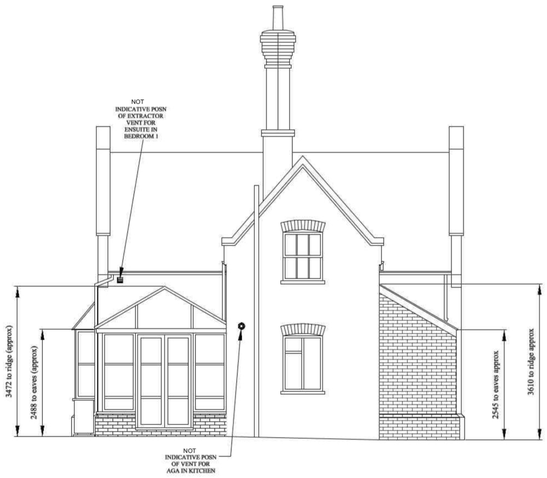
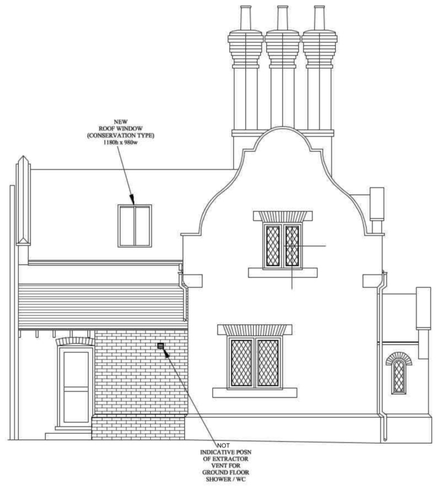


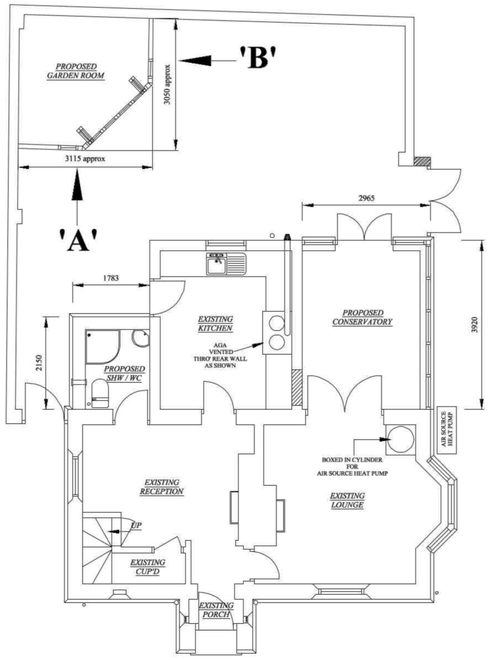
PROPOSED REAR ELEVATION
(GARDEN WALL AND GATES
OMITTED FOR CLARITY)



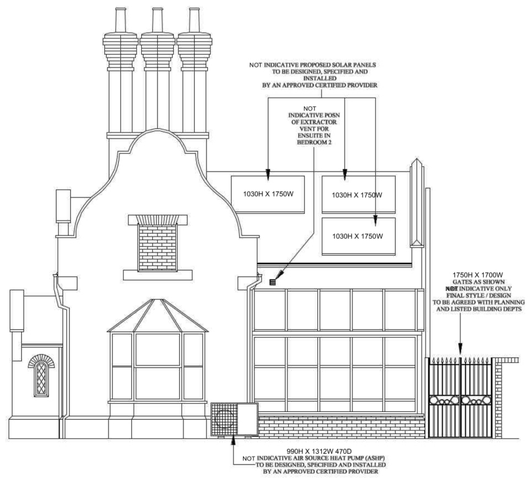
PROPOSED SIDE ELEVATION
(GARDEN WALL AND GATES
OMITTED FOR CLARITY)



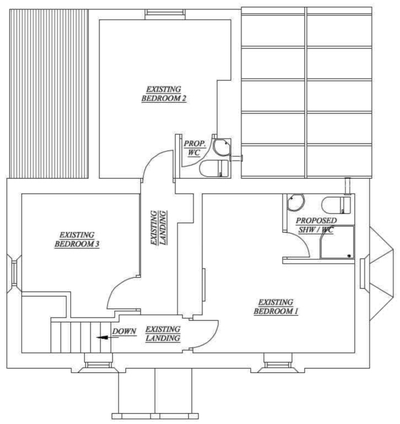
PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN

