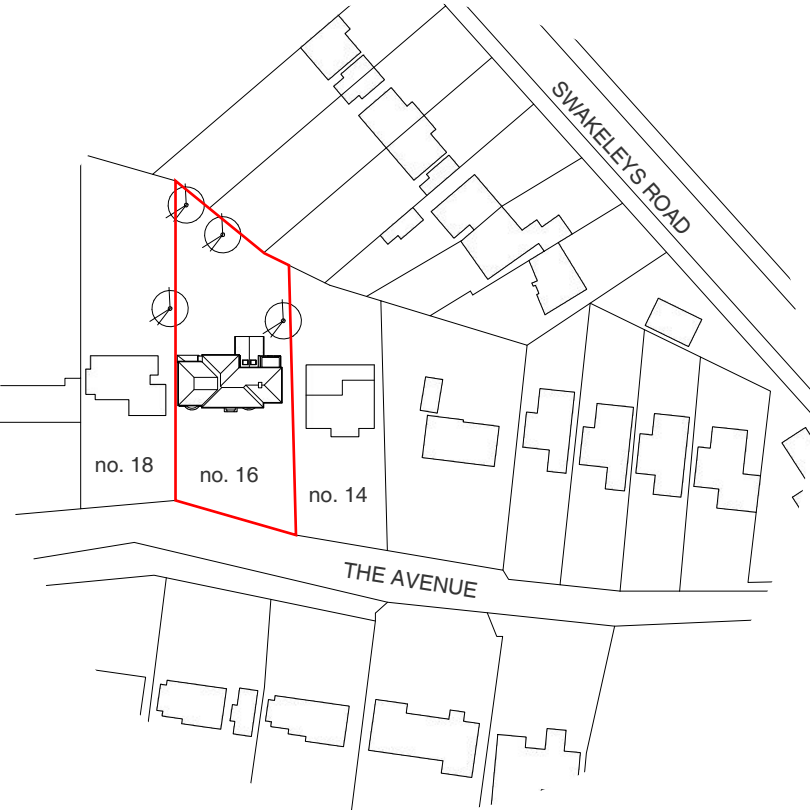


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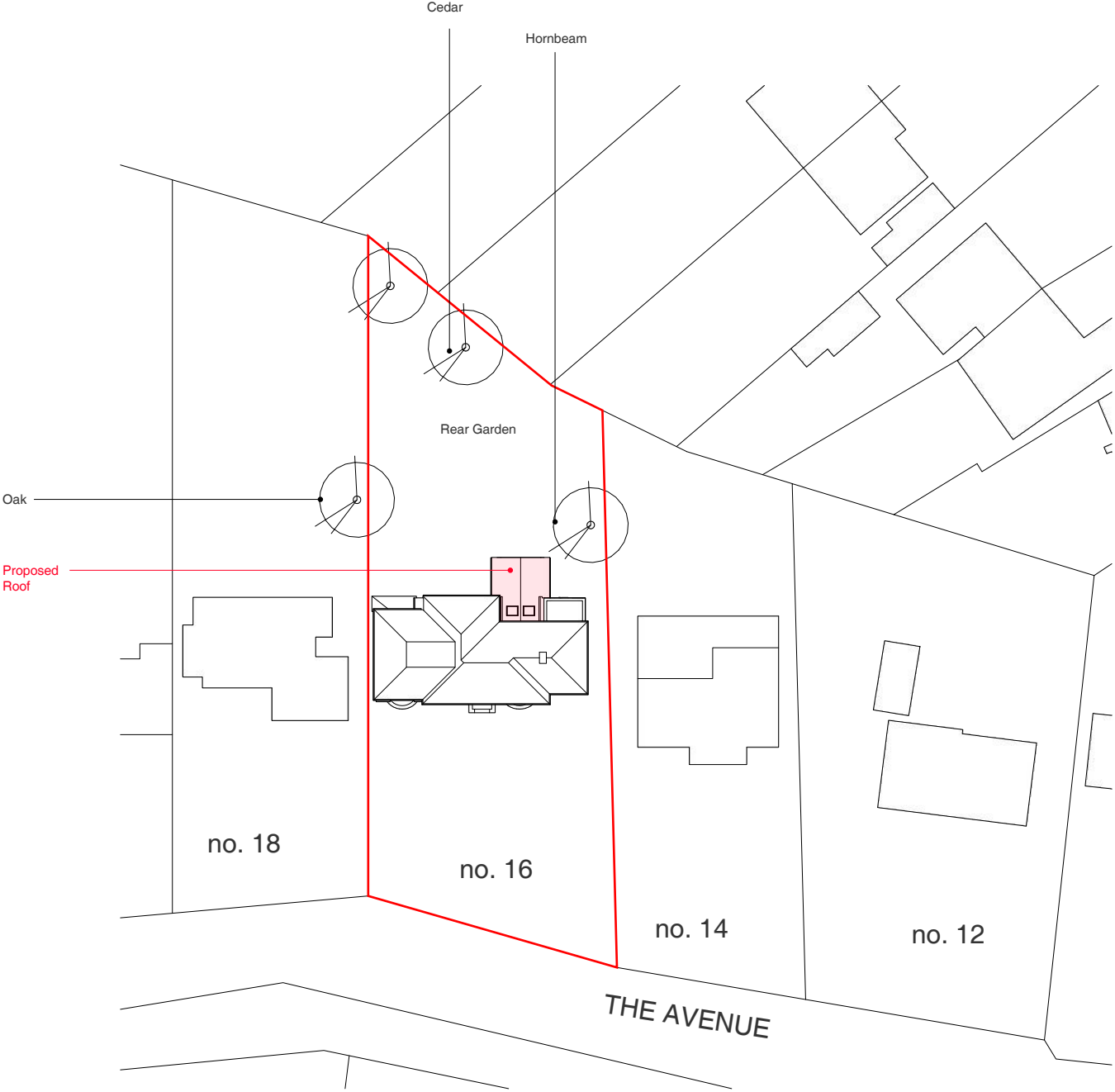
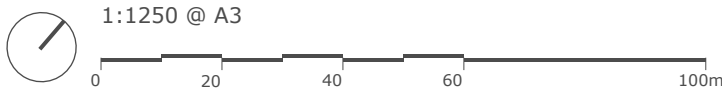
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Site Location Plan



