

Item	Description	Finish	Dimensions	Dwg reference
Front extension	Two-story extension, matching existing dormer eaves height and slope. Providing entrance at ground floor level and protection from prevailing wind on entering house.	Roofing - Profile steel sheeting to match new roof on existing building. Walls - Timber clad with Thermopine (or similar) above 1.8m. White or cream render below 1.8m. Glazing to front and sides.	Projection of 2m from existing property. Approx. 3.7m wide. Approx. 5.1m height to match existing dormer eaves.	Dwg - Ele_003, item 001.
Rear extension	Single-story extension to provide additional living area space at rear of property.	Roofing - Standing seam or similar finish, grey or black. Walls - White or cream render.	Projection of 2.3m from existing property. 6m wide and approx. 2.6m height.	Dwg - Ele_003, item 002.
Basement entrance	New sliding door entrance to enable basement level to be converted to habitable space. Flanked by discrete retaining walls and provided with a patio or decked area to front.	Walls will be similar finish to remainder of property - white or cream render. Retaining structures will be white or cream render, or stone clad.	Ground to be reduced by 2.5m height and approx 6m from face of property. Landscaping to be feathered into existing slope.	Dwg - Ele_003, item 003.
New decking	Additional decking to connect front and rear decking areas above uneven sloping ground along side of property.	Timber or composite timber.	2m wide and approx 9.5m long.	Dwg - Plan_002, item 001.
Extended steps	By creating a new ground floor entrance the existing steps will be continued at the same gradient to new front door.	Stone slabs.	Rise 150mm, going 600mm.	Dwg - Plan_002, item 002.
New side entrance	A side door will be added to the property, allowing access to the "mud-room" area.	To match existing doors.	1981 x 838mm	Dwg - Ele_004, item 001.
Sliding doors (front)	Existing sliding doors will be extended to enable better access and light.	Anthracite or grey finish.	Approx 3.5m wide (from 2.35m)	Dwg - Ele_003, item 004.
Sliding doors (rear)	Existing sliding doors to be extended slightly.	Anthracite or grey finish.	Approx 2m wide (from 1.75m)	Dwg - Ele_003, item 005.
Roofing	Profile steel sheet with rainwater goods, capping and facades to match.	Dark grey or black.	N/A	Various
Cladding	Vertical timber, board on board.	Thermopine or similar.	N/A	Various
Chimneys	Decorative chimney stacks to be removed	N/A	N/A	Dwg - Ele_001, item 001.
Retaining structure	Existing retaining wall along driveway and access steps to be extended with new steps.	Stone, stone clad or gabion finish.	Approx 8.5m long. 600mm above step level and down to ground level.	Dwg - Ele_003, item 006

This is a homeowner planning application for renovations to an existing property. The renovations include front and rear extensions, new roofing and cladding, additional windows, decking and access options.

Home owner and applicant
 Mr Chris Holtham
 m. 07891 119322
 e. c.c.holtham@gmail.com

PROJECT
 Hallanbrae, Dallas, IV36 2RW

DRAWN BY
 CH

ISSUE
 07.03.24

RE-ISSUE
 -

DESCRIPTION
 Schedule of works