PROPOSALS:

1. MOUNT INTERNAL HISTORICAL PLAQUES. THESE WILL BE COMPLIANT WITH THE LATEST REGULATIONS AND POLICIES.

2. REPLACE ALL GLAZING USING SINGLE GLAZED UNITS. TO BE FITTED INTO EXISTING / REPAIRED / REPLACED FRAMES AS NECESSARY.
LEADED UNITS WHERE SHOWN ON PLAN

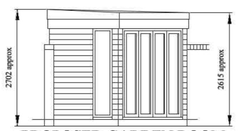
3. INVESTIGATE POSSIBILITY AND CONSEQUENCES OF INSTALLING A DAMP PROOF COURSE AND A DAMP PROOF MEMBRANE IN THE GROUND FLOOR CONSTRUCTION.

4. REMOVE ALL FIRST FLOOR CEILINGS, INSTALL UNDER TILE ROOFING FELT INSULATE AND PLASTER BOARD WITH SKIM FINISH TO ACHIEVE A VAULTED CEILING EFFECT.

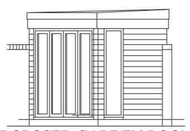
5. INSTALLATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP AS INDICATED ON PLAN

NOTE:

ALL PROPOSALS WILL BE IMPLEMENTED IN FULL COMPLIANCE OF AND IN AGREEMENT WITH THE PLANNING AND LISTED BUILDING AUTHORITIES REQUIREMENTS AND ADVICE WITH THE AIM OF BEING SYMPATHETIC AND RESPECTFUL TOWARDS THE EXISTING BUILDING WHILST RESTORING THE HOUSE TO A COMFORTABLE LIVED IN HOME.



PROPOSED GARDEN ROOM
VIEW ON ARROW 'A'



PROPOSED GARDEN ROOM
VIEW ON ARROW 'B'

BE AWARE
PRIOR TO COMMENCEMENT

CONTRACTOR TO CHECK AND CONFIRM ALL EXISTING DIMENSIONS AND FEATURE POSITIONS AND IS TO WORK TO SUIT SITE DIMENSIONS.
CLIENT TO BE INFORMED OF ANY DEVIATION FROM DRAWING OR SPECIFICATION AND CLIENT'S AND BUILDING INSPECTOR'S / PLANNING DEPARTMENTS PERMISSION TO BE OBTAINED PRIOR TO CONSTRUCTION.

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DO NOT SCALE THIS DRAWING
(EXCEPT PLANNING DEPARTMENT)

CLIENTS RESPONSIBILITY

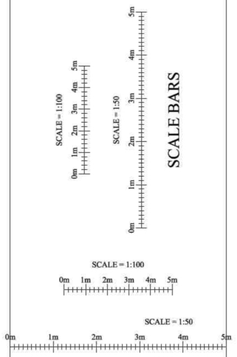
IT IS THE ABSOLUTE RESPONSIBILITY OF THE CLIENT TO MAKE PLANS TO EXPAND AWARE IF THE AREA IN WHICH THE WORK IS TO TAKE PLACE IS AN AREA OF SPECIAL INTEREST AND / OR RESTRICTIONS FOR EXAMPLE
A CONSERVATION AREA, GREEN BELT, AREA OF OUTSTANDING NATURAL BEAUTY, A NATIONAL PARK OR ANY OTHER 'SPECIAL' AREA
AND IF THERE ARE ANY COVENANTS OR OTHER POTENTIAL RESTRICTIONS ON THE SITE OR LOCAL AREA

REVISIONS:-

1. DETAIL ADDED TO SOLAR PANELS, ASHP AND GATES.
2. UPDATE ON INDICATIVE TEXT.

NOTES:-

SCALES WHEN PRINTED @ 1:50 ON PAPER SIZE A0



SCALE BARS

PROJECT:-
SINGLE STOREY SIDE EXTENSION.GARDEN ROOM REAR CONSERVATORY AND INTERNAL RE-ARRANGEMENTS

TITLE:-
STATION MASTERS HOUSE
22 BRIDGE PLACE
GODMANCHESTER
PE29 2AB

SCALE:- 1:50
DATE:- June 2025
JOB/DRG. No:- 2025-097C .2

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