Block Plan

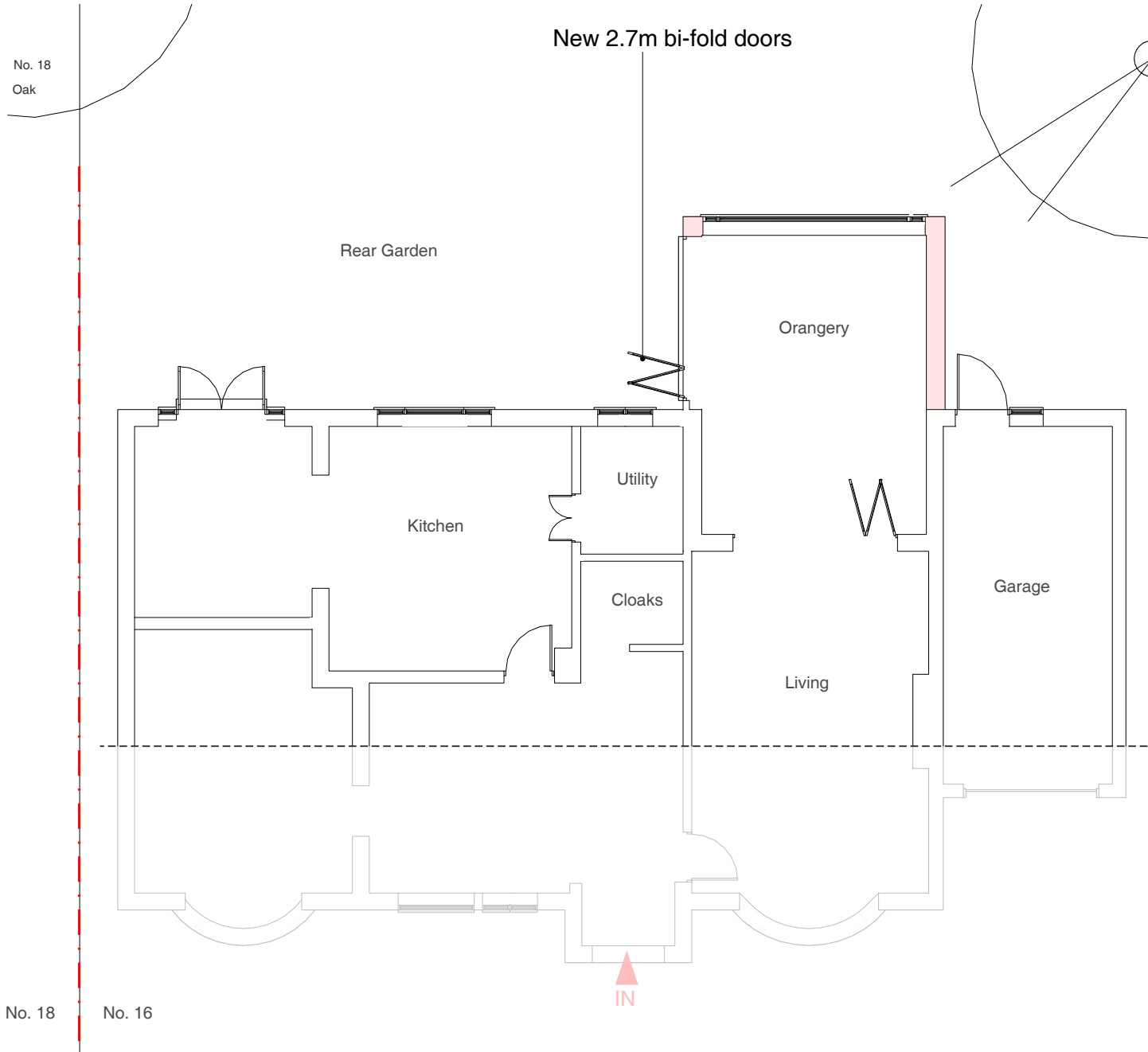


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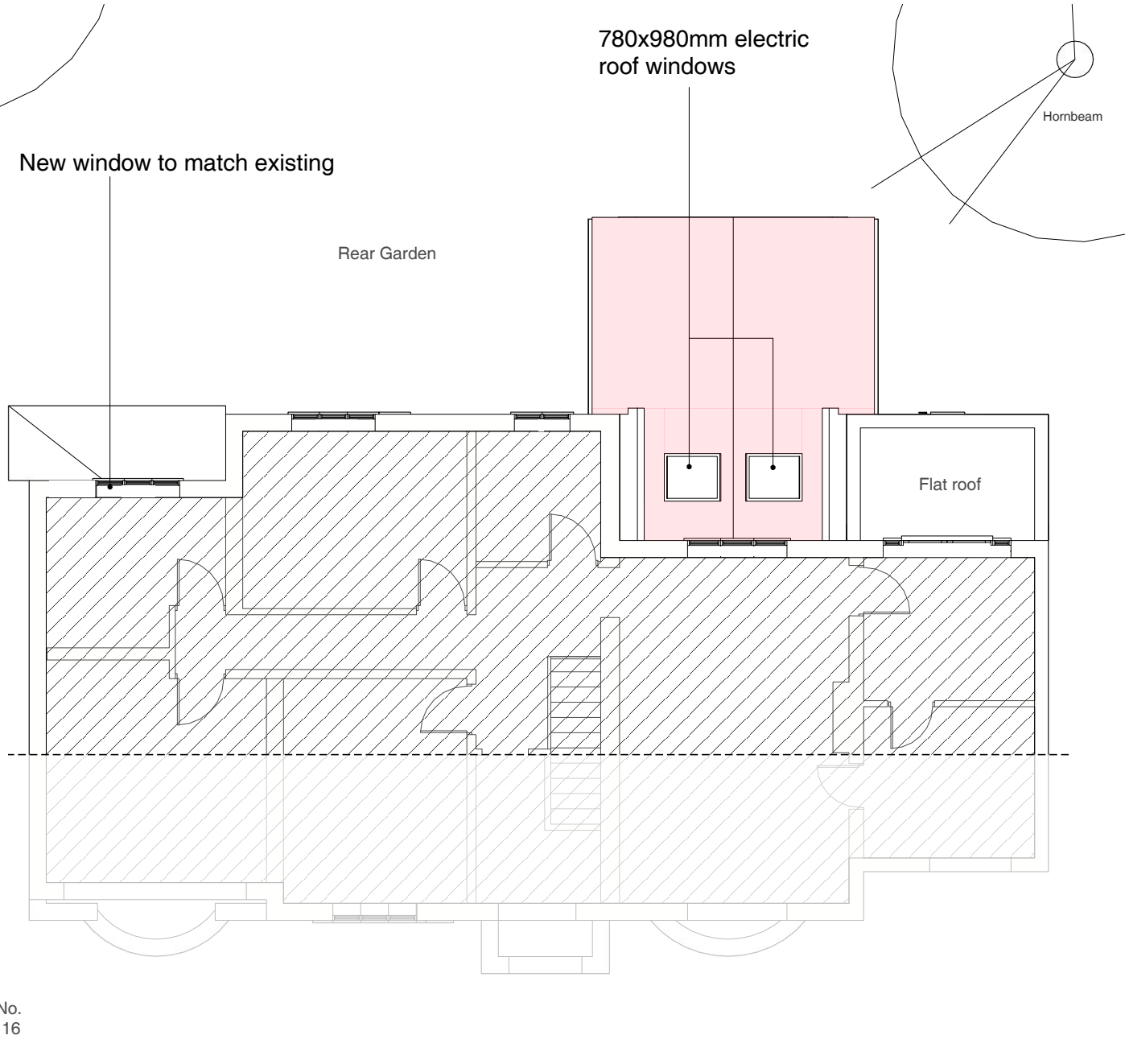
Drawing Title
Location + Block Plan

Project no. / Stage /	Drawing no. / Revision
0365- PLA-	50_A
Revision notes:	Drawn by: IR
A - First Issue	

Note:
All proposed windows and bi-fold doors to be see through



Ground Floor Plan

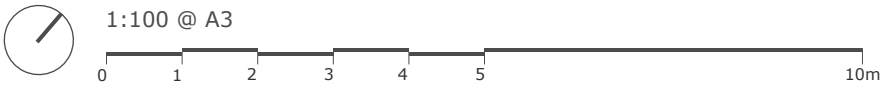


First Floor Plan

IMPORTANT NOTE!

Based on previous drawings, conservatory is accurate but the front of the property and other rooms are diagrammatic only

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Drawing Title
As Proposed Floor Plans

