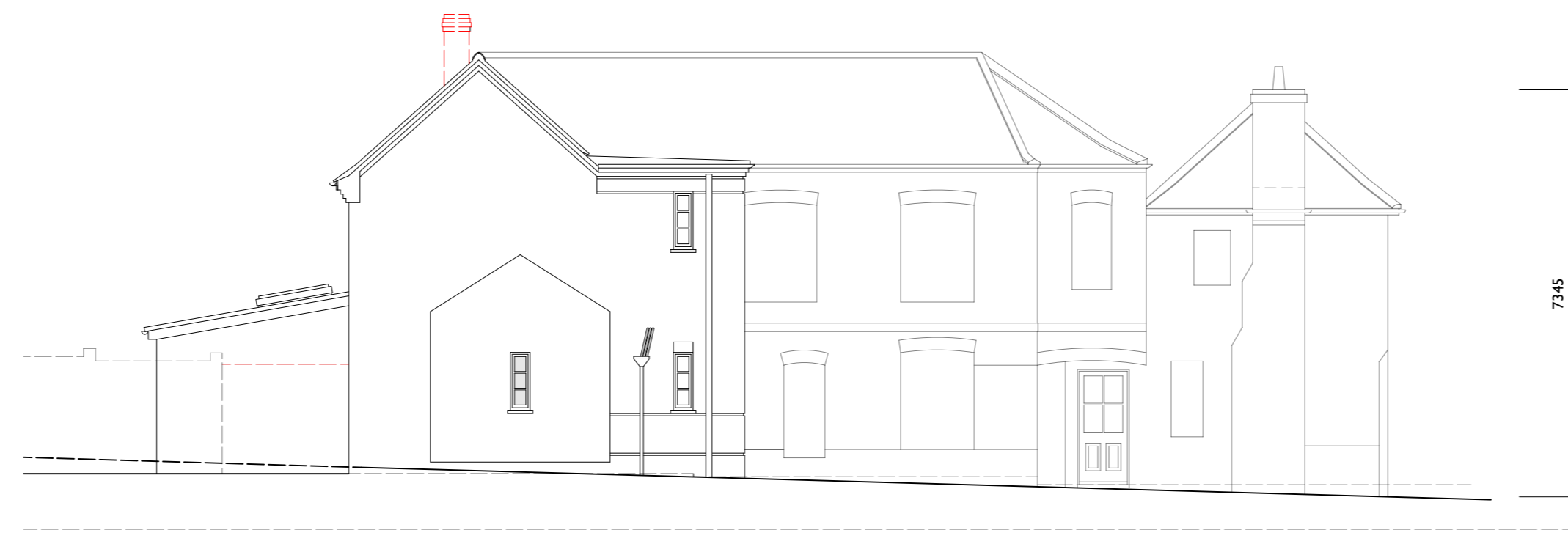
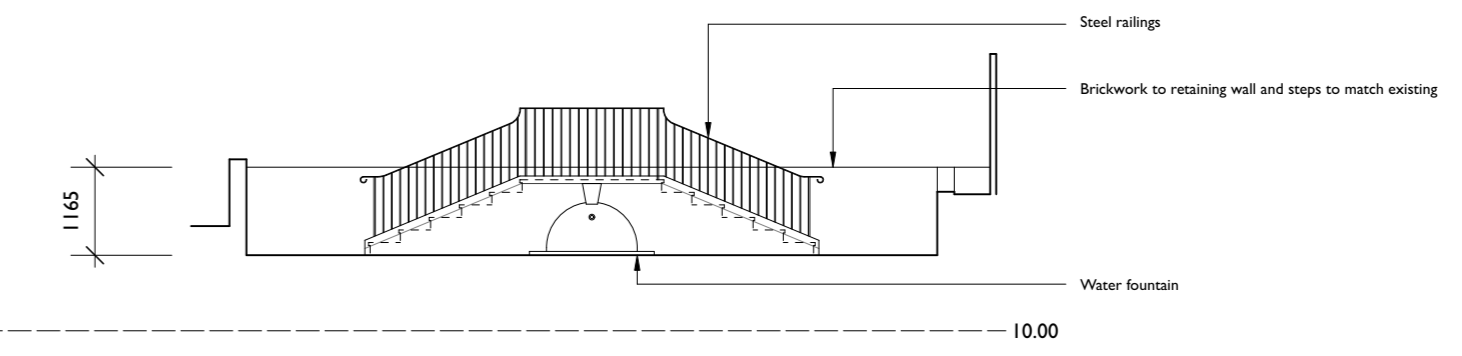


