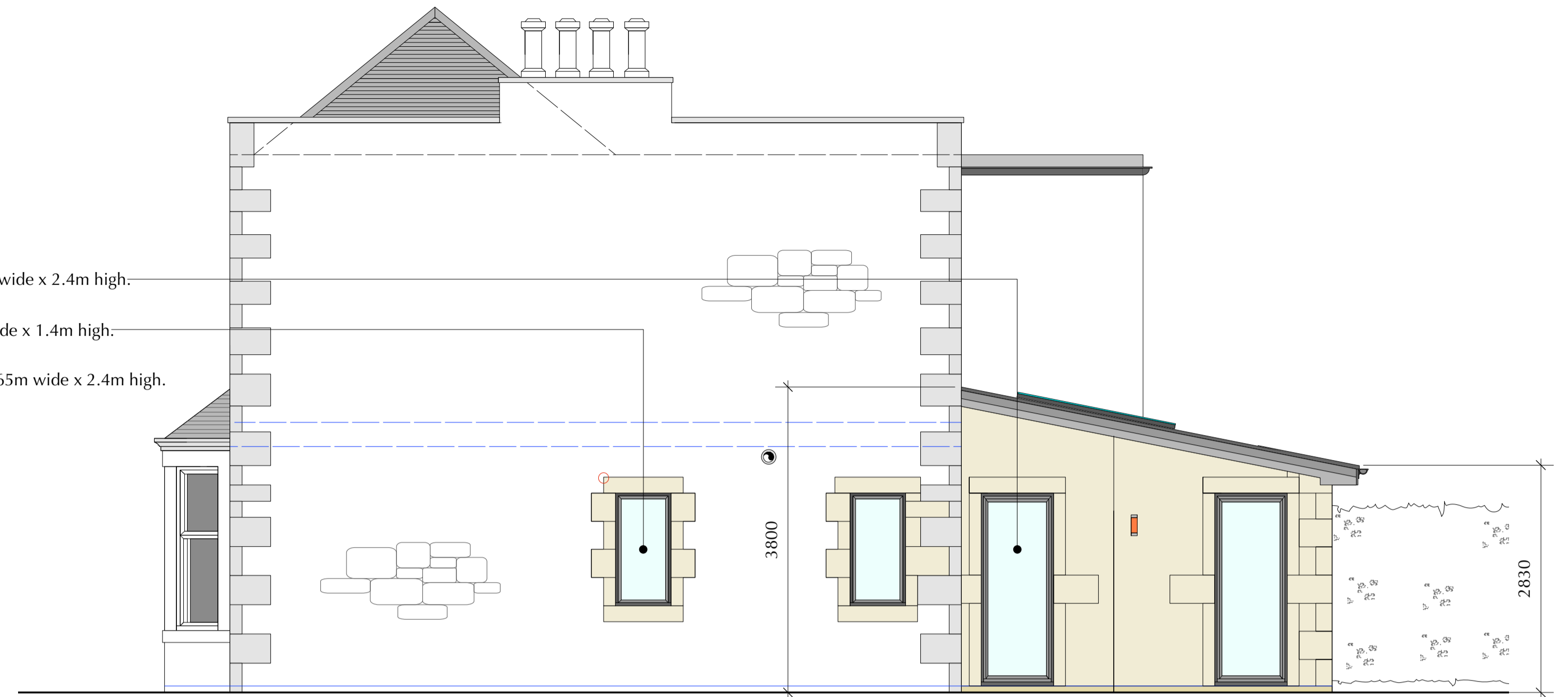




REAR ELEVATION



SIDE (EAST) ELEVATION

- New East facing side windows in extension 0.9m wide x 2.4m high.
- New East facing side windows in kitchen 0.7m wide x 1.4m high.
- New North facing sliding door system opening 2.65m wide x 2.4m high.

**NOTES:**

**DOWNTAKINGS AND REMOVALS SHOWN HATCHED IN RED.**

**EXTERNAL WALLS TO NEW EXTENSION -**

New EAST facing external wall to be constructed using 125mm thick RED-PINK LOCHARBRIGGS random coursed sandstone outer leaf to side elevation as shown. Vertical rybats, sills and lintels to be formed around new windows. Sandstone quoins to be formed at corner as indicated. To match existing house quoin stone dimensions. Natural sandstone chamfered base course around perimeter of extension. New WEST facing external wall to be SANDSTONE COLOUR K-REND Modern smooth-through silicone render system.

