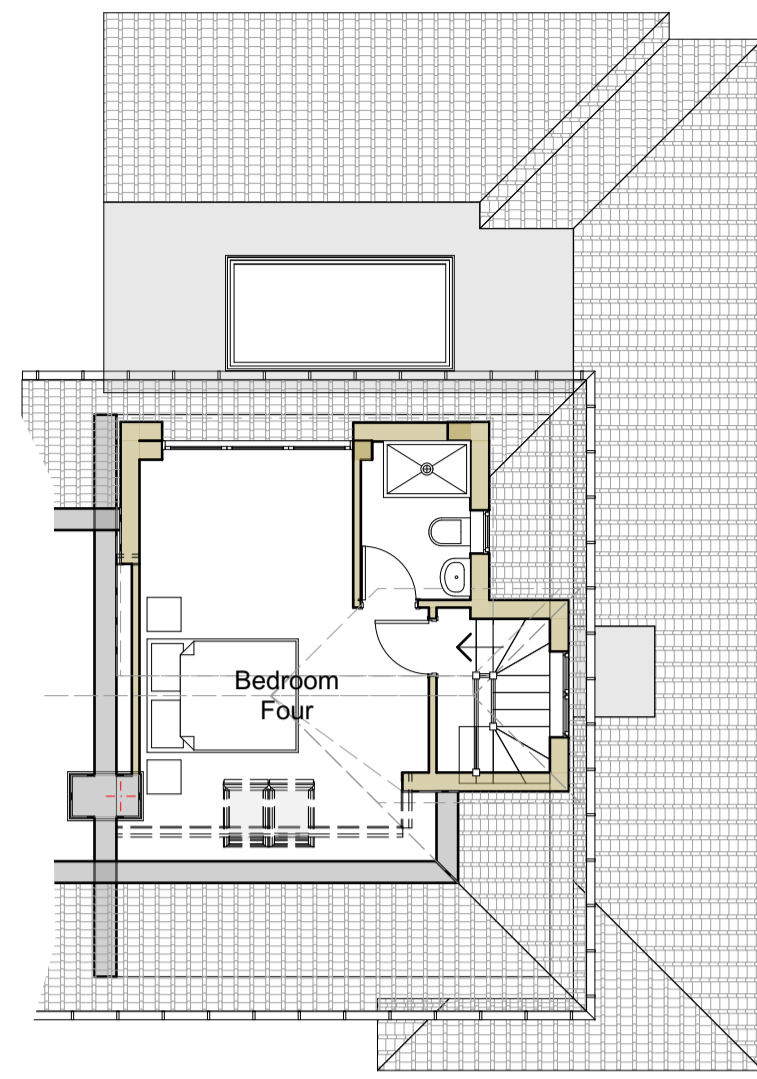
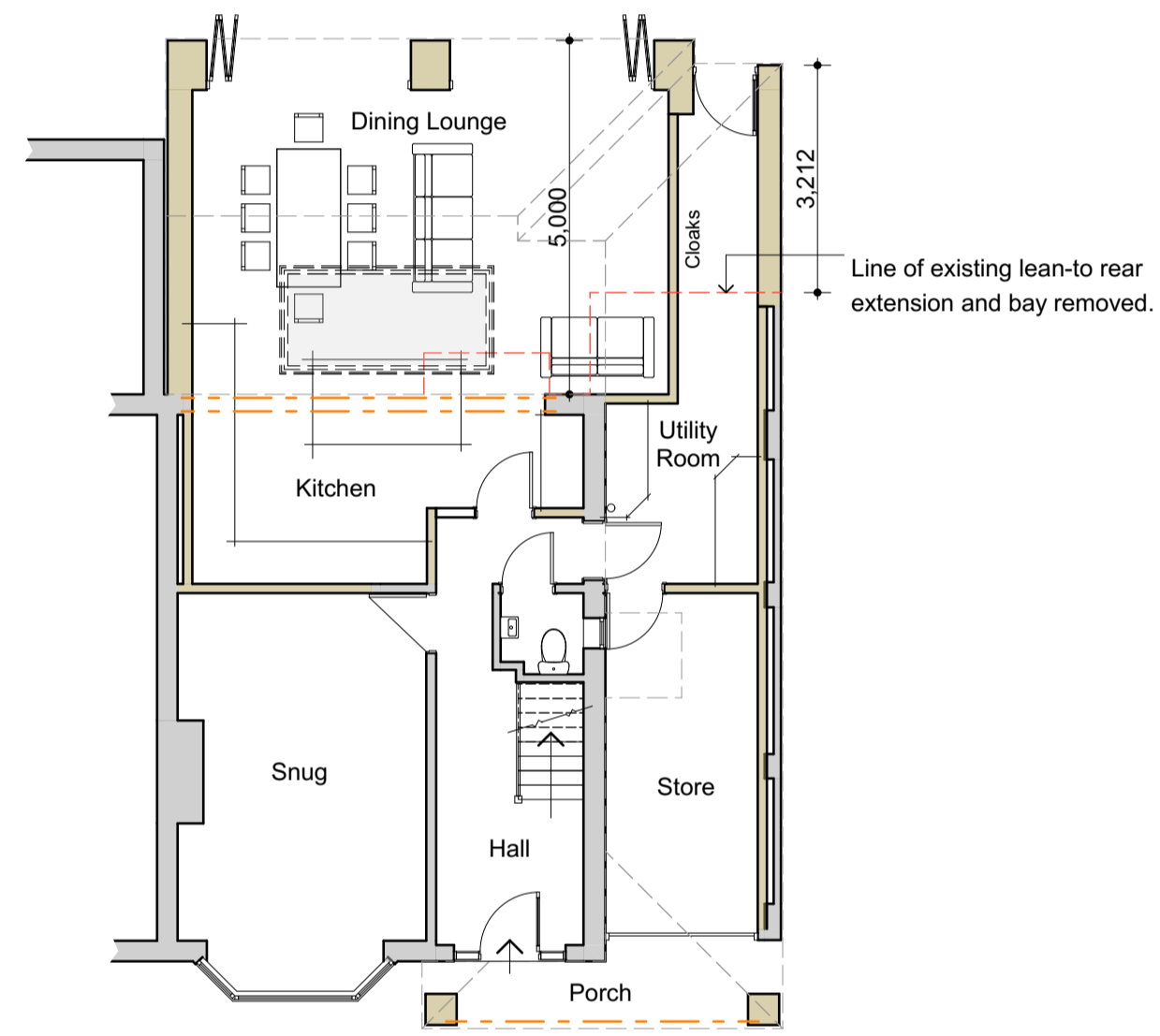


