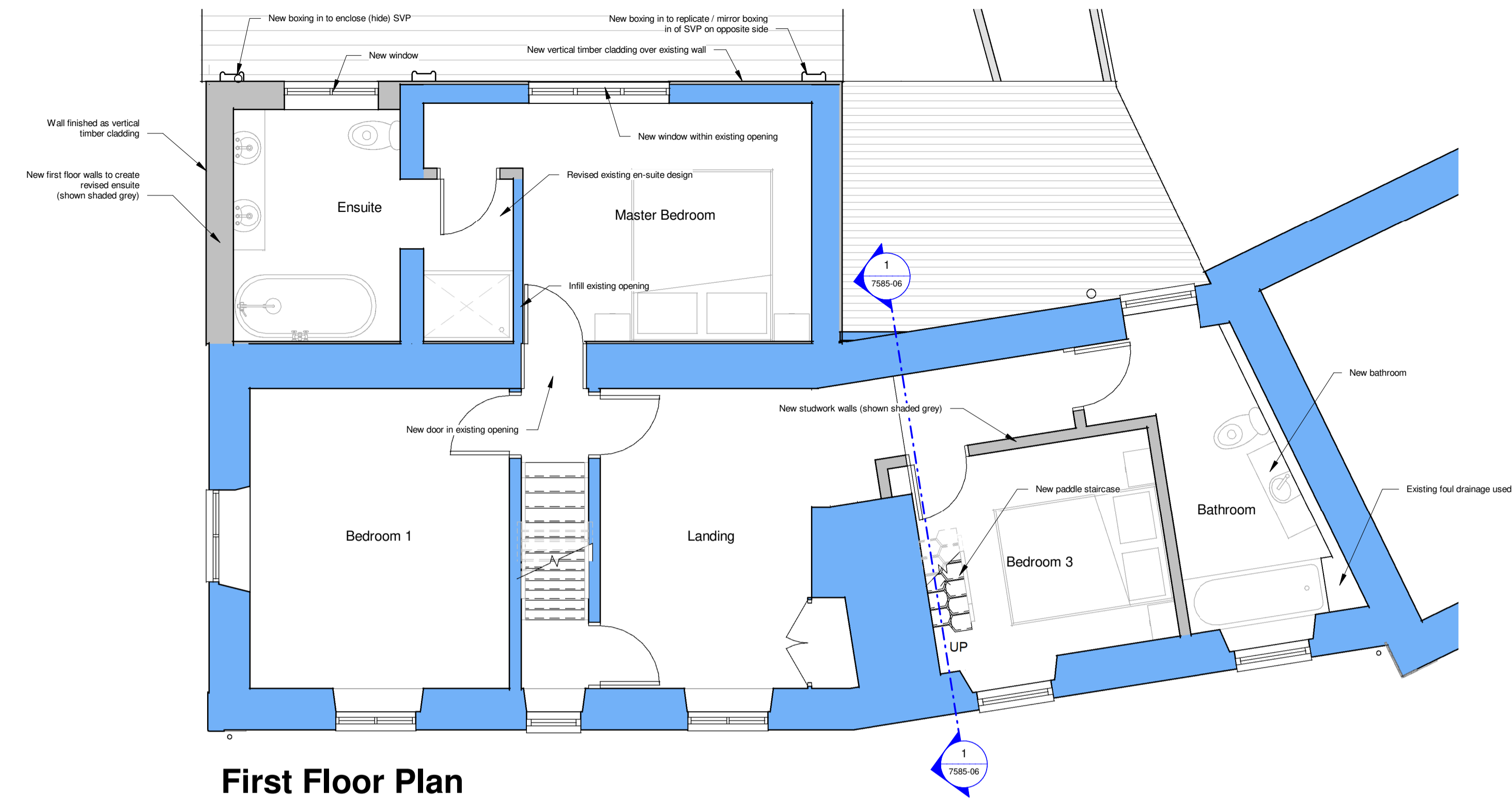