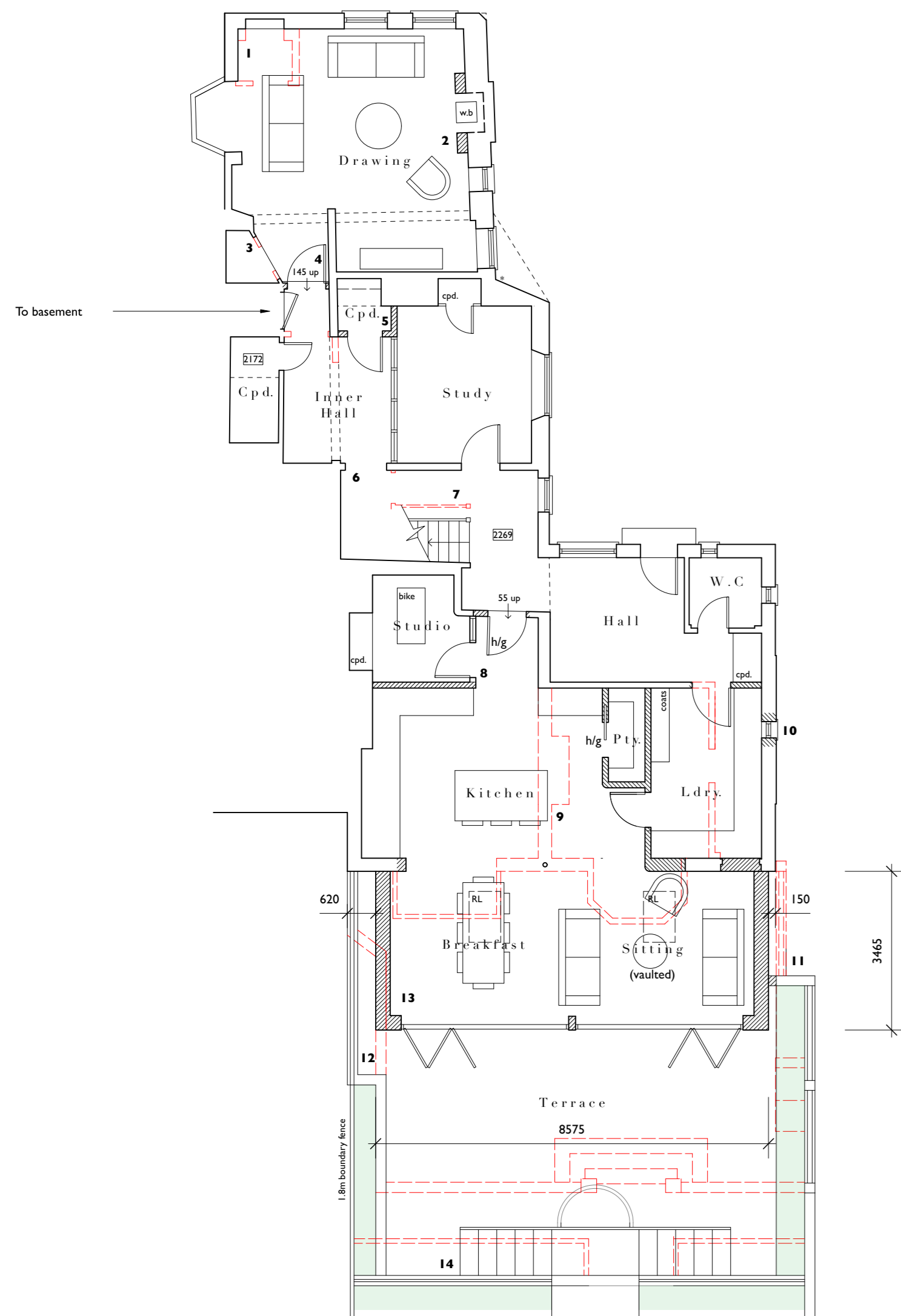
South Elevation



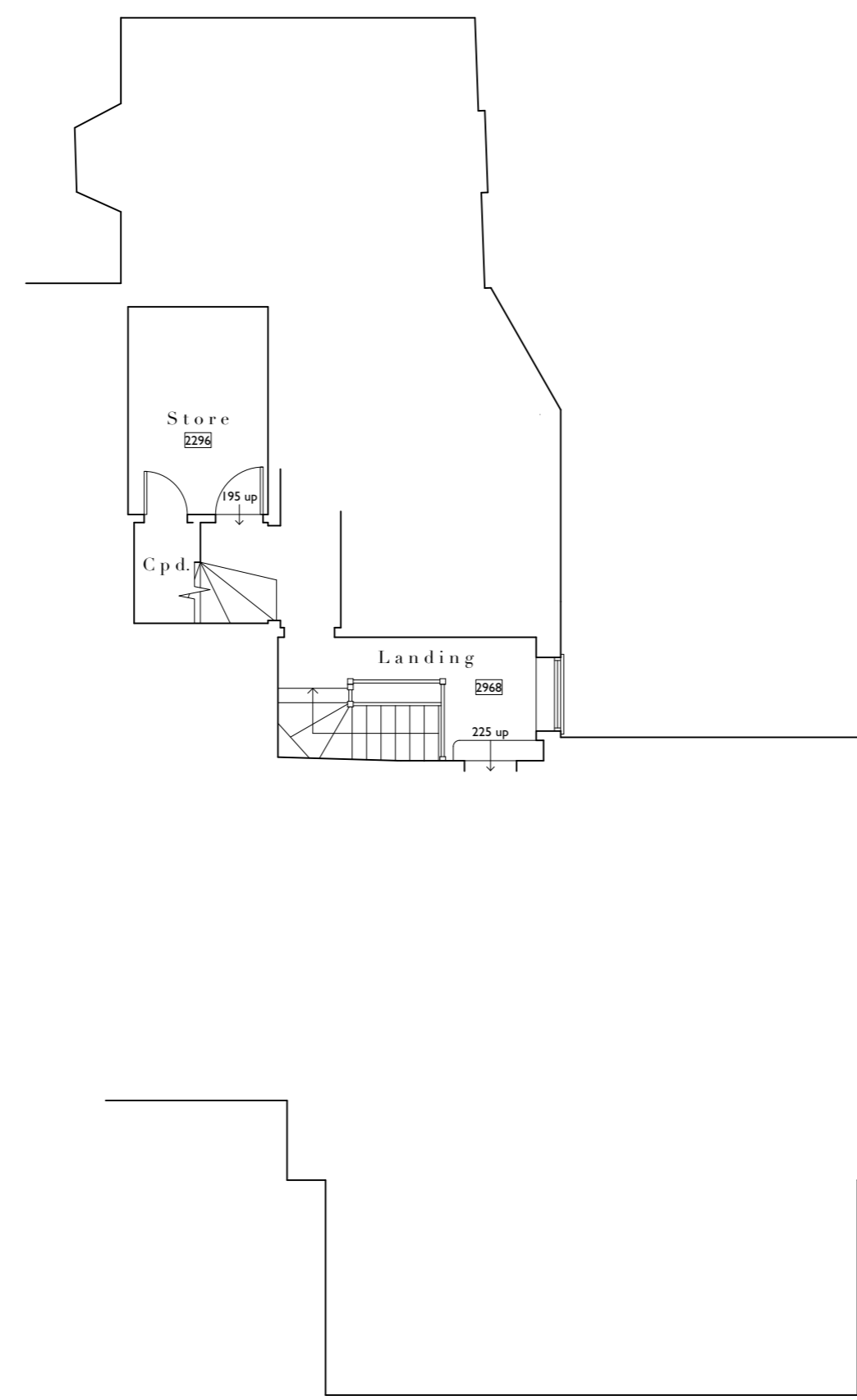
East Elevation



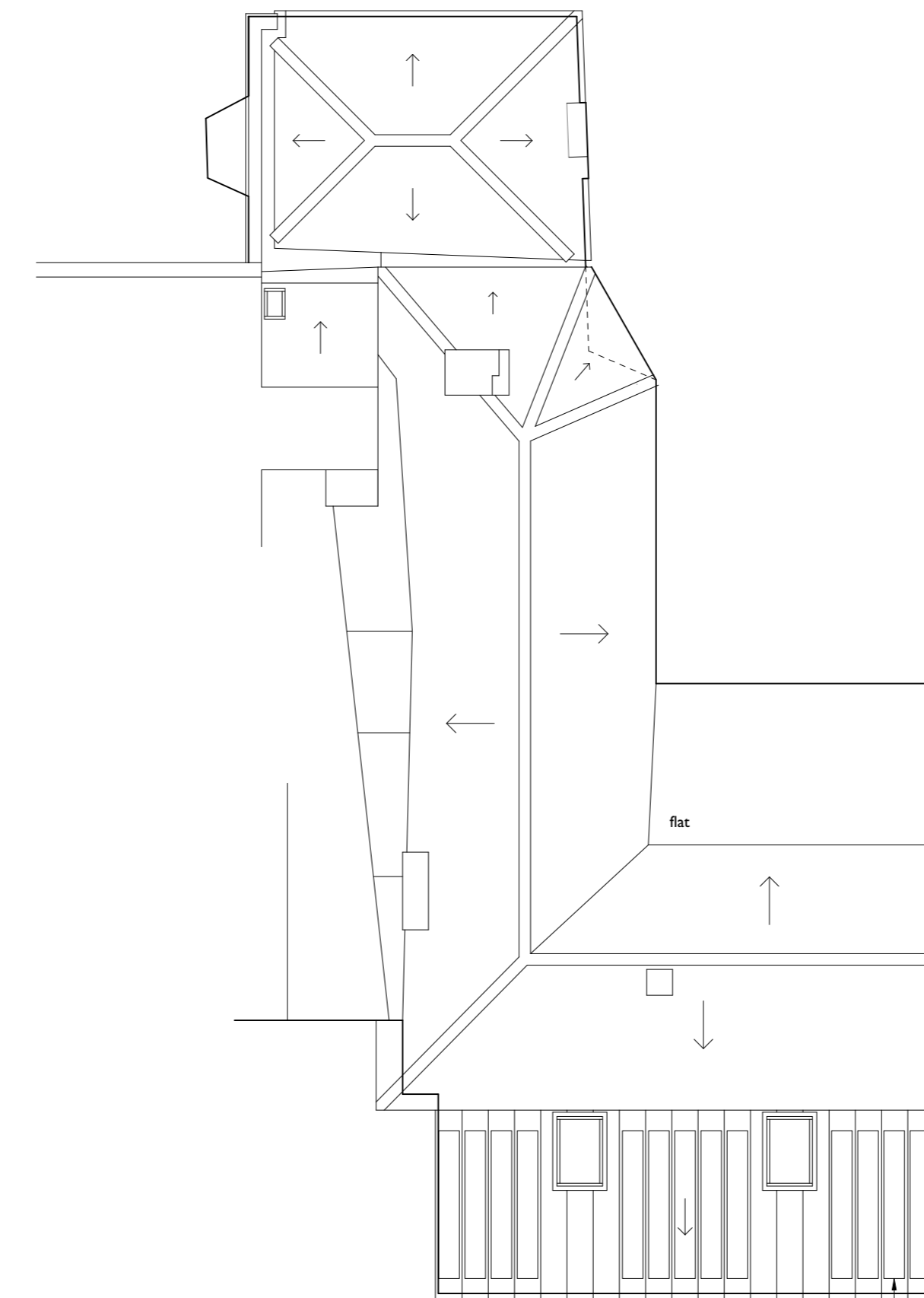
External Stair



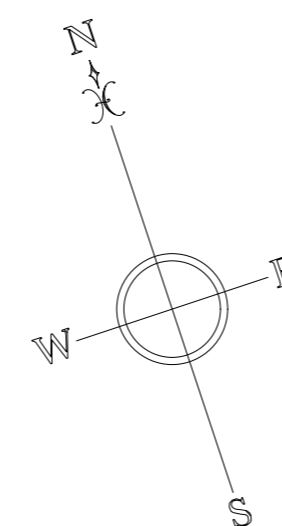
Ground Floor Plan



Part First Floor Plan



Roof Plan



Schedule of Proposed Works

Ref	Room	Item	Proposal	Notes
1	Drawing	Int. walls	Remove	C20 internal walls forming cupboard removed.
2	Drawing	Fireplace	Re-introduce	Fireplace previously capped off and reduced in height to be re-established for introduction of woodburner.
3	Drawing	Cupboard	Amend	C20 plain cupboard door removed and opening amended to form open cupboard/shelving to serve drawing room.
4	Inner Hall	Int. door	Relocate	C20 internal door removed and position relocated to provide improved access to basement from Inner Hallway.
