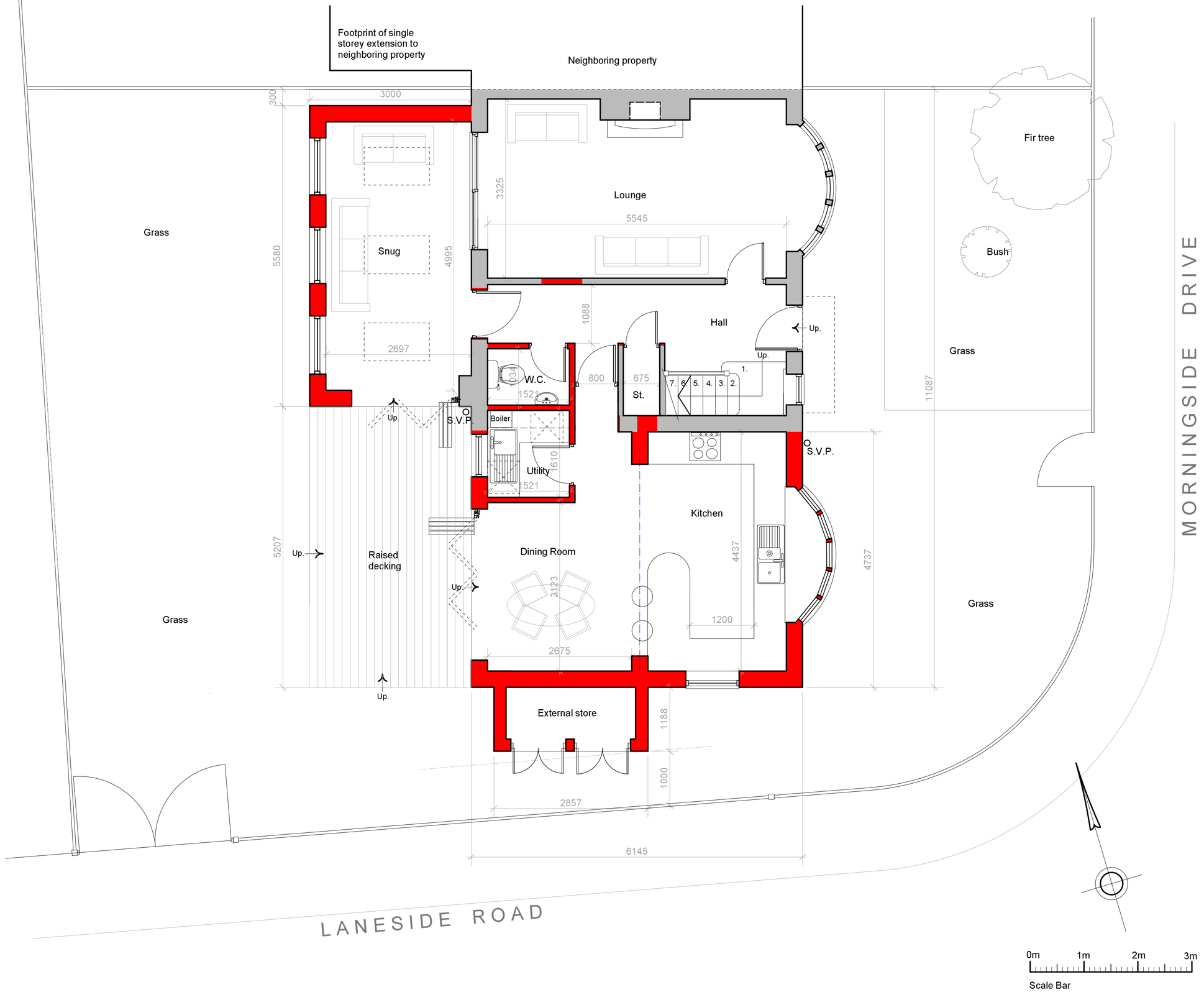
Dimensions in millimeters unless stated otherwise. Do not scale from this drawing. If in doubt ask.

ISSUED FOR PLANNING APPROVAL



Indicating new construction.

External Materials and finishes as proposed

Roof
Extension to main roof to be constructed out of new single lap plain terracotta roof tiles with terracotta roof ridge and hip tiles to match the main roof exactly in size, colour and texture.
Existing salvaged roof tiles to be used where possible

Roof to single storey rear extension over Snug to consist of Sandtoft 20/20 low pitch interlocking roof tiles with 100mm headlap (colour red)
lead flashings where required to roof/wall abutment.

3No centre pivot opening rooflights from the Velux range size 780w x 1400h mm, Ref: GGL 2070 MK06 (colour dark grey)

Painted timber soffit and barge boards (colour black) to match main roof exactly

Timber boarded roof supported by timber brackets above front door forming covered porch with felt roof to remain as existing

Walls
Loadbearing cavity brick walls with red facing brickwork with sandcreased finish laid in stretcher bond with flush pointed joints to match the existing.

Brick soildier course above all new window and door openings to match the existing

Windows
New front bow window to match the existing bay window in radius and number of pains to be white uPVC to match the existing.

New windows generally - Double glazed white uPVC to match the existing

Doors
Double glazed white uPVC doors with glazed panels

Double glazed white uPVC Bi-fold doors to Kitchen and Snug area to rear of the property.

Painted timber boarded doors to external store (Colour black)

Rainwater goods / S.V.P.
All new rainwater pipes and Soil and vent pipes to be uPVC (colour black)

All new gutters to be half round uPVC to match the existing

Landscaping
Refer to ground floor plan as existing drawing No 1000.05 for all proposed landscaping and boundary treatment details

0m 1m 2m 3m

Scale Bar

Revisions

18 Morningside Drive, Disdbury

Ground floor plan as proposed

date	scale	drg no	rev
Aug 16	1:50@A2	1000.05	