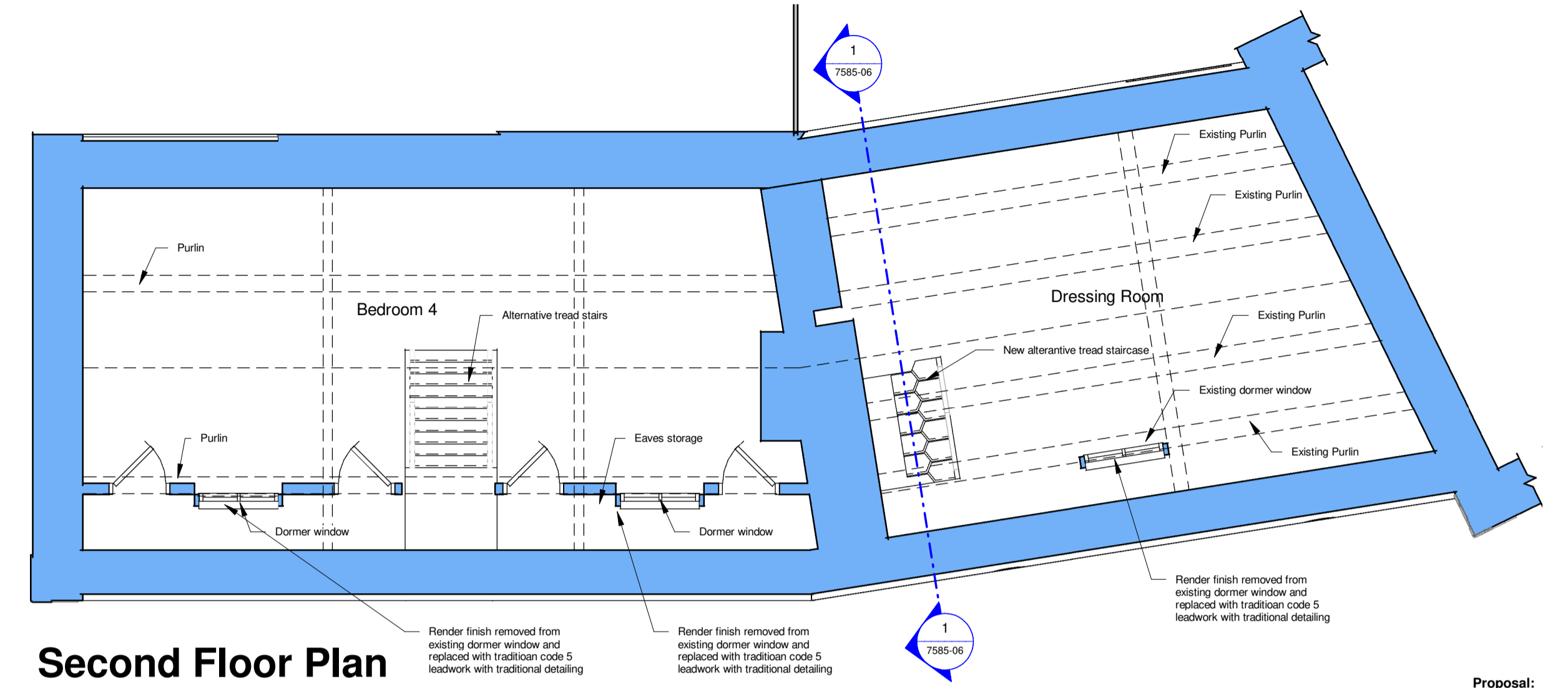


