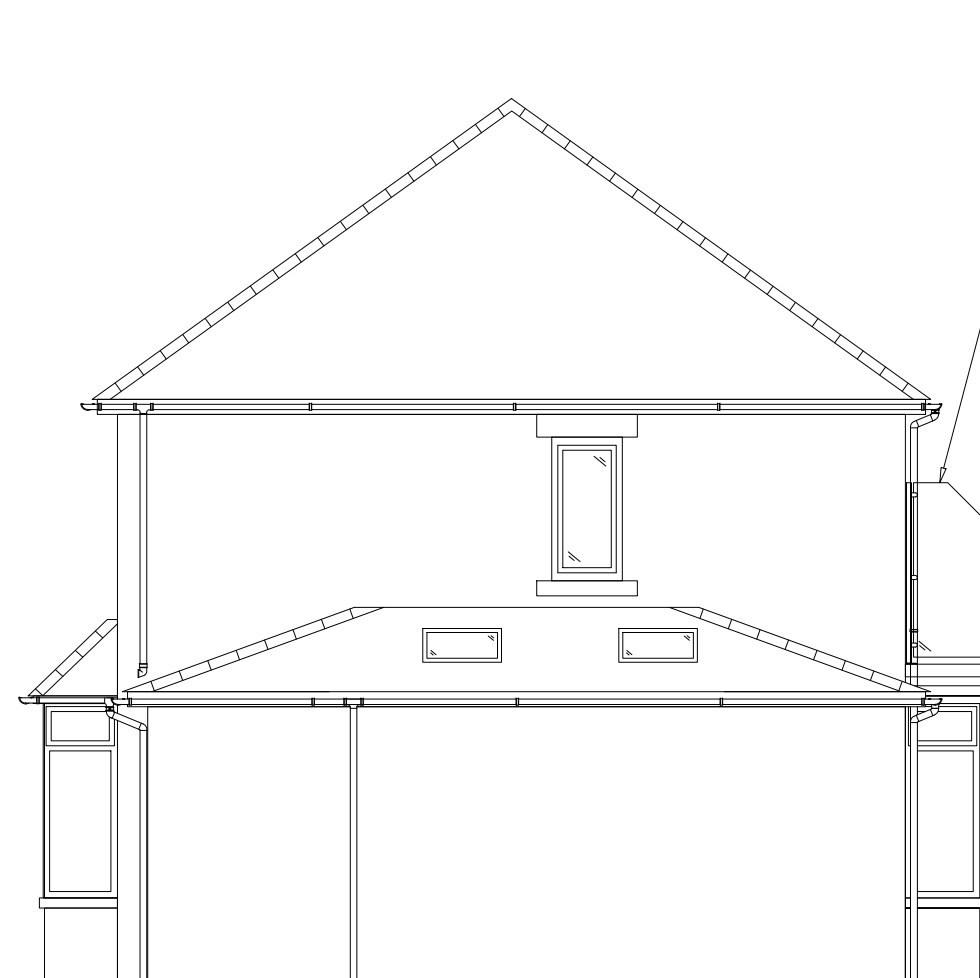
EXISTING ELEVATIONS
1:75 @ A1



EXISTING FIRST FLOOR PLAN
1:50 @ A1



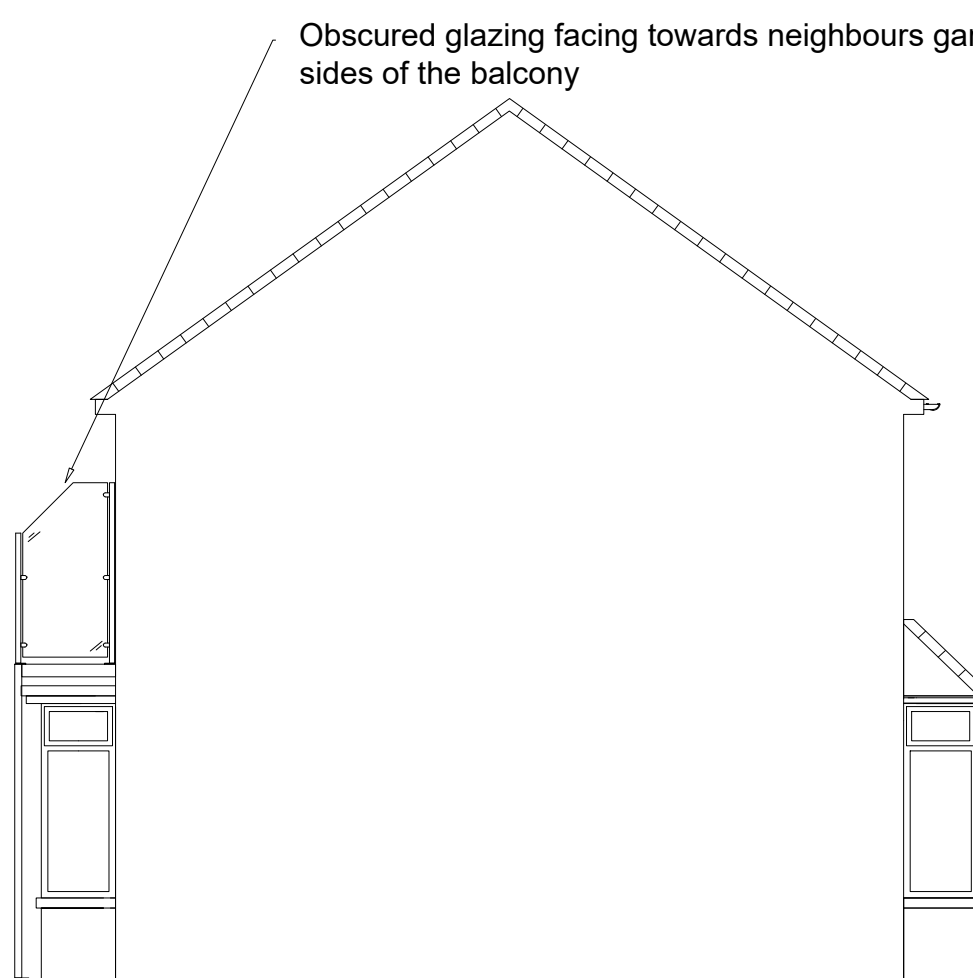
Front Elevation



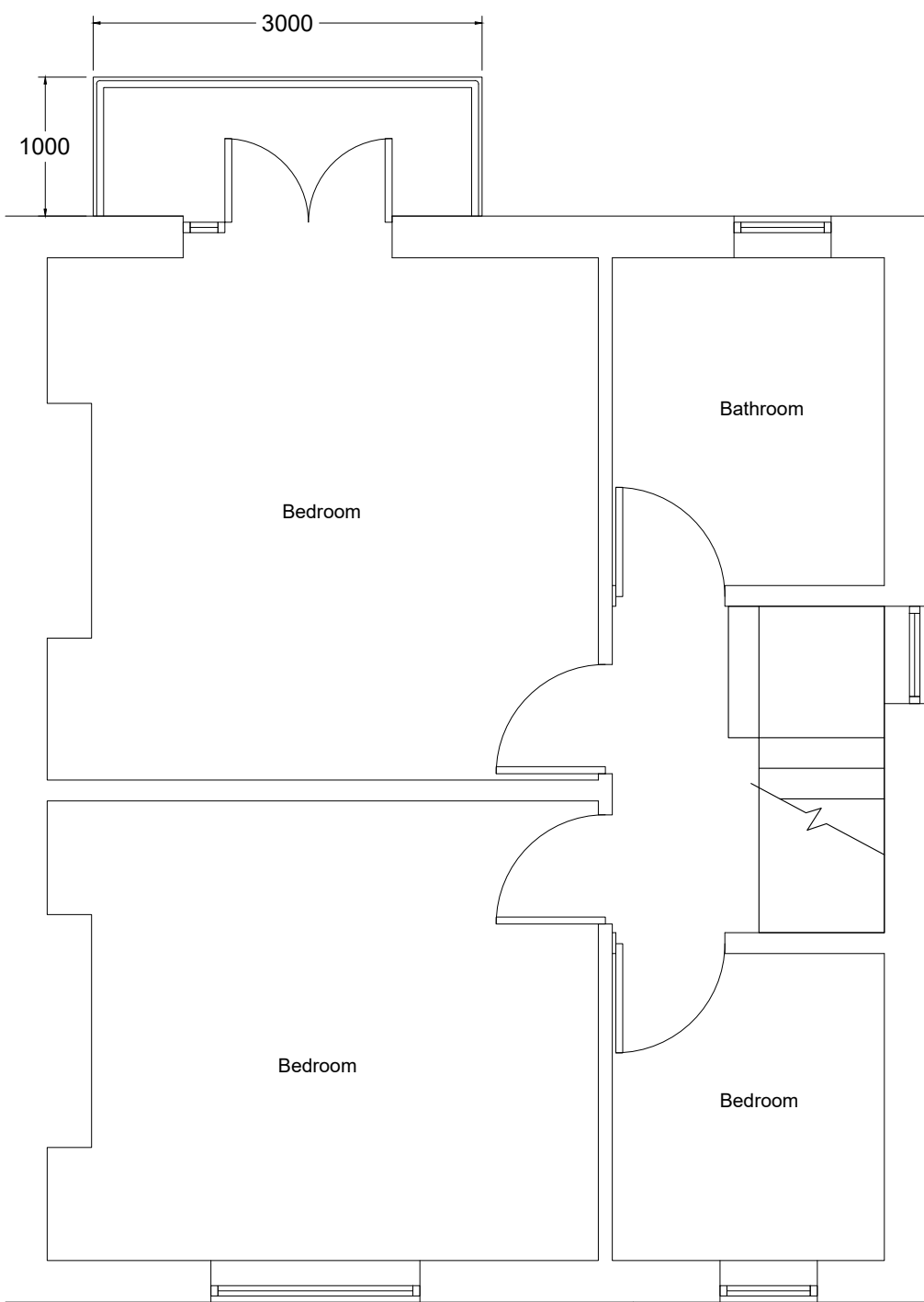
Right Hand Elevation



Rear Elevation



Left Hand Elevation



PROPOSED ELEVATIONS
1:75 @ A1

PROPOSED PLAN
1:50 @ A1



LOCATION PLAN
1:1250 @ A1

Details of Proposed Works

Bay Roof

Existing hipped bay roof removed and replaced with new EPDM flat roof covering.

New flat roof laid to falls in to existing rainwater goods and to retain existing rainwater goods layout.

Thermal insulation to the new flat roof upgraded to meet current standards in Approved Document Part L.

Balcony

Structural steel balcony frame installed externally fixed in to masonry of external wall and two structural steel frame posts at the outer edge of balcony. All steelwork to be powder coated in anthracite.

Stainless steel handrails fixed above balcony frame with toughened glass infill panels. Front glazed panels

to be clear and to a height of 1.1m. Both right and left side glazed panel to be frosted / obscured glazing which faces in to adjoining owners land and fixed to a height of 1.8m.

Floor of balcony to be finished with composite decking fixed on top of structural steel joists.

Structural details to be calculated and provided by manufacturer prior to installation and approved with building control.

Patio Doors

Existing bedroom window opening to be replaced with new set of patio doors for access on to balcony.

Existing width of window to be retained.

New PVCu patio doors installed to provide level access on to balcony decking. New doors to meet current standards of Approved Document Part L and K.

25 Staincross Common, S75 6JD
Proposed Balcony
Drg size A1
Rev B - Full height obscured glazing
on both sides of balcony