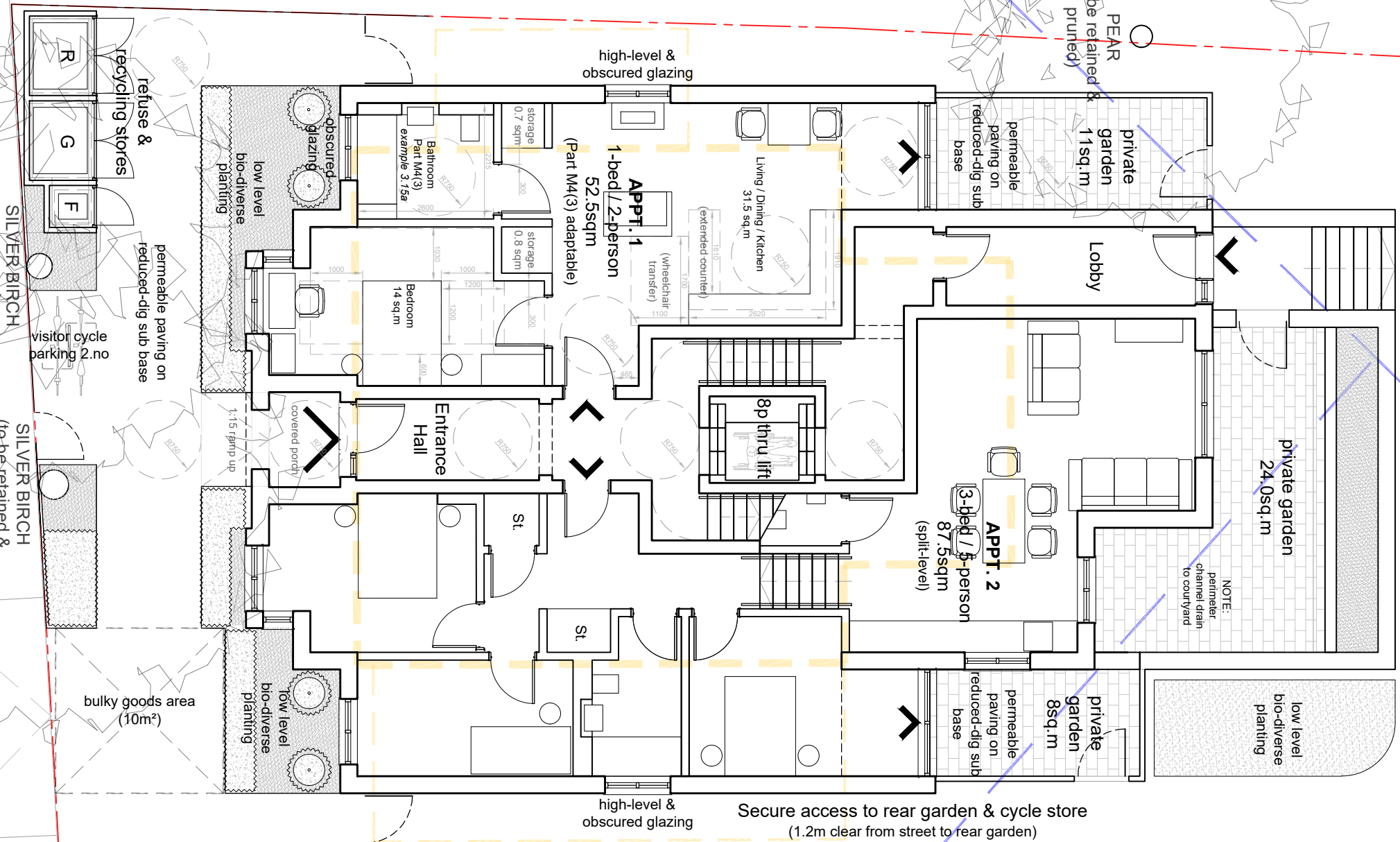


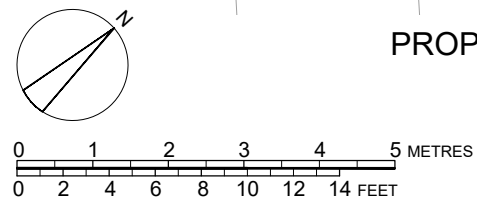
DAGMAR ROAD

Bilsley Court  
No.1-16

**NOTE:**  
Do not scale (apart from when issued for Planning Application purposes). Figured dimensions only to be taken from this drawing. Dimensions are shown in millimeters unless noted otherwise. Check dimensions on site and report discrepancies to the Architect or Contract Administrator. Not to be used for Construction purposes unless stated.  
  