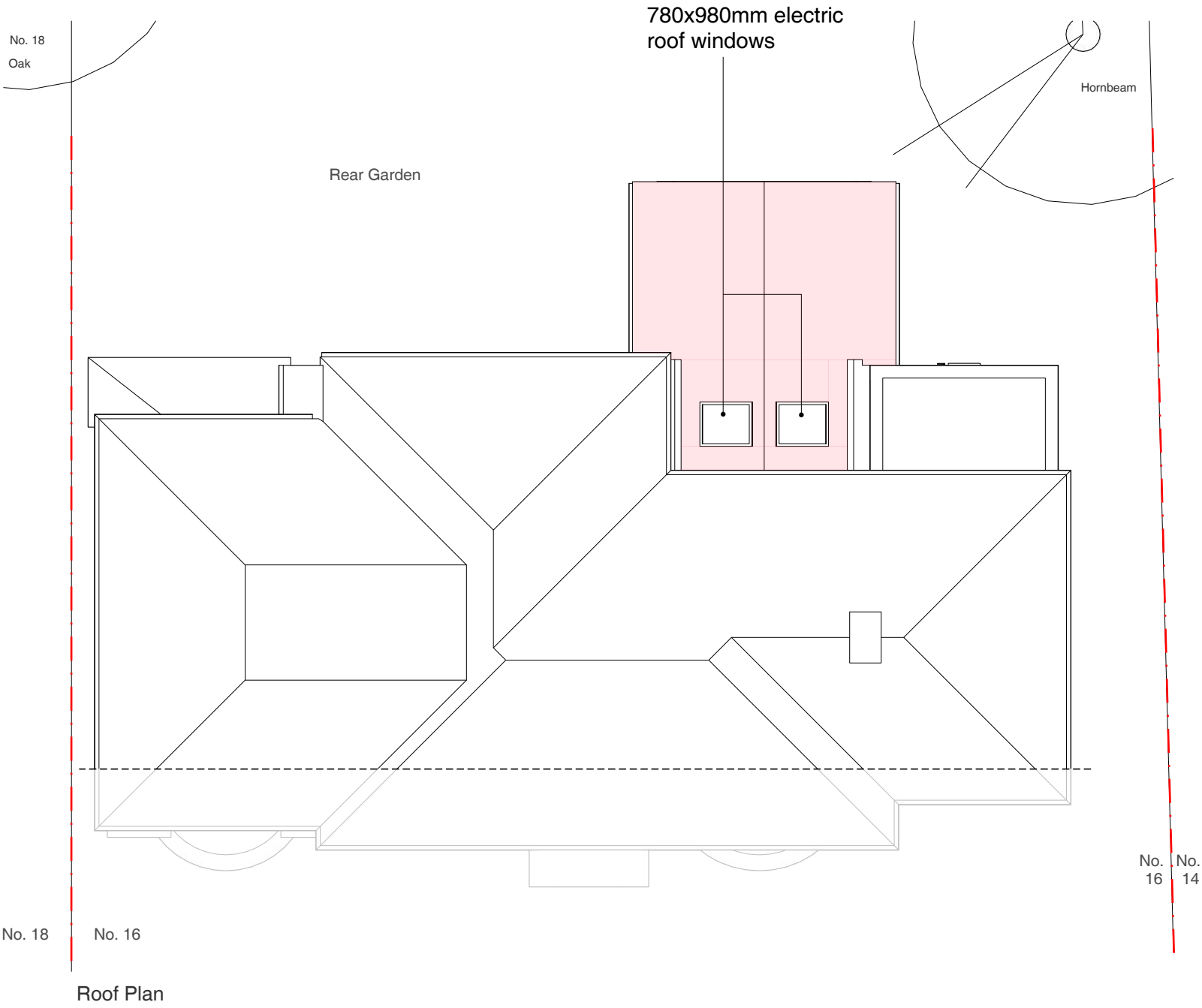
Project no. / Stage /	Drawing no. / Revision
0365- PLA-	51_A
Revision notes:	Drawn by: IR
A - First Issue	

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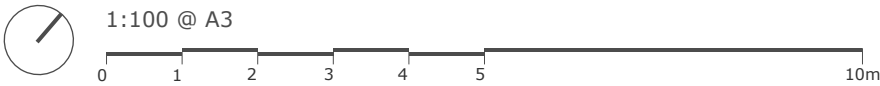
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



IMPORTANT NOTE!

Front of the property is diagrammatic only,
based on previous drawings

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Drawing Title
As Proposed Floor Plans

Project no. / Stage /	Drawing no. / Revision
0365- PLA-	52_A
Revision notes:	Drawn by: IR
A - First Issue	

MATERIALS KEY: = Proposed structure

- ① Tiles to match existing in material, colour and texture
21.4° roof pitch (as existing)

NOTE:
If pitch is min. 15° use Sandtoft 20/20 interlocking tiles to match existing in colour and texture

- ② Soffit and fascia to match existing

- ③ Windows/ Doors to match existing in colour and material

- ④ White pebble dashed render proprietary waterproof render system to match the existing in colour and texture

