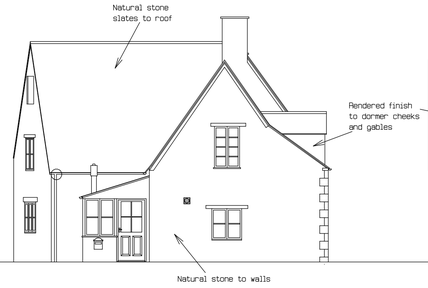
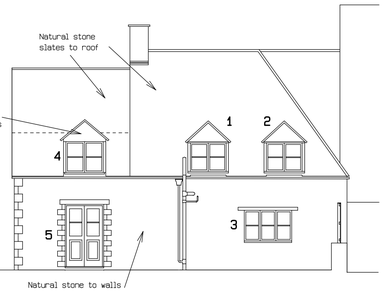


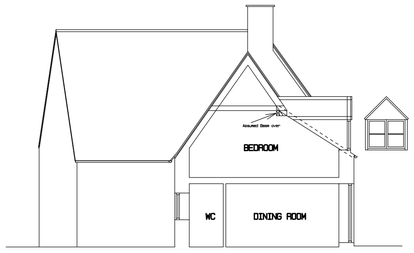
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



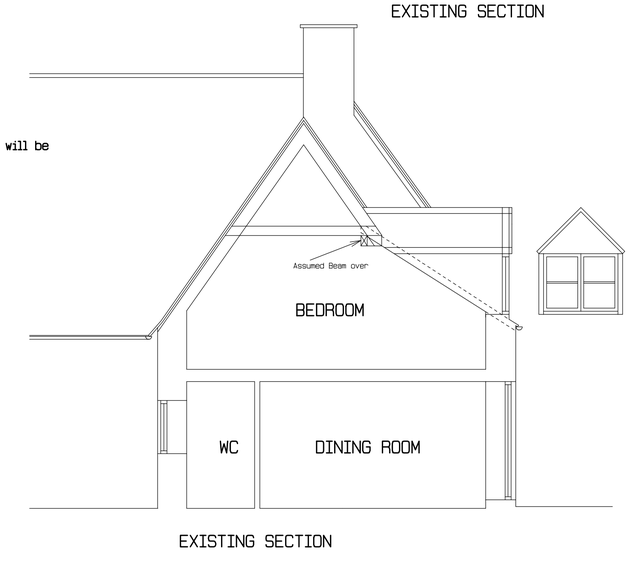
EXISTING SECTION

PROPOSED WORKS
This property benefits planning permission for a two storey / single storey rear / side extension.
The following application no's refer. PL/2022/00651 LBC and PL/2021/10258.
Window / door no's 4 and 5 to the rear elevation above do not form part of this LBC application as they will be obscured by the Approved proposed extension.

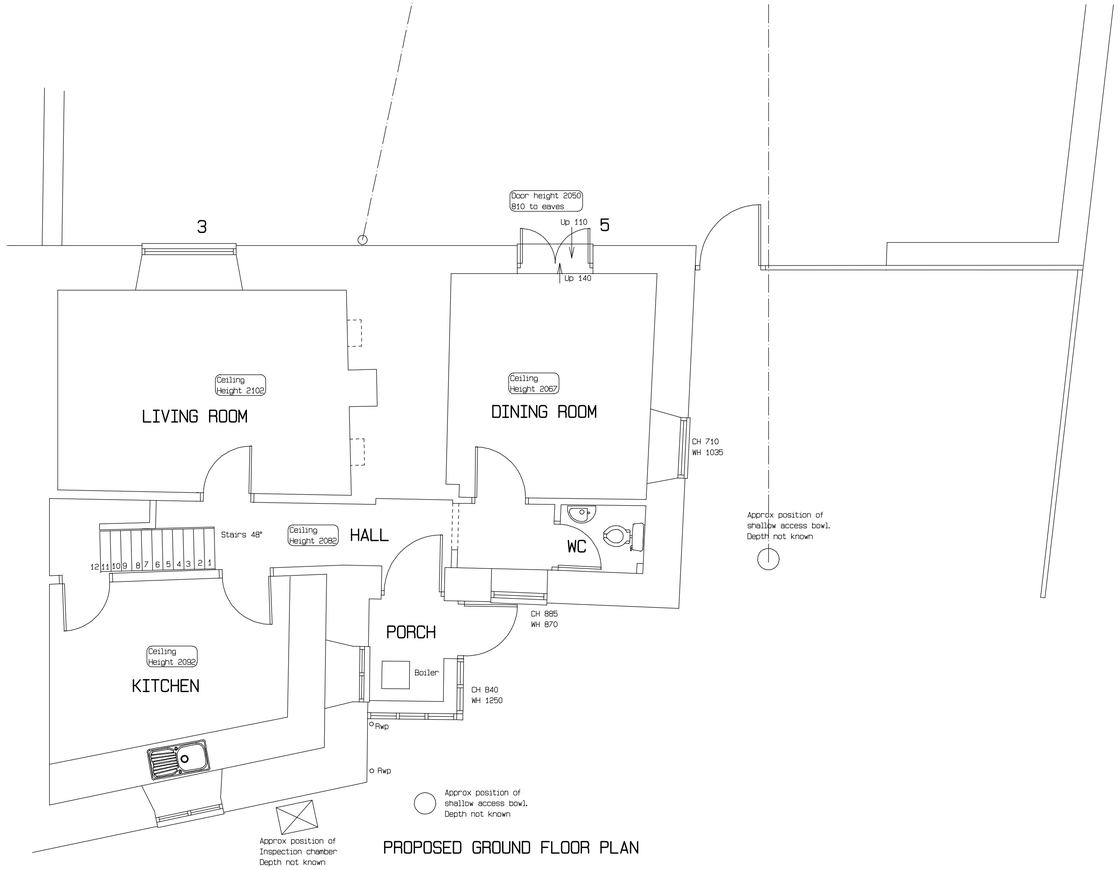
EXISTING DORMERS. 1 AND 2. (See rear elevation above)
As the rear dormer windows have no insulation to the cheeks, these are to be re-built as follows.
150 x 100mm timber beam over windows to sit onto 100 x 100mm SW vertical posts to each side of window supported by double rafters.
Dormer cheeks and gables to be constructed of rendered finish on expamet expanded metal on building paper vapour barrier on 9.5mm external quality plywood on 100 x 50mm vertical studwork at 400mm centres. 100mm Celotex GA4000 between studwork and 50mm Celotex GA4000 on inside of studs. Provide a Vapour control layer and one layer 12.5mm plasterboard to internal finish. The above construction to give a U value of 0.17 W /m2K

