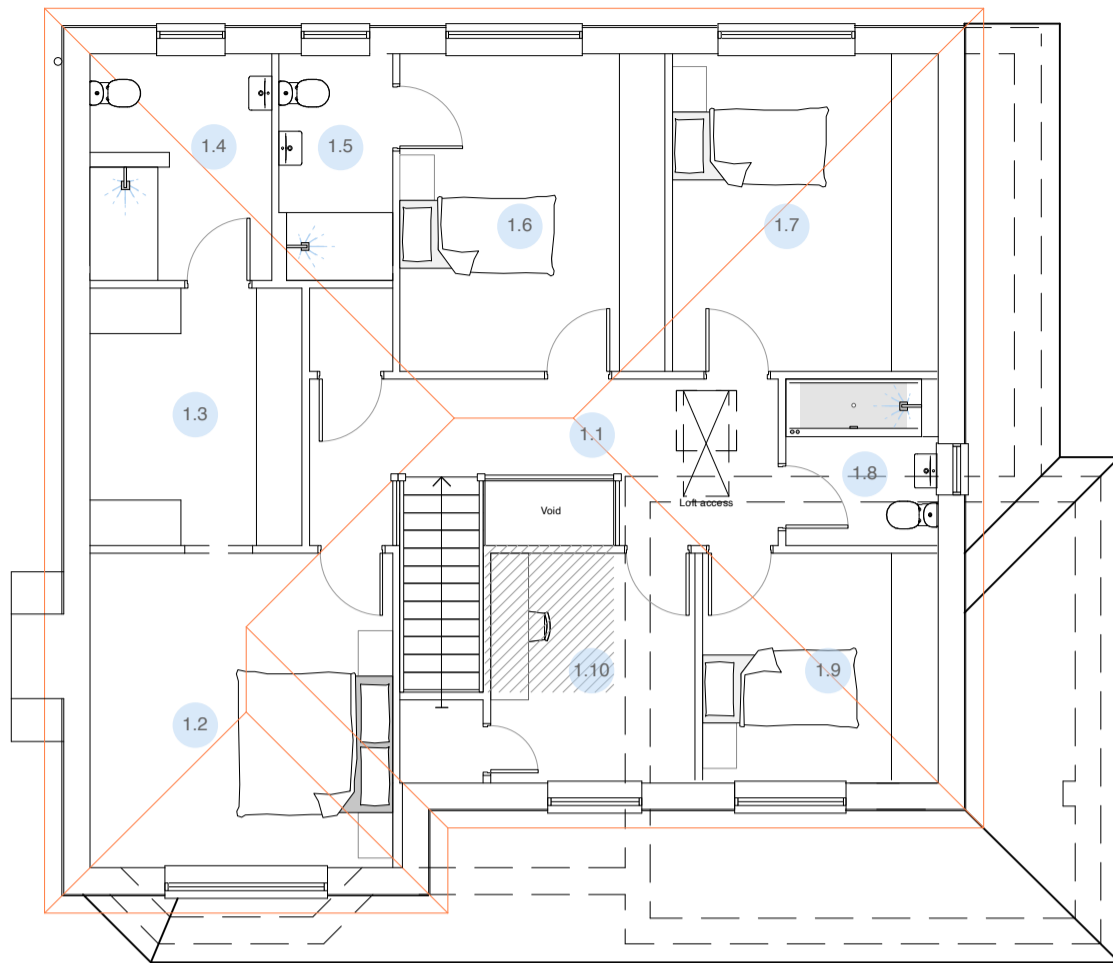
 Hatch area indicates potential cantilever first floor area - subject to further design (structural support) and structural engineers calculations.

Loft hatch sited away from the first floor void (to avoid potential fall from height, to ground floor).