- ⑤ 780mm x 980mm electric roof windows

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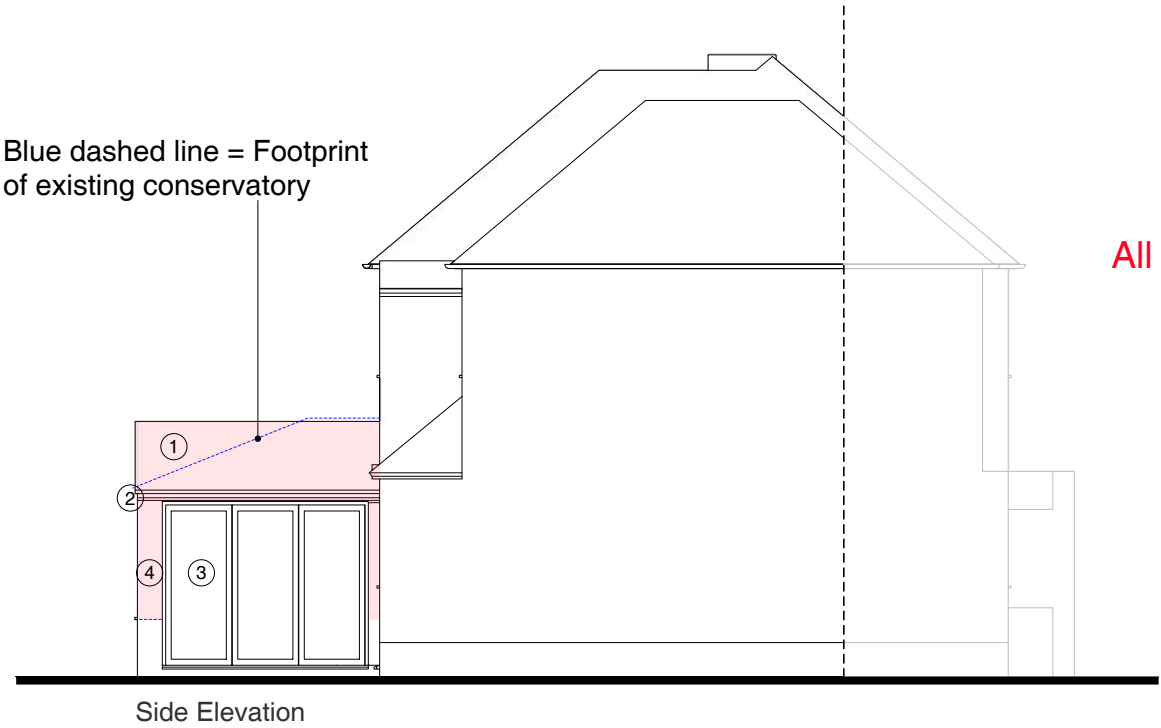
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

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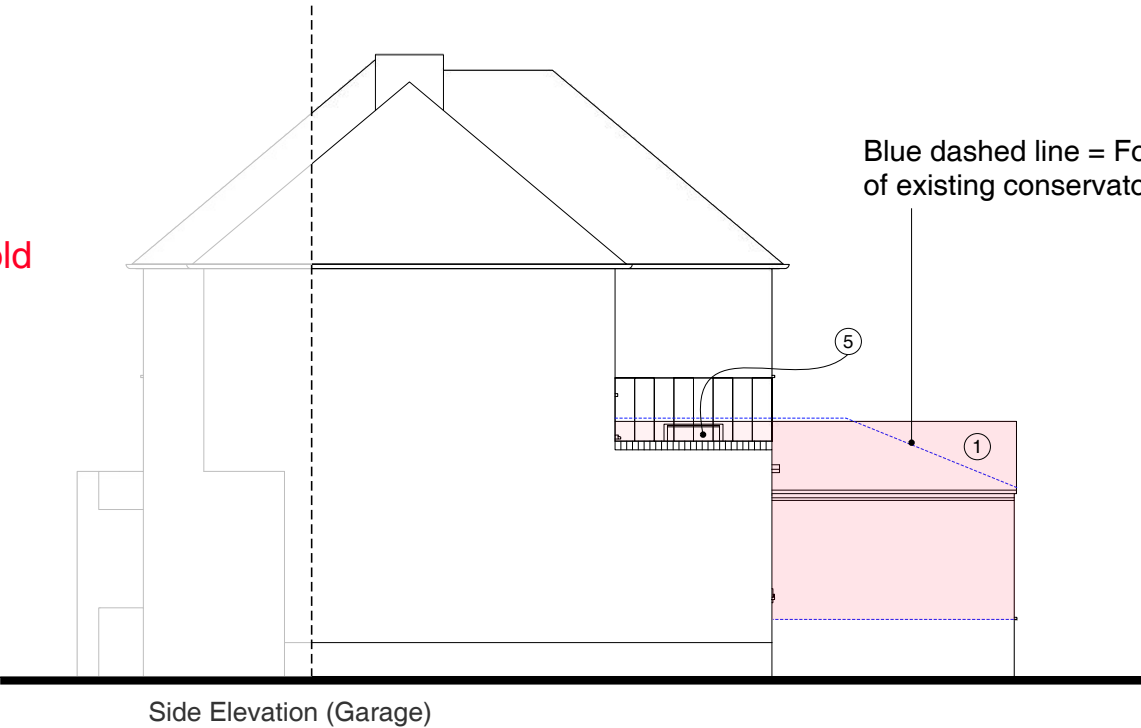
Blue dashed line = Footprint of existing conservatory