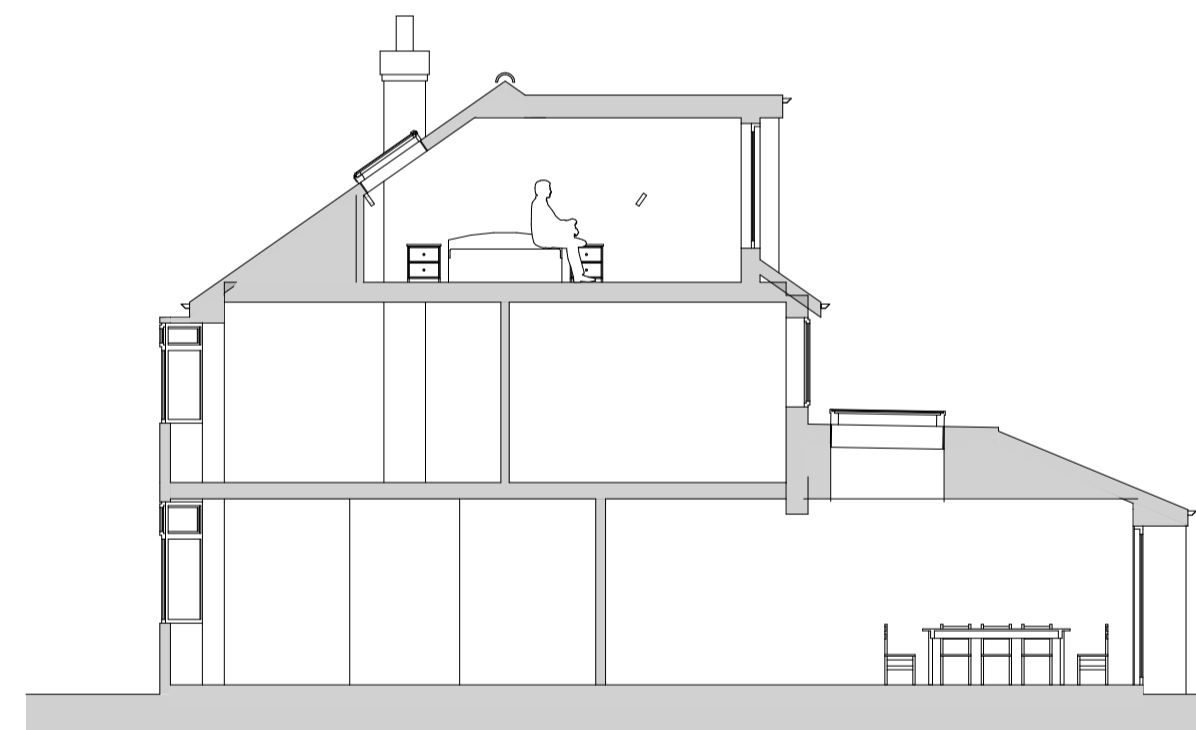
First Floor Plan



Second Floor Plan

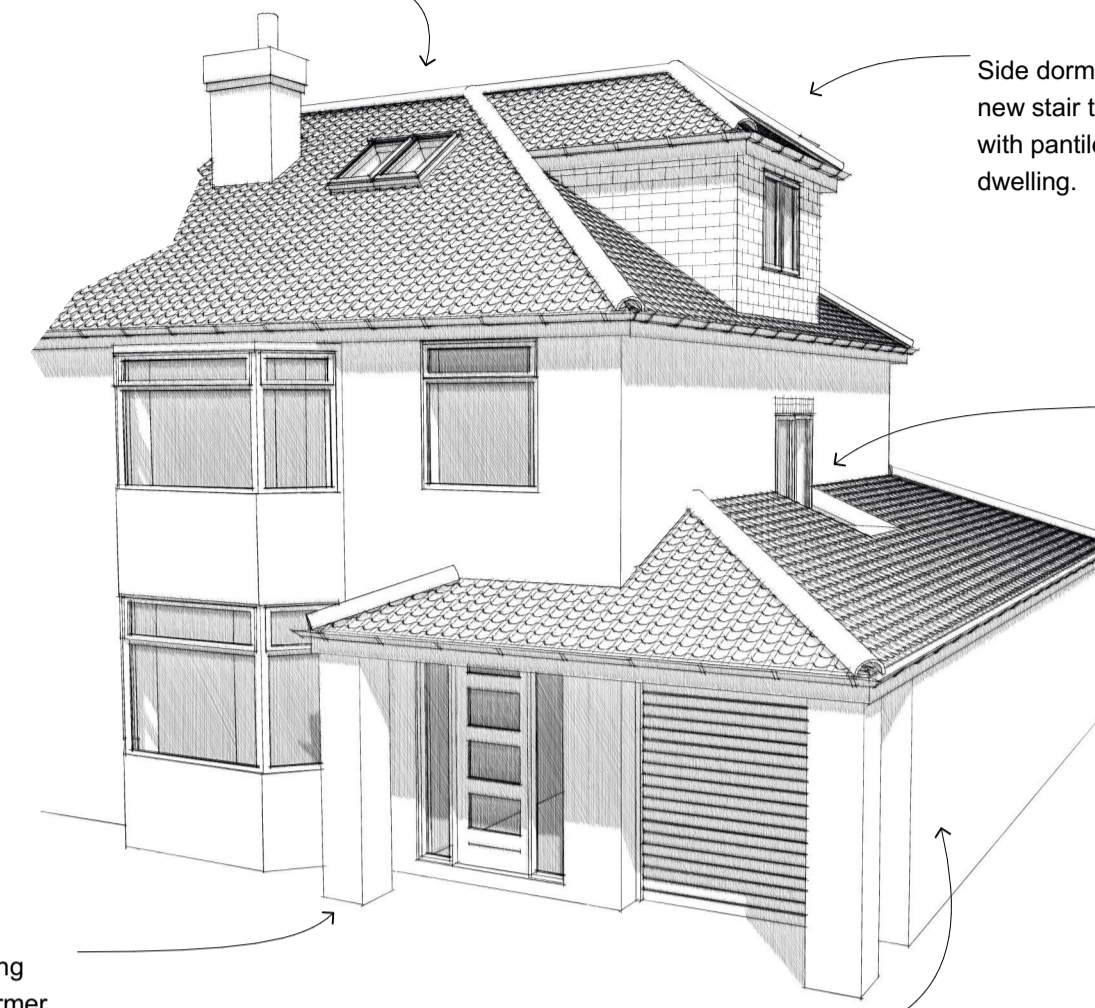


Ground Floor Plan



Section A

Paired roof windows to front elevation.



Side dormer window to achieve headroom for new stair to second floor. Hung plain tile walls with pantile roof covering to match existing dwelling.

Existing landing window retained with GRP covered flat roof cut-out to lean-to of Garage.

Porch canopy on brickwork piers. Existing front door moved forwards to enclose former porch.