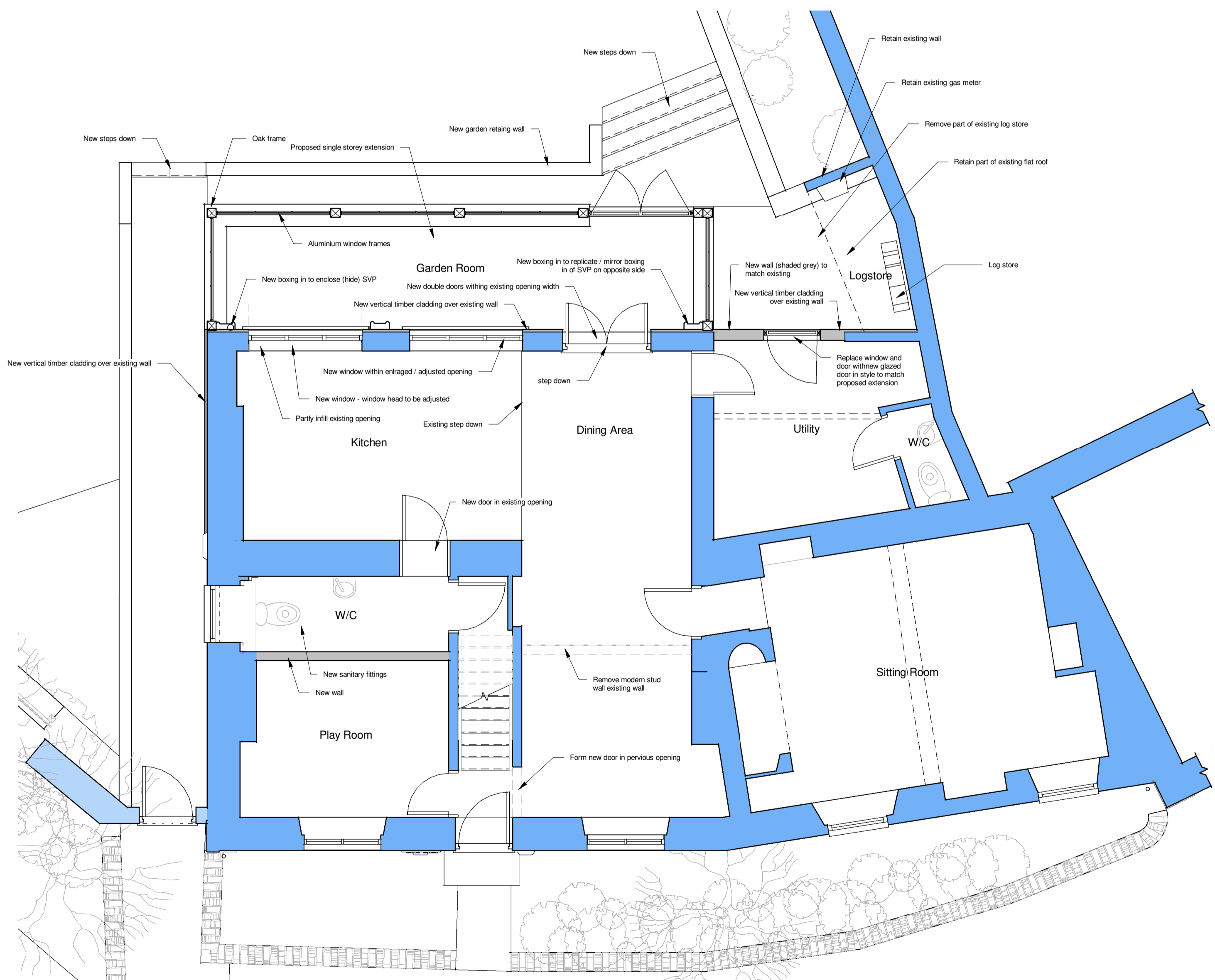
- General Notes:**
1. Stable Architecture retain full copyright of the design and of the content of this drawing.
 2. Do not scale drawings. Dimensions govern.
 3. All dimensions are in millimetres unless noted otherwise.
 4. All dimensions shall be verified on site before proceeding with the work.
 5. Stable Architecture shall be notified in writing of any discrepancies.
 6. Contractor/builder to carry out their own survey work prior to quantification and construction.



