

**First Floor Plan**  
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**Previously constructed extensions:**  
This existing cottage has been previously extended with a large two-storey and particularly dominant extension created to its east side. This previous extension created a gable end facing the public highway (to the south elevation), the external walls change to continuous brickwork. The brick used for this modern addition sadly doesn't resemble any aspect of the original cottage and looks completely out of keeping. Furthermore the window arrangements and indeed the roof overhang to the north elevation are haphazard and considerably out of symmetry/balance. The first floor north facing window in particular is at complete odds with any other window position.  
In summary this addition to the property is of a very poor quality design.  
Furthermore, in circa 2007 a modern UPVC conservatory was approved and constructed to continue the projection to the east side, this continues to add a poor quality detail to an already poor quality extension.

**Proposal:**  
Our proposal intends to improve the overall visual appearance of the property, sadly we had to come to the conclusion that the full demolition and replacement of the previous two-storey extension was not economically viable, however as part of our proposal we are looking to apply the new render surface over the previous extension. This gives us the opportunity to rearrange window positions and create a more balanced overall external appearance, along with removing the inappropriate external eaves fenestration. We also propose to completely demolish and remove the existing conservatory, along with the front porch, rear porch and small side boiler room.

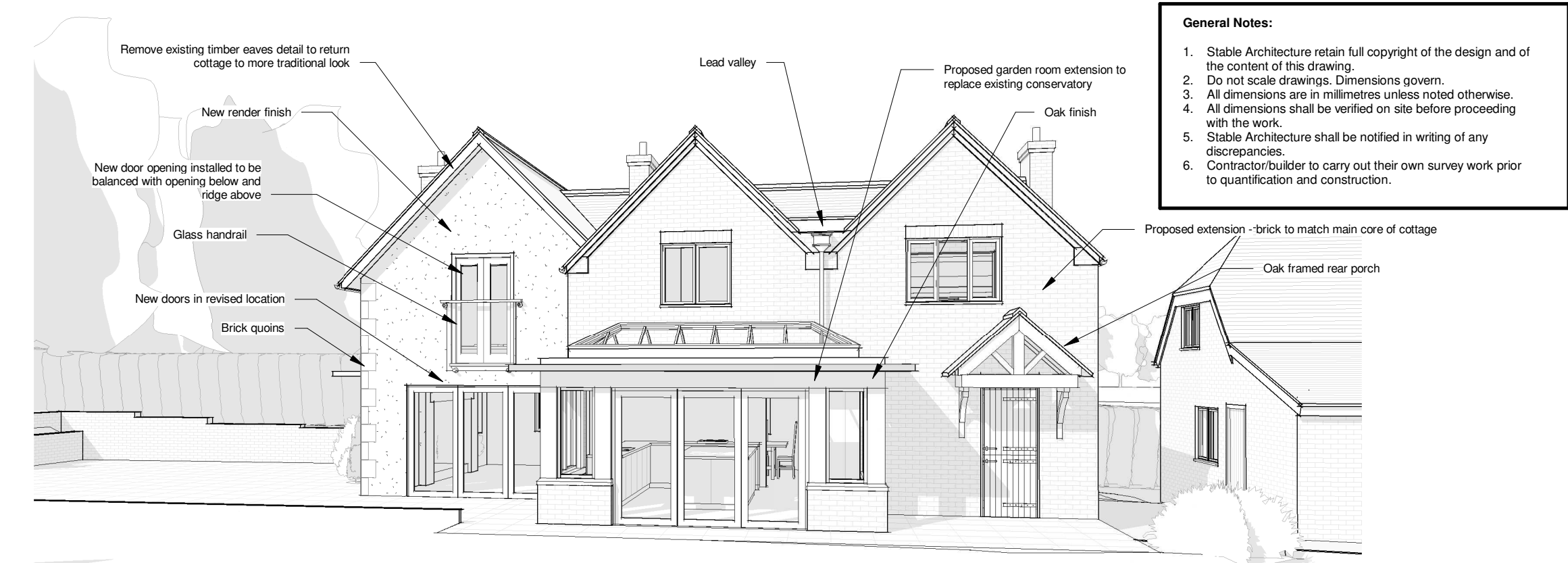
We propose to significantly improve the overall appearance of the cottage with the proposed changes. This proposal includes a small element of ground and first floor rear extension, and the construction of a more traditionally designed garden room, allowing a relocated kitchen to function as the centre hub of the house.