REPLACEMENT WINDOWS 1,2 AND 3.(See rear elevation above).
New windows 1-3 to be purpose made double glazed timber windows with flush mounted non-opening and opening lights. The new windows to be made by Chiselworks in Cirencester - 14C Elliott Road, Love lane Industrial Estate, Cirencester GL7 1YS.

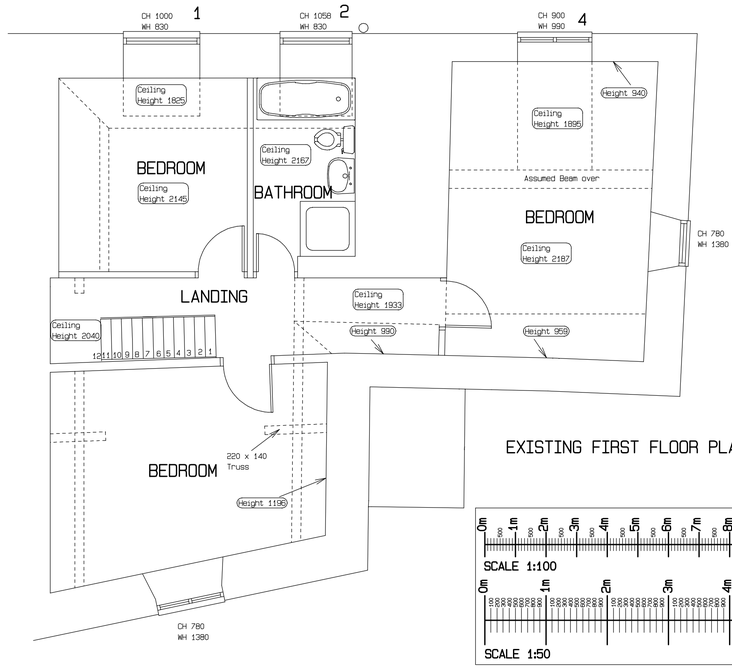
REPLACEMENT ROOF THROUGHOUT.
The existing roof finish is dilapidated and leaking.
It is intended to remove all of the stone slates, felt and battens, and to replace with a new breathable membrane, new battens and new natural stone slates. The stone slates to the current rear elevation will be recleimed and reused where possible to the front elevation. All new stone slates required will be located to the rear elevation.
The roofing will be completed by John Kent roofing - www.kentroofing.co.uk. Please view his website for previous work samples.



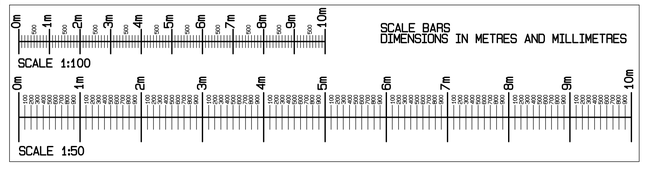
EXISTING SECTION



PROPOSED GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



NEIL ARMSTRONG
ARCHITECTURAL SERVICES
31 Church Ground, South Marston, Swindon, Wilts. SN3 4FL. Tel: (01793) 832158
Mobile 07971 881162

client: MR AND MRS WARD
10 HIGH ROAD
ASHTON KEYNES
NR SWINDON
WILTS SN6 6NX

project: MR AND MRS WARD
10 HIGH ROAD
ASHTON KEYNES
NR SWINDON

title: SURVEY OF EXISTING. AND PROPOSED LISTED BUILDING ALTERATIONS

scale	date	drawn
1:100 1:50	29-6-2023	NBA
revision	no.	paper
	Y22-141-1	A1

Work to figured dimensions only.
Any queries should be referred to the address shown above.
This drawing is the Copyright of Neil Armstrong Architectural Services and shall not be altered, copied or reproduced in anyway without prior written consent.