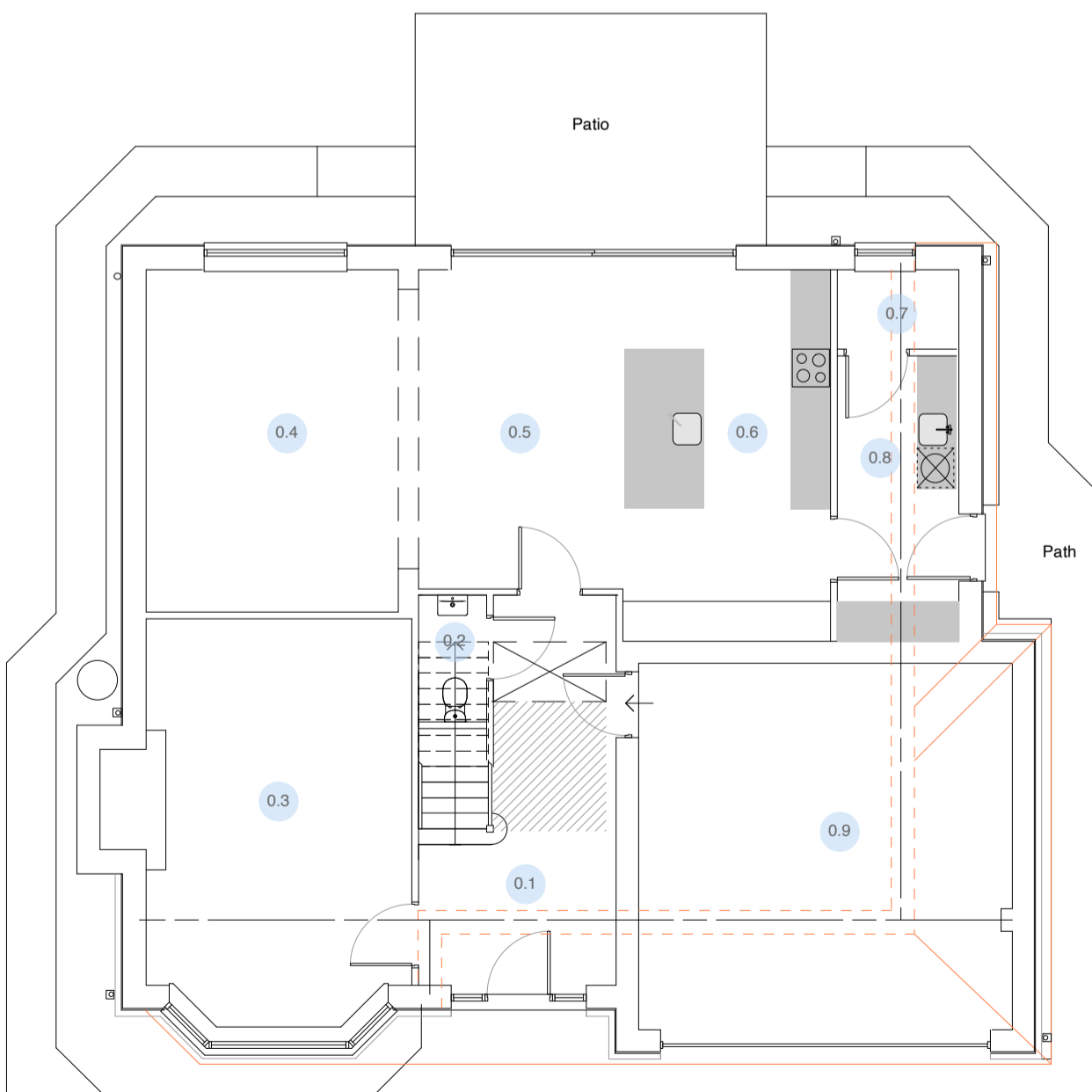
Pathways around the building are positioned away from the windows - for the avoidance of walking into an open window.

The lean-to roof, to the side and front, is a specific design feature (Town Planning consideration), requiring a significant amount of structural steelwork (which will require site handling) for the support of the first floor walls, which are set back. This has not been possible to completely design out and is subject to further design and structural engineers calculations etc.



FIRST FLOOR

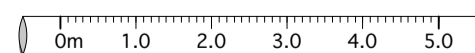
- 1.1 Landing
- 1.2 Bedroom (1)
- 1.3 Dressing Room
- 1.4 En-suite
- 1.5 En-suite
- 1.6 Bedroom (2)
- 1.7 Bedroom (3)
- 1.8 Bathroom
- 1.9 Bedroom (4)
- 1.10 Home office



GROUND FLOOR

- 0.1 Entrance Hall
- 0.2 WC
- 0.3 Living
- 0.4 Family room
- 0.5 Dining
- 0.6 Kitchen
- 0.7 Store
- 0.8 Utility
- 0.9 Garage

Window positions a 20.03.2024



Scale(s): 1:100 @A3 Project No: 2318 Dwg No: 208 Rev: 0 Date: 18.03.2024

(U.1) PLANS as proposed

Drawing Issue: Information Planning Building Regulations Construction

Site address: Stonehaven, Long Lane, Tilston, Malpas, SY14 7HA

Client(s): Mr A. & Mrs S. Bishton

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Construction Design + Management / Building Safety Act notes:

Roof / Loft insulation type (above the ceiling joists) allows for safe walk on decking / domestic storage - subject to roof/truss design.
 *Ensure that the loft is boarded directly over the void and stair areas to avoid a potential high level fall through the plasterboard.