Note:
All proposed windows and bi-fold doors to be see through

IMPORTANT NOTE!
Front of the property is diagrammatic only, based on previous drawings

Blue dashed line = Footprint of existing conservatory



Address	Client	Date
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1:100 @ A3

Drawing Title

As Proposed
Elevations

Project no. / Stage /	Drawing no. / Revision
0365- PLA-	53_A
Revision notes:	Drawn by: IR
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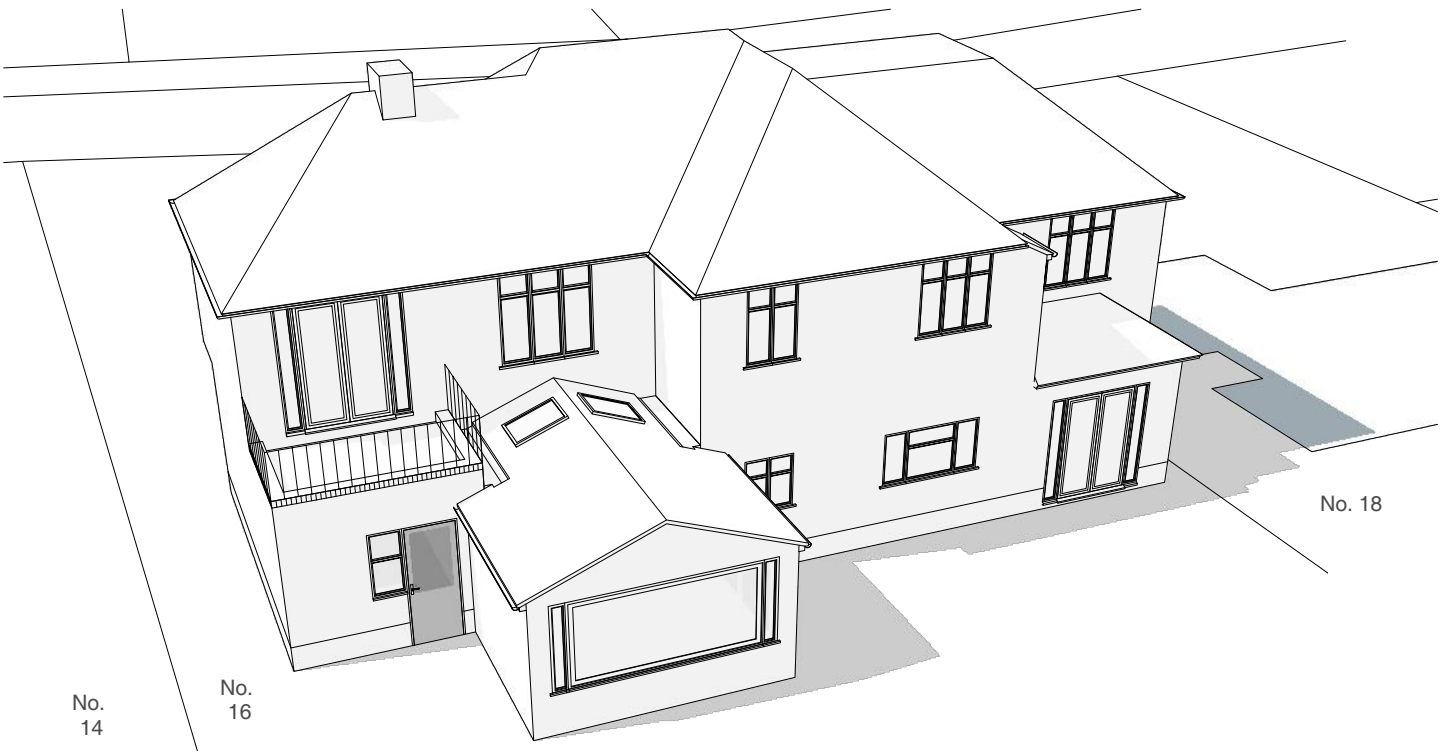
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3D View from rear garden