As noted under the materials description, we propose to use carefully sourced brick to match the existing brick of the original core of the cottage, and to use a off-white finished render as a locally recognised external finish to replace the grey rough cast render. The garden room extension to the rear of the kitchen is to be of a high quality traditional timber design.

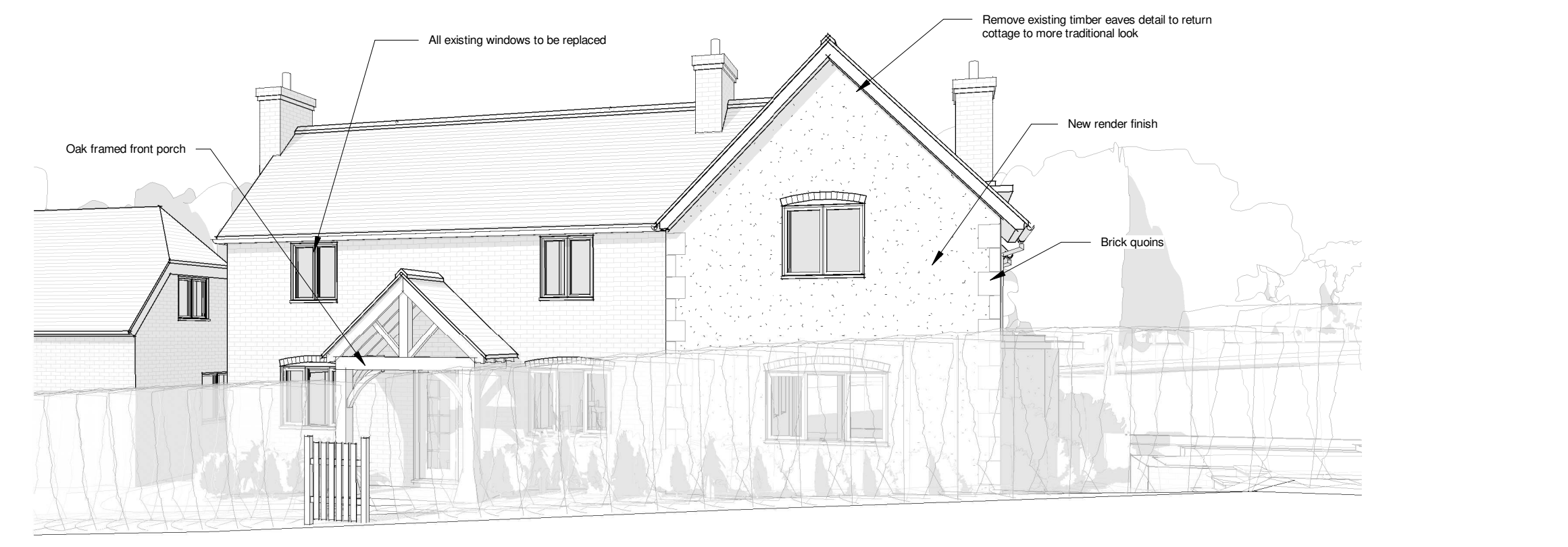
All existing windows and doors are UPVC and finished in an unusual, and in my opinion, very out of keeping brown fake timber. Our proposal is to remove all existing windows and doors and replace with traditional painted timber frames.

In summary this proposal is intended to significantly enhance the appearance of this cottage, whilst not significantly increasing its overall size.