First Floor Plan
1 : 50



Second Floor Plan
1 : 50



Ground Floor Plan
1 : 50

0m 1m 2m 3m 4m 5m
Scale 1:50 @ A1



Perspective 1



Perspective 1

Proposal:

The work sought under this planning/listed building application is summarised as follows:-
 Alterations and first floor extension to the East elevation incorporating revised flat roof, replacement revised windows.
 Cladding of existing East elevation and part of North elevation with vertical oak boarding.
 Single storey rear garden room extension incorporating garden retaining wall and new garden steps.
 Alterations to existing flat roof to rear log store area.
 Internal alterations at both ground and first floor level as shown and noted individually.
 Insertion of new alternative tread staircase to access existing second floor accommodation.
 Alterations to the existing outbuilding replacing existing openings, with new timber framework and glazing and installing a new external decorative frieze.

Materials

The description below indicates the proposed materials:-

Walls: new walls for the first floor extension to be finished in vertical oak boarding, to be left to silver/season naturally. Existing first floor wall to the east elevation and existing ground floor wall to part of the North elevation also to be finished in vertical oak boarding to be left to silver/season naturally.
 New walls to proposed, garden room and the associated external garden retaining wall to be constructed in local natural stone, carefully chosen to match stonework of the existing West elevation.

Flat Roof: the existing flat roof over the East extension is poor quality mineral felt, this is to be fully removed and replaced with a new flat roof covering over the existing extension, and the proposed first floor extension. This is to be finished with grey rubberised EPMD.

Boxing in and Overhang: the two elements of vertical boxing in and the horizontal detail of the replacement flat roof are to be constructed in external grade timber (suggest Tricoya) which is to be painted in French grey or some such similar Cotswold grey colour.

Pitched Roof: the new pitched roof to the proposed single storey East extension to be finished in natural blue slate.

Rainwater Goods: any proposed/replacement rainwater guttering and downpipes to be black cast-iron effect aluminium guttering and downpipes.

Windows and Doors: the existing windows within the East elevation are a combination of painted metal frames and poor quality timber frames of varying styles. These are to be removed and replaced with new painted timber frames finished in white to match existing windows.

Window and doorframes within the proposed single storey extension to be black finished slim frame profile crittle style windows, constructed in powder coated aluminium sitting within a structural open framework forming a series of posts and beams.

New Internal Walls: new internal walls at first floor level to be constructed in timber stud work with modern plasterboard finish.

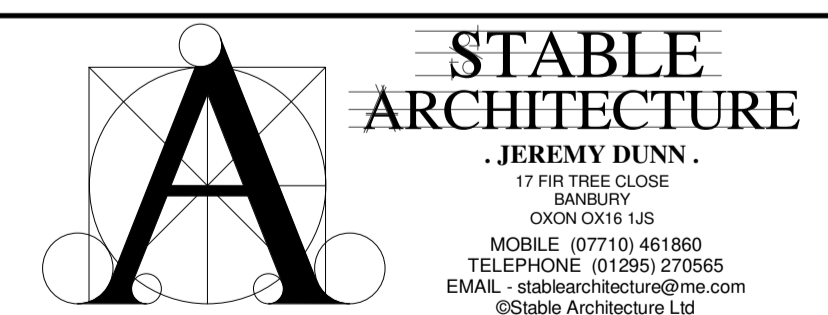
Internal alterations: to the ground floor an existing opening to the right of the front door is to be opened up. Carefully remove existing modern wall to the West of the existing dining area. Any plaster either side of the newly formed opening to be made good using materials to match existing.

The installation of new sanitary fittings including any/all necessary pipework, is noted here that the layout is shown for indicative purposes only, final position of sanitary fittings may vary.

When new plumbing and electrics are to be installed, these should be undertaken with no new routes being cut through historic timber, with any repair work to historic traditional plaster to be in lime plaster and mortar to match existing.

Outbuilding: the external decorative frieze is to be constructed in external grade timber (suggest Tricoya) which is to be painted in French grey or some such similar Cotswold grey colour. Replacement doors to be in timber and painted in French grey or some such similar Cotswold grey colour.

Proposed Sheet 1



Job:
Extension to
Oakeys Cottage,
Little Rissington

Client:
Client Name
Oakeys Cottage,
Little Rissington

Drawing No: 7585-05	Date 31/8/2023	Scale 1 : 50@A1
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