**EXTENSION EXTERNAL DOOR & GLAZING SYSTEM - Rationel AURAPLUS (OR SIMILAR)**

To be contemporary double glazed external slim framed Aluminium-Clad timber framed high performance glass facade system. 2.40m height. RAL powder coated in Anthracite Grey to match new windows. Argon filled with Low emissivity 'K' glass, 6mm Optifloat, 16mm cavity units. Glazing providing band 'A' Energy Rating (WER). New door systems supplied with high performance six-point security multi locking system. Yale cylinder, solid cast security handles. ALL new door Ironmongery to include handles and hinges, stainless steel. To be fully weather sealed and air tight. Specification to be confirmed prior to ordering.

**NEW WINDOWS - TILT & TURN - Rationel AURAPLUS (OR SIMILAR)**

To be double glazed external Aluminium-Clad timber framed system, RAL powder coated in Anthracite Grey to match throughout. Glazing providing band 'A' Energy Rating (WER). Argon filled with Low emissivity 'K' glass, 6mm Optifloat, 16mm cavity units.

**NEW SLOPING ZINC PITCHED ROOF, 11.5°**

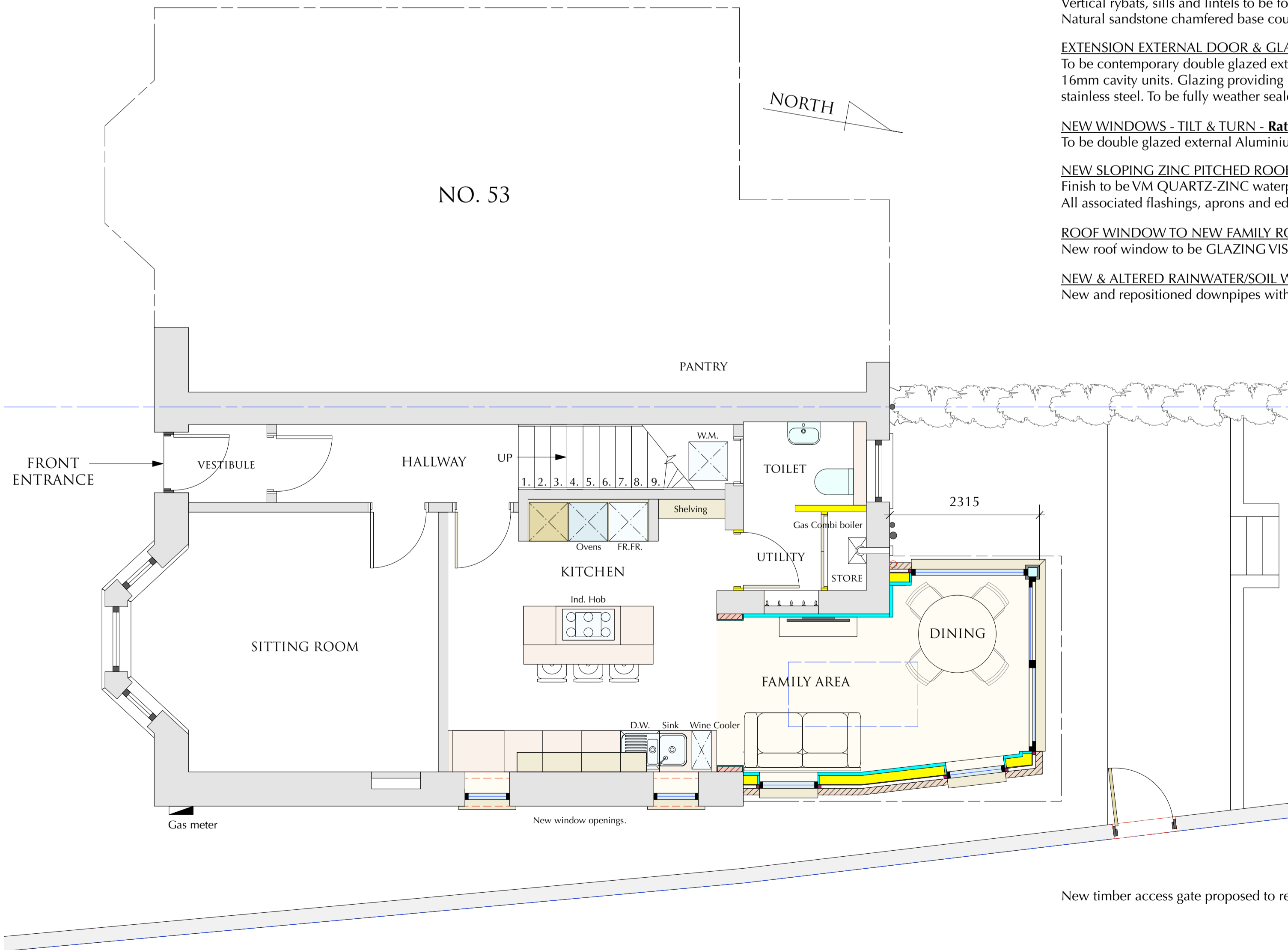
Finish to be VM QUARTZ-ZINC waterproof weathering system (or equivalent). Vertical ZINC cladding spacings @ 600mm centres. All associated flashings, aprons and edge trims to be carried out as detailed by manufacturer. Samples are to be provided and approved by client prior to installation.