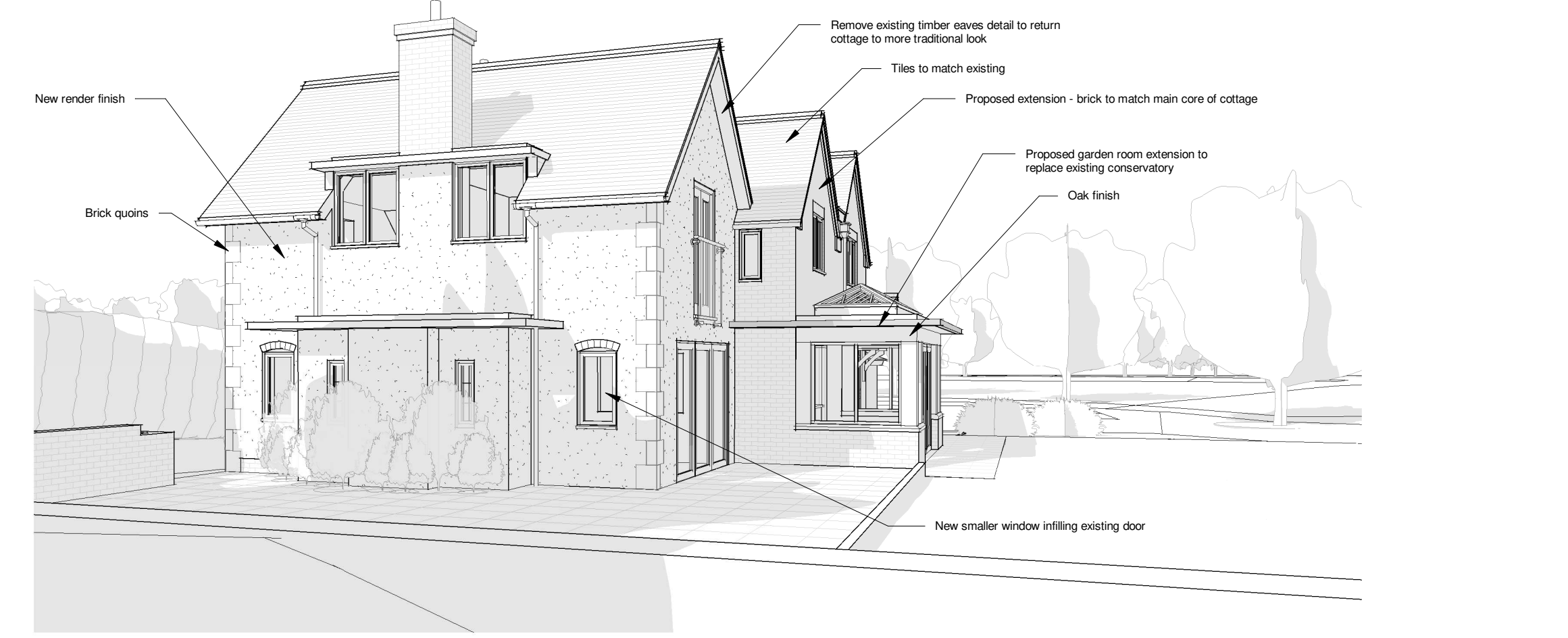
**Materials:**  
Walls: where noted as new brickwork, this is to be brick carefully chosen to match the brickwork of the existing core of the cottage.  
Walls: where noted as render this is to be finished off white pre-coloured K-render.  
Pitched Roof: all new proposed pitched roofs to be finished in tiles to match existing.  
Rainwater Goods: all new gutters and rainwater pipes in association with pitched roofs to be black UPVC.  
Flat Roof: proposed flat roof over single storey garden room to be finished in grey rubberised flat roofing material. Sarnafil or some such similar product.  
Rainwater Goods: all gutters and rainwater pipes in association with flat roof to be grey powder coated aluminium with colour match to grey roof with square section profile.  
Windows and Doors: all existing windows and doors to be removed and replaced with painted timber frames finished in off-white/green/gray and fitted with double glazing.  
Framework: the framework to the front porch, rear porch and rear garden room are to be finished in natural oak and left to season naturally.  
Roof Light: new roof lights to be Velux frame with double glazing.