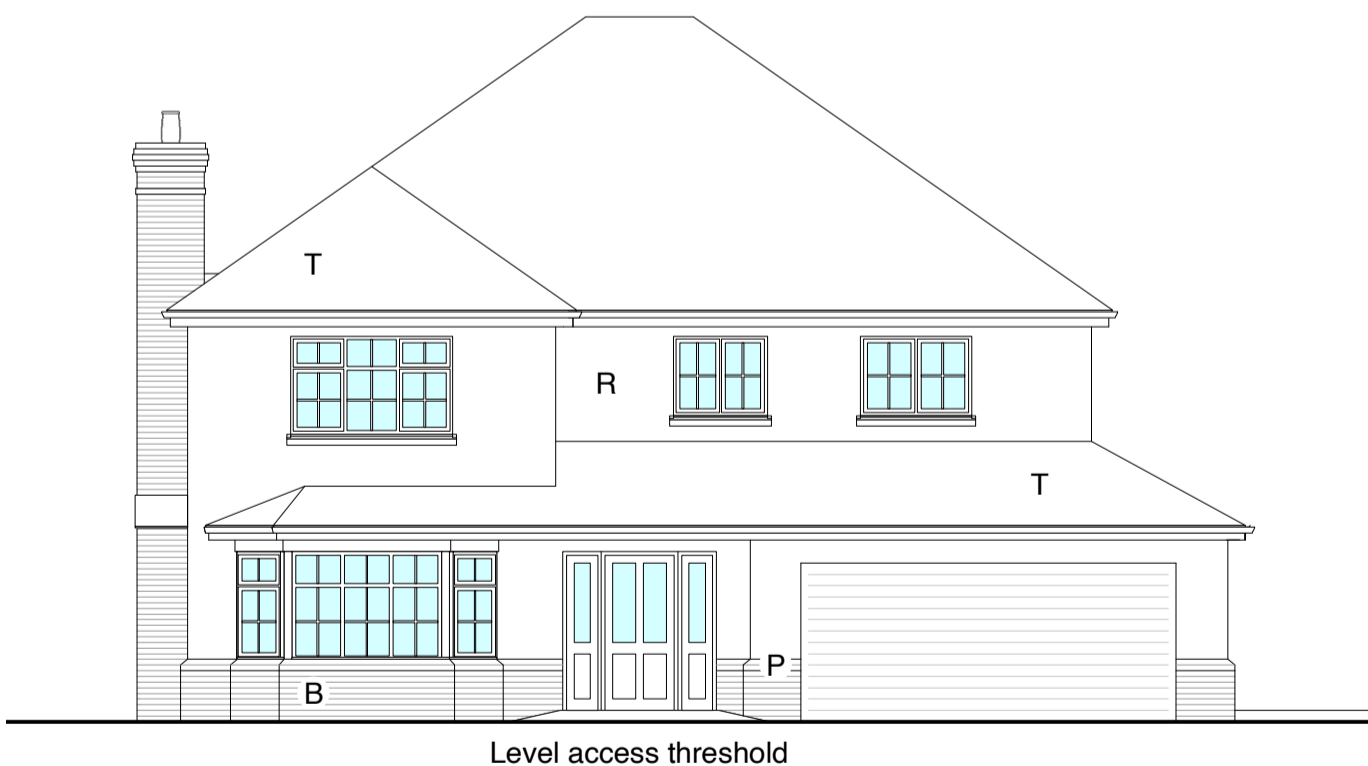
No rooflights, to reduce potential maintenance and cleaning (allow for electric lighting within the loft space)

Dry (mechanical fixed) ridge and hip system to reduce roof maintenance and work at height.

Through colour render to reduce maintenance (potential painting etc) at high level. Ensure coating system is applied, subject to the product used and the manufacturer's specification.

First floor windows are accessible for exterior cleaning with a telescopic window pole cleaning system.

The first floor construction is intended to be an open web 'posi-joist' type - to allow for the installation of services and reduce the amount of drilling / cutting on site.



- T Tile - grey / dark colour
- R Render (colour through) - light colour
- B Brickwork - red colour
- P Sandstone plinth

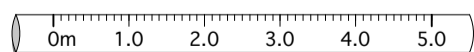
Sandstone sills to first floor windows

Window and door frames generally to be white (upvc). Front door, frame and side panels to be timber, painted white (or upvc).