**ROOF WINDOW TO NEW FAMILY ROOM -**

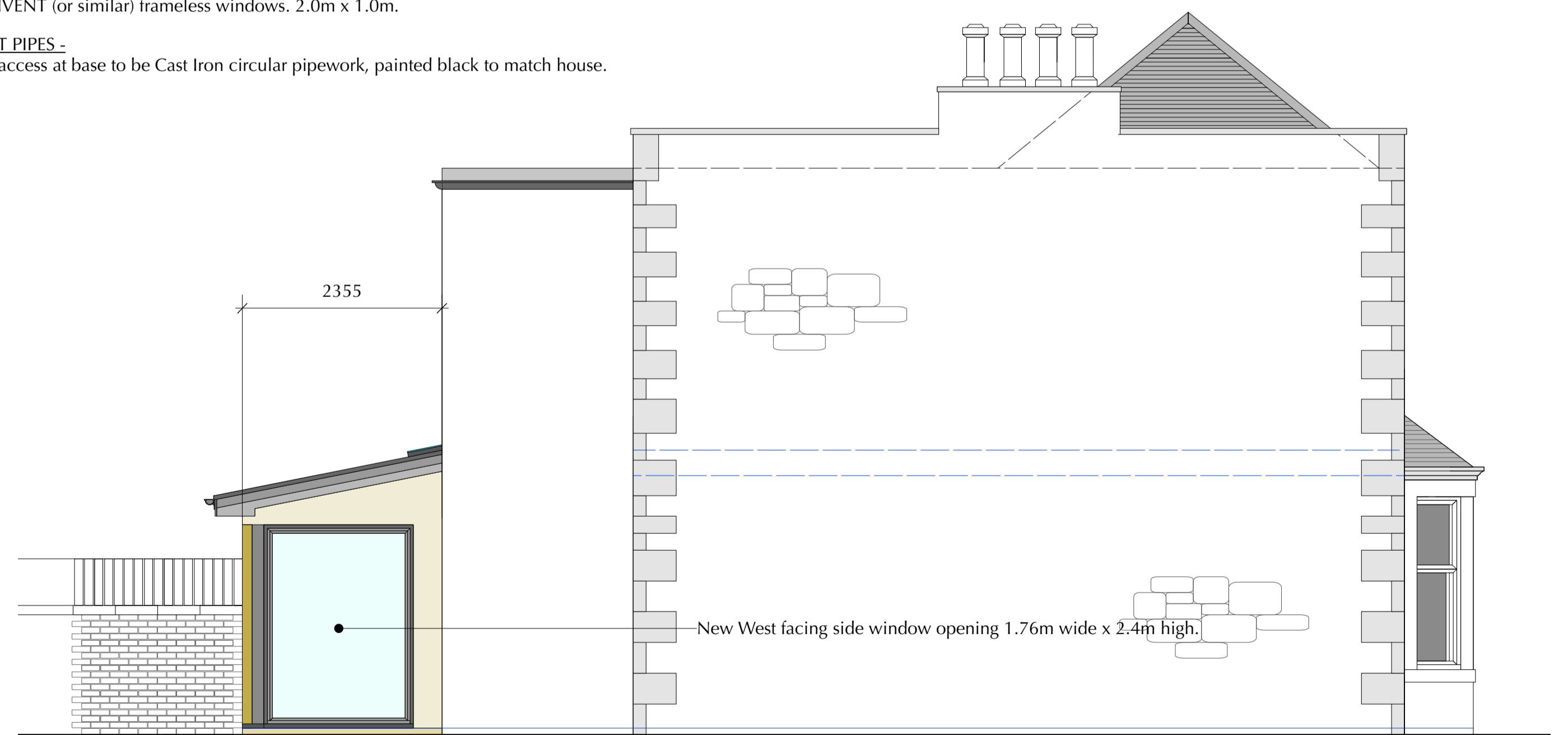
New roof window to be GLAZING VISION PITCHVENT (or similar) frameless windows. 2.0m x 1.0m.

**NEW & ALTERED RAINWATER/SOIL WASTE VENT PIPES -**

New and repositioned downpipes with handhole access at base to be Cast Iron circular pipework, painted black to match house.



GROUND FLOOR PLAN



SIDE (WEST) ELEVATION



SCALE - 1:50 @ A1  
DATE: . DEC. 2023

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