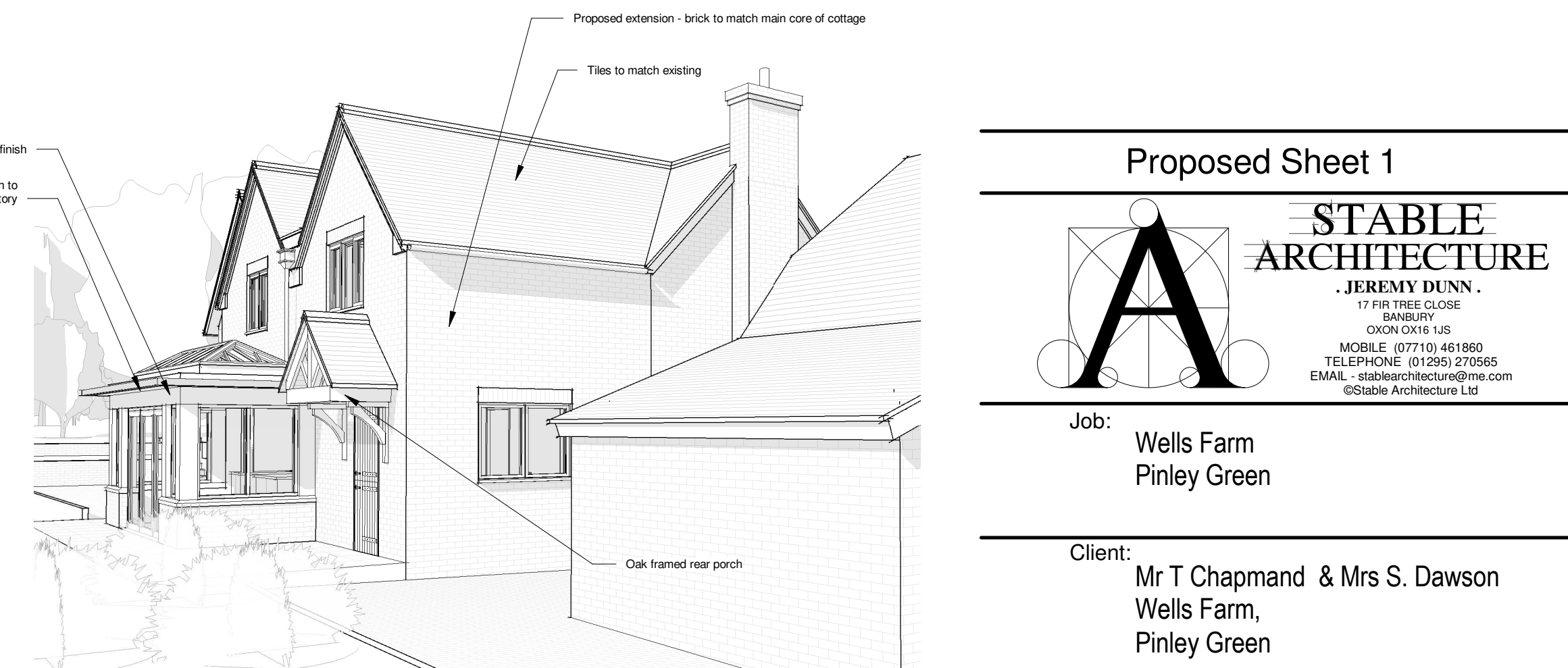
**North Perspective**



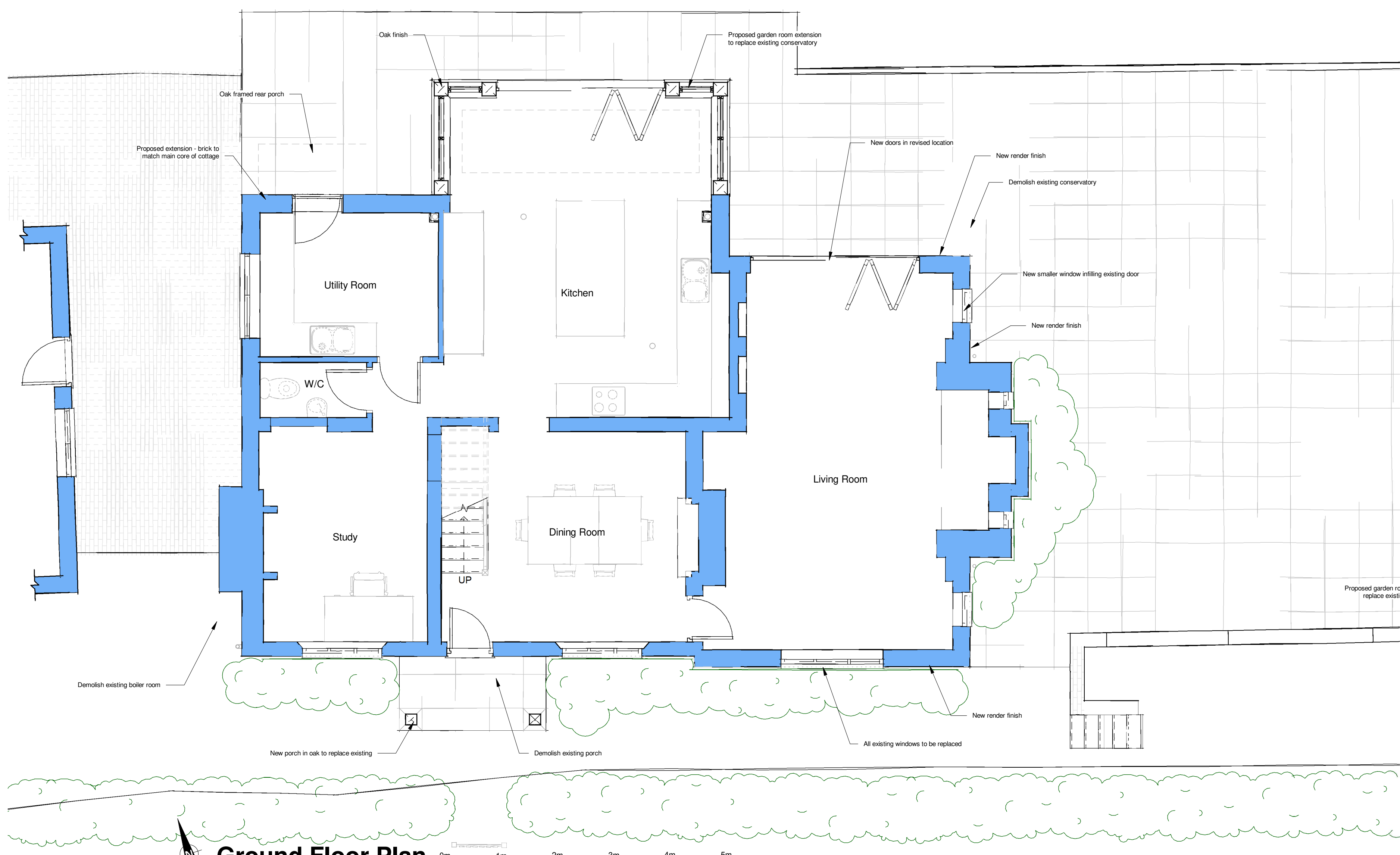
**South Perspective**



**East Perspective**



**West Perspective**



**Ground Floor Plan**  
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  2. Do not scale drawings. Dimensions govern.
  3. All dimensions are in millimetres unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Stable Architecture shall be notified in writing of any discrepancies.
  6. Contractor/builder to carry out their own survey work prior to quantification and construction.

**Proposed Sheet 1**

**STABLE ARCHITECTURE**  
JEREMY DUNN  
17 FIR TREE CLOSE  
BANSBURY  
OXON OX18 1JF  
MOBILE: (07710) 461860  
TELEPHONE: (01295) 270565  
EMAIL: stab@architecture@me.com  
©Stable Architecture Ltd

Job: Wells Farm  
Pinley Green

Client: Mr T Chapmand & Mrs S. Dawson  
Wells Farm,  
Pinley Green

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