5	Study	Int. walls	Insert	Glazed partition and lightweight studwork cupboard introduced to rationalise previously altered layout.
6	Inner Hall	Door	Create	New opening formed into Inner Hall.
7	Hall	Staircase	Replace	C20 staircase removed and replaced with improved reduced arrangement.
8	Kitchen / Studio	Int. walls	Insert	New studwork / amended partitions to 1927 x 1952 element.
9	Kitchen	Int. walls	Remove	Internal wall and chimney to 1927 x 1952 element to be removed.
10	Laundry	Window	Insert	New painted timber casement window, with obscure glass.
11	External	Garden wall	Remove / amend	Late C20 garden wall amended.
12	External	Garden wall	Amend	Section of C20 low level retaining wall taken back to line of boundary.
13	Breakfast / Sitting	Extension	Construct	Lean to extension to be built. Standing seam metal roof and metal fenestration set in brickwork to match existing. Discreet Flextron solar panels by BIPVco between standing seam panels.
14	External	Landscaping	Amends	Modification to existing modern garden retaining wall/step arrangement.

Proposed Materials

- Walls - Gault brickwork to match existing
- Roof - Standing seam metal
- Joinery - Powder coated metal
- Rainwater goods - Painted cast metal

- - - Existing structure to be removed
- █ Proposed structure



**ROGER BALMER
DESIGN**

FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB
Telephone: 01206 299477 Email: enquiries@rogerbalmerdesign.co.uk

Client	Project	Drawing
Mr and Mrs Rose	Milton House 57 South Street Manningtree	Plans and Elevations as Proposed
Scale	Date	Del.
1:100 at A1	September 2023	BOC
		Drawing no. Rev.
		1622 - 04

Contractors must verify all dimensions and information on site prior to commencement of work. Do not scale from drawing.
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