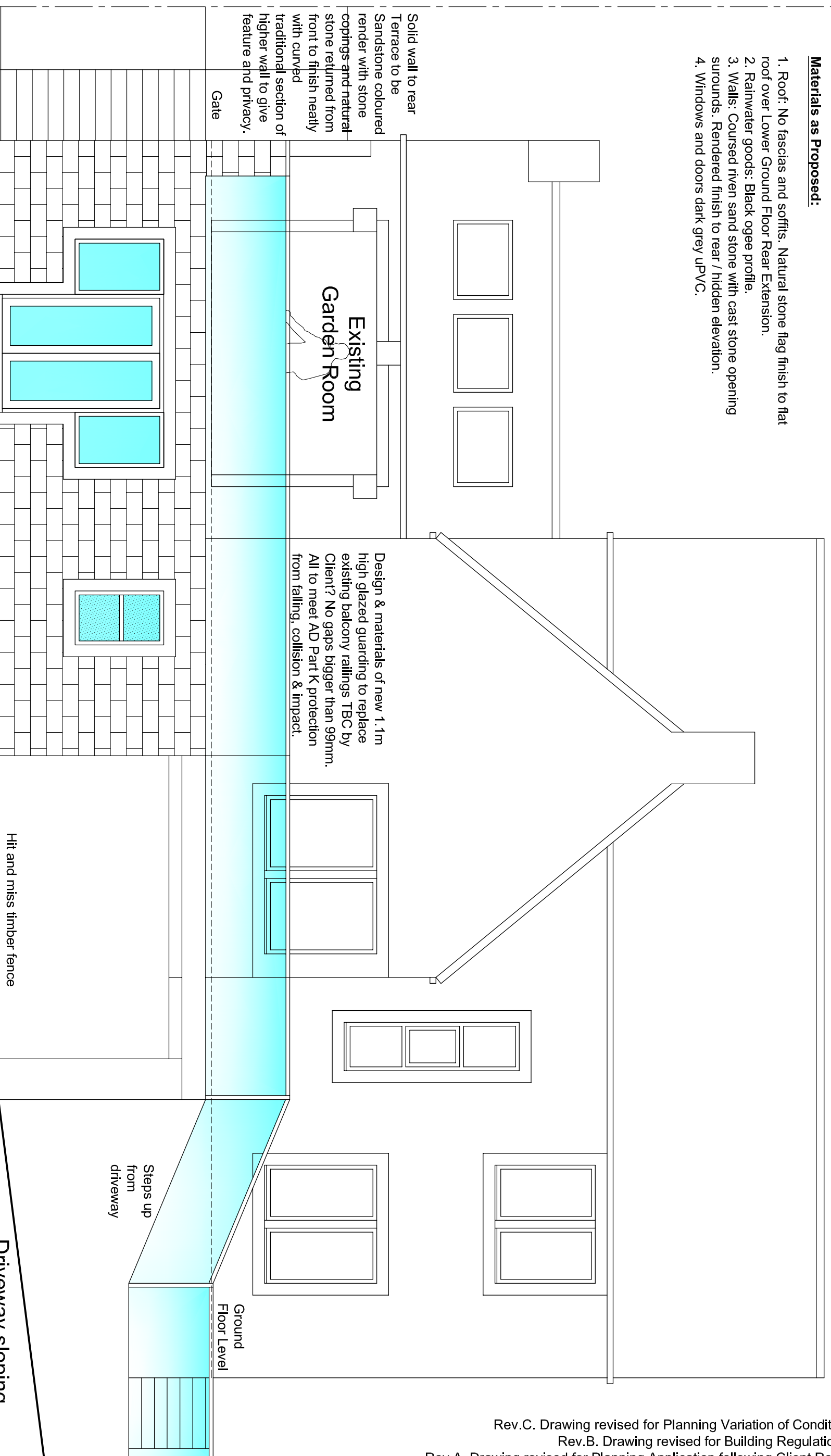


**Materials as Proposed:**

1. Roof: No fascias and soffits. Natural stone flag finish to flat roof over Lower Ground Floor Rear Extension.
2. Rainwater goods: Black ogee profile.
3. Walls: Coursed riven sand stone with cast stone opening surrounds. Rendered finish to rear / hidden elevation.
4. Windows and doors dark grey uPVC.



Tall mature hedges

Steps down to continue the existing steps to minimise the amount of retaining/water proofing required to the new Lower Ground Level (this will also continue the natural line of the existing ground level).

French doors & windows shown to line through with garden room opening in the background.

Rev.C obscure window added

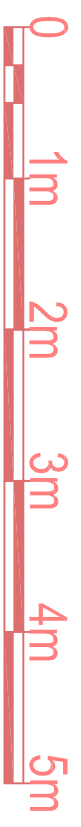
Hit and miss timber fence  
Replace existing balcony railings with new 1.1m glazed guarding to match proposed terrace. All TBC with client?

Driveway sloping down to garage

Steps up from driveway

Ground Floor Level

# Proposed Gable Elevation



Rev.C. Drawing revised for Planning Variation of Condition Application.  
Rev.B. Drawing revised for Building Regulations Application.  
Rev.A. Drawing revised for Planning Application following Client Review meetings.

**1 Oaklands Court, Grasscroft, Oldham OL4 4AE**  
**Single Storey Lower Ground Floor Rear / South West Extension,**  
**extending existing balcony, & internal conversion of basement areas.**