3D View from rear garden



Aerial 3D View

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Drawing Title
As Proposed 3D Views

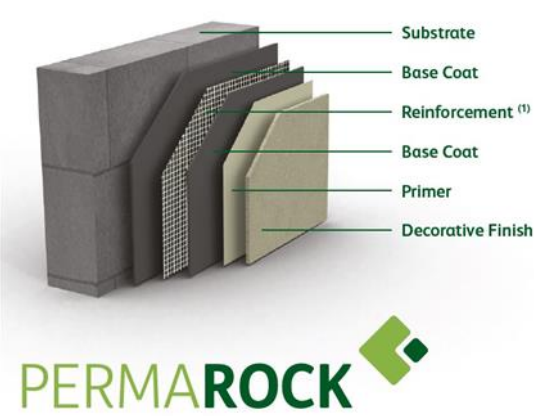
Project no. / Stage /	Drawing no. / Revision
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Revision notes:	Drawn by: IR
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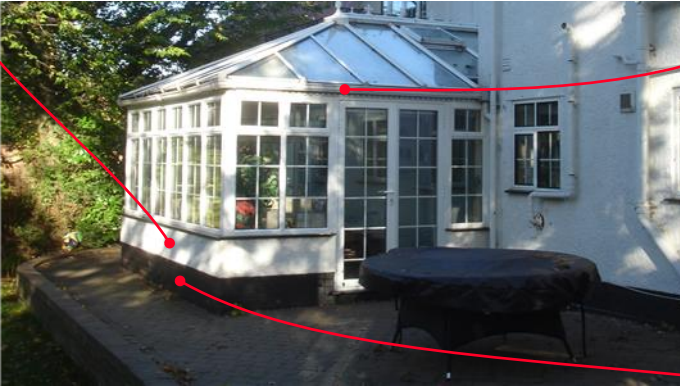
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Permarock render system
www.permarock.com



Mineral Renders / K 2.0mm / White Natural-White (LF: 83)
To match existing



View of the existing property for reference

Gutter colour
and material to
match existing



Existing black
painted brick
detail to remain
unchanged



Sandtoft 20/20 Clay Tile - Flanders



Fakro, White Acrylic preSelect Top Hung Roof Window Conservation Style (FPW-V/C)
+ low level conservation style plain tile flashing (EPJ/C) - <https://www.roofwindows4you.co.uk/>



Fixed picture window; white aluminium frame, to match existing;
Extrusions to be the same as for the bi-fold door frame



Supreme 2.7m (approx 9ft) White Aluminium matching the
existing doors and windows
Approx. £3,709

(example photo)

www.vufold.co.uk

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Drawing Title
As Proposed Materials information

Project no. / Stage /	Drawing no. / Revision
0365- PLA-	55_A
Revision notes:	Drawn by: IR
A - First Issue	