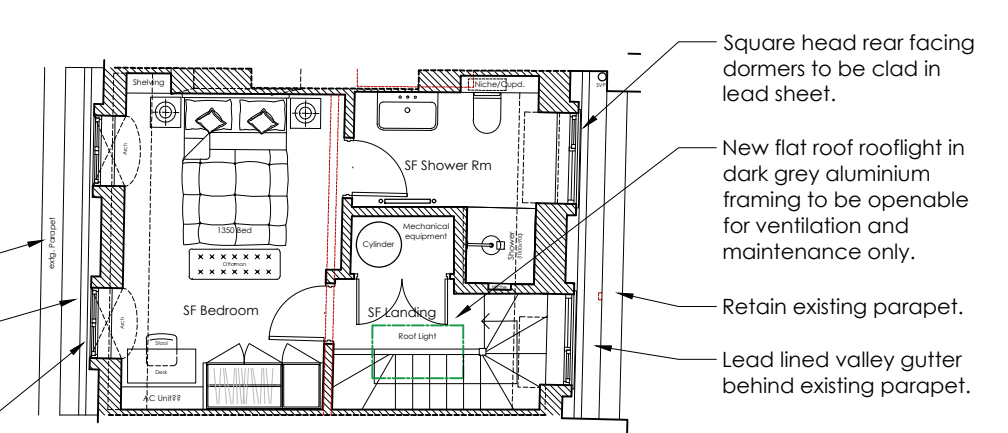


Proposed Plan - First Floor

Scale 1:100



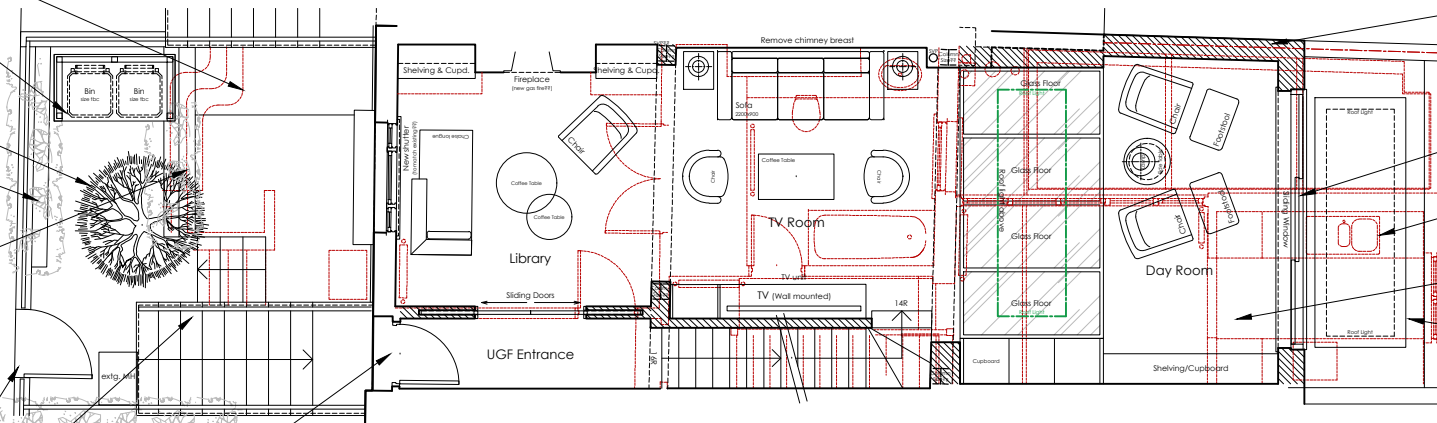
Proposed Plan - Second Floor

Scale 1:100

- New secure external cycle storage cabinet in slatted timber construction.
- Refuse storage area at pavement level to have new slatted timber enclosure with green roof.
- New specimen tree to be planted.
- New hedge to be planted just inside railings on pavement line.

New hedge to be planted to separate area for bins from lower level lightwell.

- Install new metal railings and gate to appropriate period design.
- Replace railings to front steps with new decorative railings to appropriate period design. Replace existing concrete step treads with new natural stone steps.
- Replace front door with new panelled door in painted hardwood.

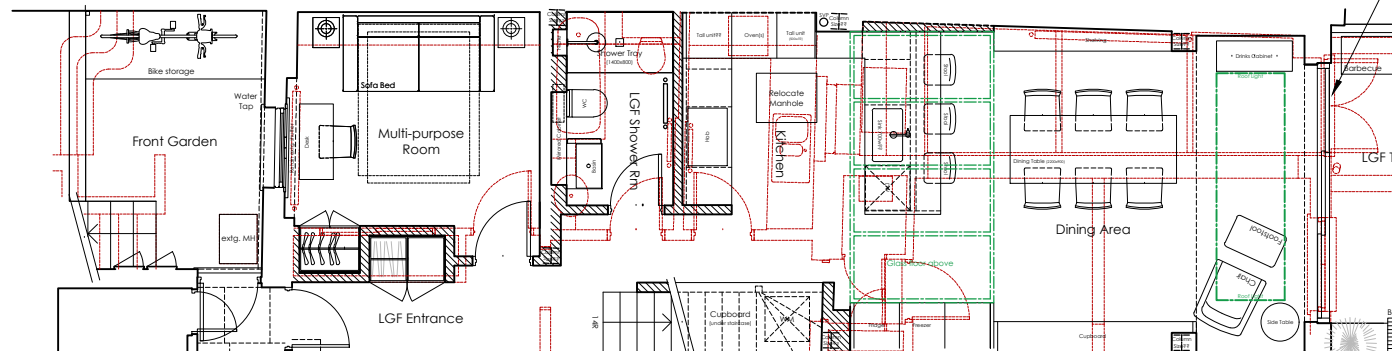


Proposed Plan - Upper Ground Floor

Scale 1:100

- Existing party wall to be extended upwards in yellow London stock brickwork to match existing.
- Double glazed slim frame sliding window in dark powder coated aluminium framing.
- Dashed red lines show demolitions.
- Demolish existing part width rear extension. Construct new full width rear extension. Walls to be in yellow London stock brickwork to match existing.
- Double glazed roof light within flat roof with single ply roofing membrane covering.

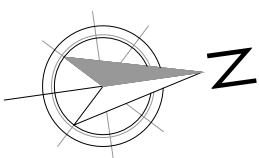
- Double glazed slim frame sliding doors in dark powder coated aluminium framing.
- Finished floor level of rear part of house and rear garden immediately adjacent to be lowered by approx 350mm to create single uniform floor level to lower ground floor. New porcelain paving to terrace area.



Proposed Plan - Lower Ground Floor

Scale 1:100

- Dashed orange lines show root protection zones of retained trees on and off site.
- Heras fencing to separate rear of site from construction works.
- Retain existing pear tree.
- Built in bench seat in slatted timber.
- Stepped planting beds between upper and lower level rear garden areas.



1 2 3 4 5cm

catfish

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NOTES:

- All dimensions to be checked on site.
- Survey carried out on non-intrusive basis.
- Areas concealed by built in furniture or otherwise inaccessible not surveyed.

FOR PLANNING

title Proposed Plan		
client Anne-Marie & Graham Baker		
job 12 Modbury Gardens		
scale 1:100 @A3	dwg number 333/025	revision C

C	17.10.24	Air source heat pump omitted
B	12.10.24	Updated
A	06.10.24	Updated
/	11.09.24	First Issue
rev date	notes	