Notes:

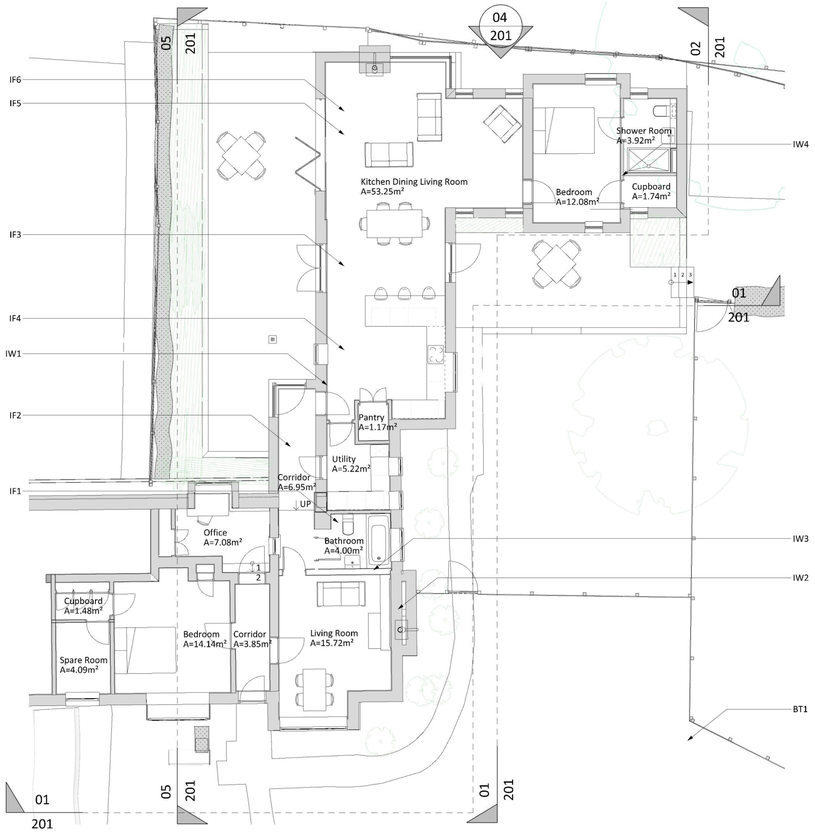
A1

02 FRONT ELEVATION
Scale: 1:100 @ A1

03 RIGHT ELEVATION
Scale: 1:100 @ A1

04 REAR ELEVATION
Scale: 1:100 @ A1

05 LEFT ELEVATION
Scale: 1:100 @ A1



00 GROUND FLOOR PLAN
Scale: 1:100 @ A1

01 ROOF PLAN
Scale: 1:100 @ A1

SCALE: 1:100

0 2.5 5 10 m

External Materials Schedule

ROOF	
R1	Rebuild non-original pitched roof and extend using exposed timber rafters to create vaulted ceiling, Clay plain tiles, angled ridges, red/brown to match existing
R2	Oak fascias and soffits, blackened finish
R3	Lead rolled flat roof
R4	Lead grey fibreglass parapet roof
R5	Functional brick chimney stack to match appearance of existing
R6	Renovate oak soffits & fascias, redecorate, and/or apply linseed oil as required
R7	Uplift and reinstate existing tiles, replacements to be like for like, Apply type-LR breathable felt, renew treated battens and fit 300m Thermafleece at ceiling level
R8	Renew leadwork to LSA details, generally
R9	Removal of non-original dormer window (c1989) and surrounding tiling to allow rear access porch extension.
WALLS	
EW1	New red facing brickwork in Lime mortar and laid Flemish Bond to match existing
EW2	Oak horizontal cladding, deep boards, blackened finish
EW3	Oak shrouds to reveals, blackened finish
EW4	Rake-out and re-point existing brickwork in lime mortar to match existing
WINDOWS & ROOFLIGHTS	
W1	Existing oak framed windows to be renovated insitu, to receive natural linseed oil finish, Replacement profiled oak sections to be scarfed in where decayed beyond repair.
W2	Aluminium composite framed casement windows, double glazed, PPC dark finish
W3	Conservation metal framed pitched rooflight, DG, black frame
W4	Aluminium frames flat rooflight, double glazed, PPC dark finish, concealed behind parapet
DOORS	
D1	Existing oak framed door to be renovated in-situ, to receive natural linseed oil finish, Restoration of existing ironmongery.
D2	Aluminium composite framed multi-fold doors, double glazed, PPC dark finish
D3	Aluminium composite framed casement door, double glazed, PPC dark finish
RWG & FWG	
RF1	Minor repairs to heritage cast-iron rainwater goods, black finish
RF2	New heritage cast-aluminium rainwater goods, black finish
RF3	New heritage cast-aluminium foulwater goods, black finish
EXTERNAL SURFACES	
ES1	Repair and reinstatement of red facing brick pathways to match existing
ES2	Stonegravel surface within stabilisation grid
ES3	Natural stone, fully bound paving
BARRIERS	
B1	N/A
BOUNDARY TREATMENT	
BT1	Timber picket fencing 1.2m AGL, natural finish
BT2	Native hedgerow
EXTERNAL LIGHTING	
L1	IP65 rated LED architectural accent wall washers.
INTERNAL FLOORS & CEILINGS	
IF1	Timber floor boards, infill to match existing, sand and wax
IF2	Traditional flagstones laid upon insulated ground bearing floor slab
IF3	Tiling / Eng Oak on insulated ground bearing floor slab
IF4	Localised removal of non-original ceilings, reinstate lime plastered ceilings
IF5	Oak beam in-line with existing adjacent beam to form proposed ceiling to new rear porch extension.
IF6	Vaulted ceiling with exposed beams and steel collars, plastered ceiling panels between beams
INTERNAL WALLS	
IW1	Localised removal of non-original wall linings to external walls, restore with lime plaster
IW2	Localised repairs like-for like of exposed brick inglenook fireplace.
IW3	Timber studwork partition reinstated upon original lines and upto non-original timber beams of previously removed walls (c1989) to form new corridor and bathroom, returning to in-keeping plan form.
IW4	Internal wall faces to proposed extension to be modern plaster finish.

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REV	DATE	BY	COMMENT
-	18/08/23	RJ	ISSUE FOR PLANNING

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del Renzio & del Renzio

Designer: DEL RENZIO & DEL RENZIO LTD.
Architectural Design & Planning

Address: 12-14 Cliff Street, Ramsgate, Kent, CT11 9HS

Email: post@delrenzio.com
Phone: 01843 446210
Web: www.delrenzio.com

PROJECT: FIELD COTTAGE, NONINGTON.

DRAWING TITLE:
PROPOSED: PLANS AND ELEVATIONS (COTTAGE).

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DRAWN:	CHECKED:	AUTHORISED:
RJ	PDR	PDR

SCALE:	DATE:
1:100 @ A1	18/8/2023

STATUS:
FOR PLANNING PURPOSES

DRAWING NUMBER: 495-A-PLN-1-201

Rev: -

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