South - FRONT ELEVATION

Red engineering brick up to dpc level

Notes removed	b	20.03.2024
Windows / doors / notes	a	19.03.2024



Scale(s): 1:100 @A3 Project No: 2318 Dwg No: 209 Rev: 0 Date: 18.03.2024

(U.1) SECTION + FRONT ELEVATION as proposed

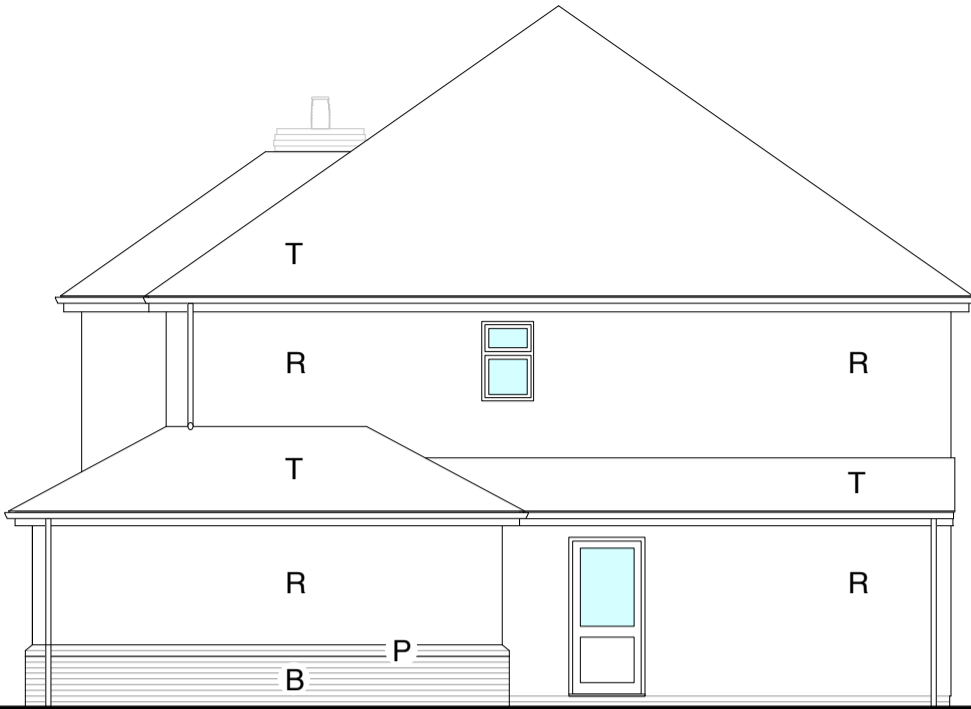
Drawing Issue: Information Planning Building Regulations Construction

Site address: Stonehaven, Long Lane, Tilston, Malpas, SY14 7HA

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Opaque glazing to bathroom window, to Pilkington privacy level 5 (opening light to be a minimum of 1.7m above the finished floor level).