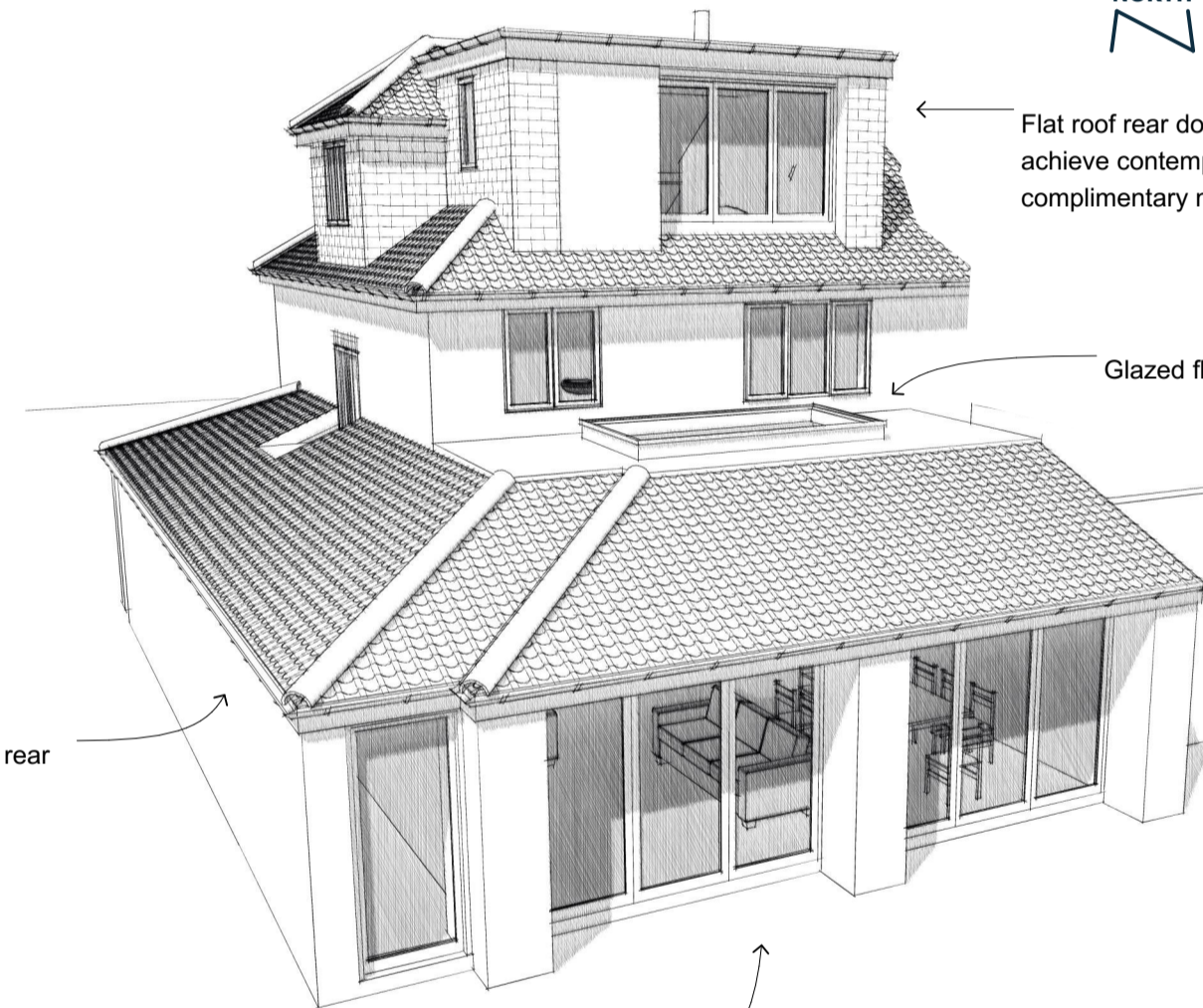
Existing Garage walls retained with new lean-to roof structure and coverings over. Roof continues to hip at front and returns to form Porch.

Sketch Perspectives



Block Plan

Scale of metres  
0 10 20 30 40 50



Flat roof rear dormer with hung plain tile walls to achieve contemporary appearance with complimentary materials.

Glazed flat roof window.

Garage roof structure continues to hip at rear over new back door off Utility Room.

Single storey rear extension with hipped roof to central flat roof to achieve a roofscape complimentary of the existing dwelling. Strong brickwork piers with folding doorsets between opening-up to the garden.

**Materials:**

- Roof:**
- Brown concrete Double Roman interlocking tiles to match existing with matching half round ridge and hip tiles.
  - White plastic fascia and soffit with black plastic rainwater goods.
  - GRP flat roof covering.

- Walls:**
- Red clay facing brickwork to closely match existing.
  - Brown concrete hung plain tiles to dormer cheeks to compliment existing Double Roman tiles.

- Windows and doors:**
- Plastic casement windows with double glazing.
  - Powder coat finish Aluminium folding doorsets with double glazing.
  - Composite entrance door in plastic frame with double glazing.
  - Velux type roof windows.
  - Metal framed flat roof window.
  - Metal roller shutter garage door.



Project  
Extensions including loft conversion  
Project Address  
51 Rawcliffe Drive, York

Client  
Mr J. Burley  
Project Stage  
**Planning**

Drawing Title  
**Proposed drawings**  
Drawing Date  
July 2023  
Drawing Scale  
1:100, 1:500 at A1

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rev. A (12.07.23) Developed for HPA. Block Plan added.

Project No. Drawing No.

**WG1338 02 A**