This drawing is protected by copyright and may not be reproduced without the Architect's written permission. The design is site specific and may not be reproduced on any other site without the Architect's written permission.  
  
All areas have been measured from current drawings. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.  
  
This drawing is to be read in conjunction with all relevant details and other consultants information for the project



PROPOSED GROUND FLOOR PLAN



**NOTES:**

Existing building demolished - - - - -

**PROPOSED MATERIALS KEY:**

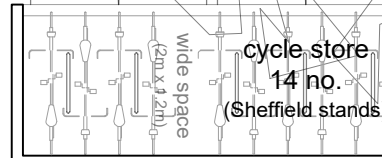
1. New brickwork (light grey/buff with complimentary mortar)
2. New slate roof tiles (angle ridge and hip tiles)
3. New pre-cast concrete window cills, lintels, coping, window, door and bay window surrounds (for further details refer to Design & Access Statement 090-DAS-01 P1)
4. New zinc cladding (vertical standing seam) - light/mid grey finish
5. New dormer window (light/mid grey standing seam zinc cladding)
6. New aluminum framed windows and doors (finish mid/dark grey)
7. New glazed entrance door with glazed side panels (finish to match window/door frames)
8. New metal vertical balustrades (finish to match window/door frames)
9. New fencing 0.8m high from external ground level (finish to match window/door frames) with low-level bio-diverse planting forming separation from street/footpath
10. New external refuse/recycling and cycle stores (treated vertical timber cladding and sedum roof)
11. New timber boundary fence 1.8m high from external ground level
12. 1.8m high privacy screens vertical aluminium louvers (finish to match window/door frames)

P4	APPT.1 UPDATED TO M4(3)	21/06/21
P3	REFUSE & BIKESSTORE UPDATED	06/05/21
P2	REDUCED SIZE AT REAR & LIFT ADDED	29/04/21
P1	PLANNING APPLICATION	26/02/21

**PLANNING ISSUE**  
5  
**5 DAGMAR ROAD, SE25**  
**PROPOSED GROUND FLOOR PLAN**  
**FEB / 2021**  
**1:100 @A3**  
**090-100**

**UN FOLD**  
ARCHITECTURE + DESIGN

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Lawn  
(communal amenity)

MAGNOLIA  
bark mulch  
(to be retained)

private garden  
24.0sq.m

NOTE:  
perimeter  
channel drain  
to courtyard

APPT. 2  
3-bed / 5-person  
87.5sqm  
(split-level)

Secure access to rear garden & cycle store  
(1.2m clear from street to rear garden)

APPT. 1  
1-bed / 2-person  
52.5sqm  
(Part M4(3) adaptable)

permeable paving on  
reduced-dig sub base

recycling stores &  
refuse

visitor cycle  
parking 2.no

SILVER BIRCH  
(to be retained &  
pruned)

bulky goods area  
(10m²)

low level  
bio-diverse  
planting

covered porch

obscured  
glazing

low level  
bio-diverse  
planting

high-level &  
obscured glazing

permeable  
paving on  
reduced-dig sub  
base

PEAR  
(to be retained &  
pruned)

private  
garden  
11 sq.m

Lobby

Living / Dining / Kitchen  
31.5 sq.m  
(extended counter)

storage  
0.7 sqm

storage  
0.8 sqm

Bedroom  
14 sq.m

Entrance  
Hall

St.

St.

high-level &  
obscured glazing

Secure access to rear garden & cycle store  
(1.2m clear from street to rear garden)

permeable  
paving on  
reduced-dig sub  
base

private  
garden  
8sq.m

low level  
bio-diverse  
planting

No.7

90°

90°