East - SIDE ELEVATION
Red engineering brick up to dpc level

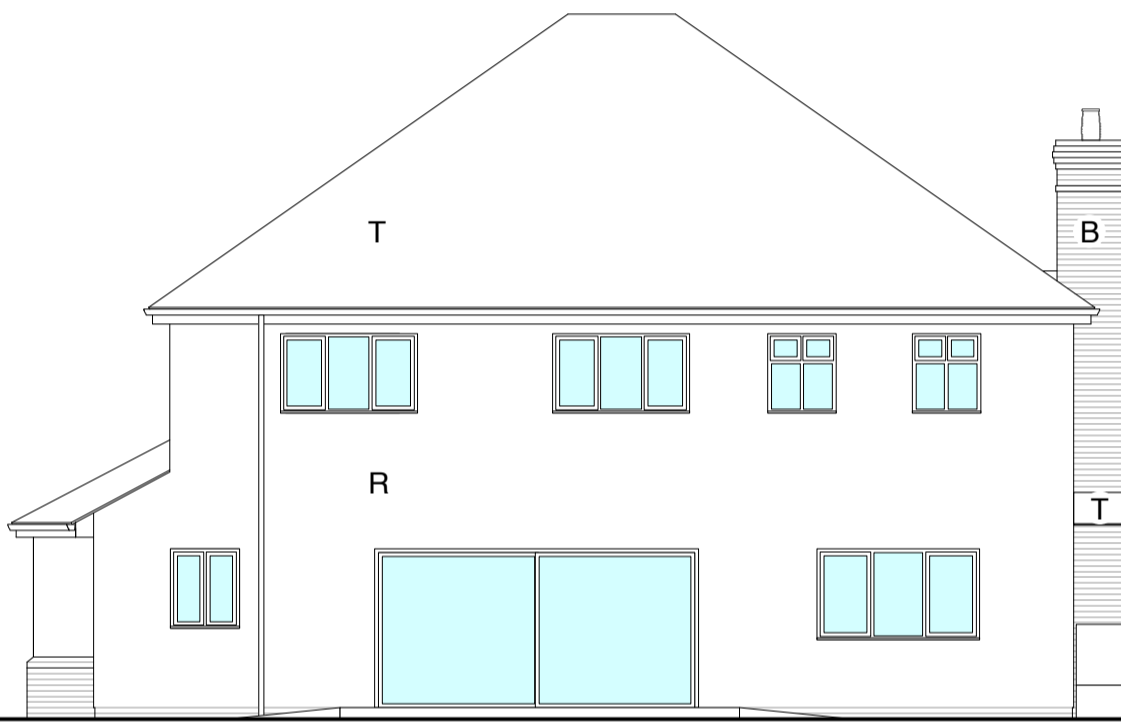
- T Tile - grey / dark colour
- R Render (colour through) - light colour
- B Brickwork - red colour
- P Sandstone plinth

Opaque glazing to en-suite windows - privacy level to owners requirements.

Window frames to be white (upvc)

Sliding door frame to be dark grey colour (ppc aluminium) or white.

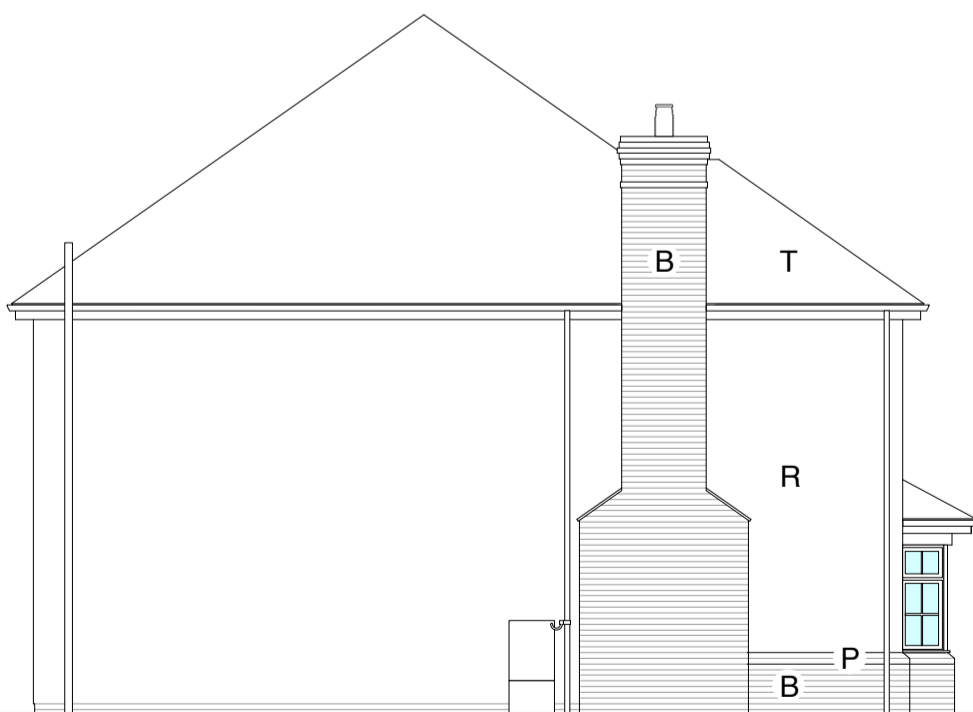
North - REAR ELEVATION
Red engineering brick up to dpc level



Fascias and soffits to be white

Rainwater gutters, pipes and S+VP to be black / dark colour

West - SIDE ELEVATION



Water butt (2271)

Window positions	b	20.03.2024
Windows / doors / notes	a	19.03.2024



Scale(s): 1:100 @A3 Project No: 2318 Dwg No: 210 Rev: 0 Date: 18.03.2024

(U.1) ELEVATIONS as proposed

Drawing Issue: Information Planning Building Regulations Construction

Site address: Stonehaven, Long Lane, Tilston, Malpas, SY14 7HA

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