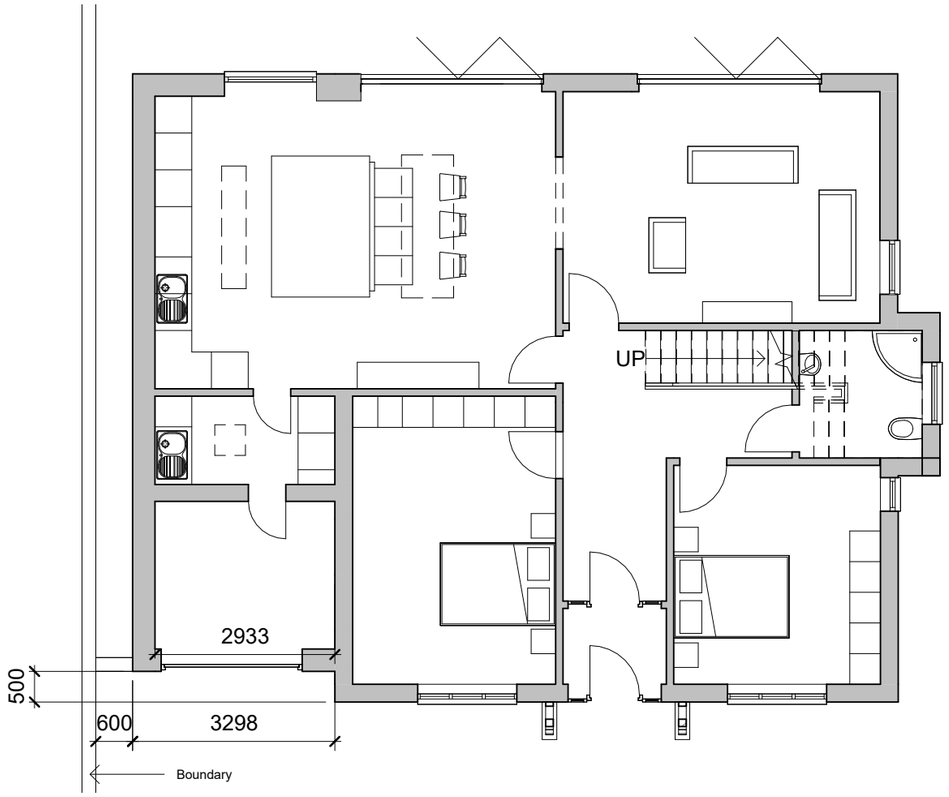
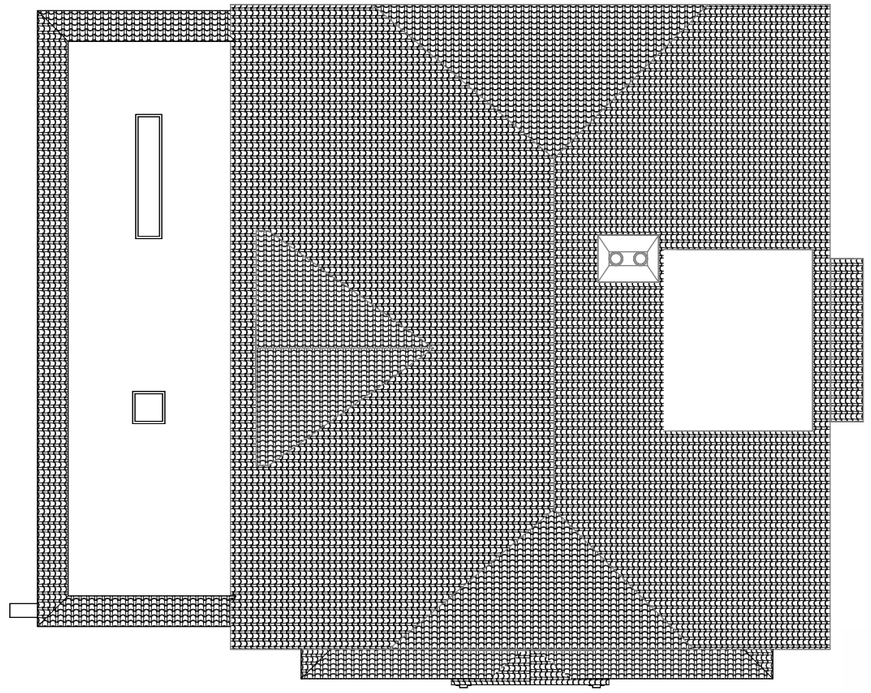
The extension will be connected to the existing dwelling using standard construction methods



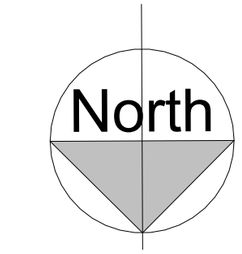
Ground Floor - PROPOSED

1:100



Roof Plan - PROPOSED

1:100



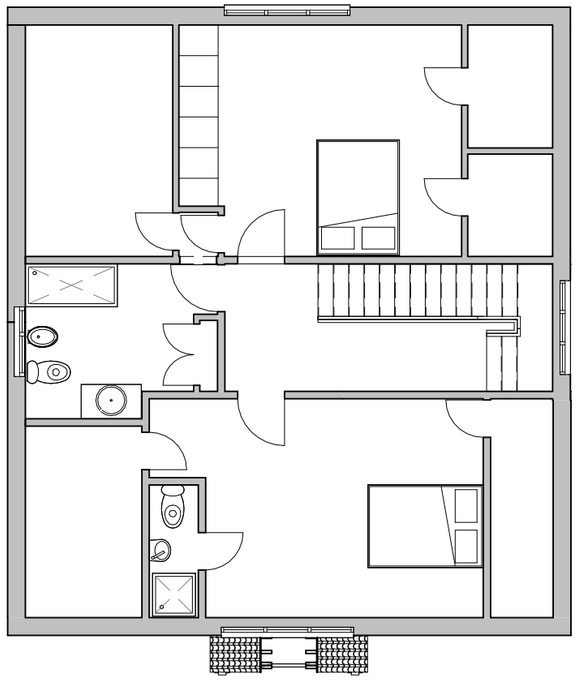
0 Visual Scale 1:100 @A3 5 m

GENERAL NOTES:

Proposed Development:
Existing garage to be extended forward and set slightly back from the principal front building line, maintaining a subordinate relationship to the main dwelling.
Garage extension to incorporate a low-level roof form, reducing its visual prominence and overall massing within the principal elevation.
Existing characteristic curved crease-tile and associated eaves detailing to the principal elevation to be retained and made good where required.
New entrance porch to the principal elevation as shown, providing additional emphasis to the main entrance.
Ground floor layout to be reconfigured as shown on the proposed plans.
First floor to remain unchanged.

External Materials & Finishes:
Existing garage door to be replaced with new anthracite grey garage door.
Existing front entrance door to be replaced with new anthracite grey entrance door incorporating glazed sidelights.
New rear-facing windows and doors to be anthracite grey.
All new windows and external doors to be either uPVC or aluminium.
New external brickwork to match the existing dwelling, using reclaimed bricks where practicable.
New roof tiles to match the existing dwelling in colour, profile and texture.
Existing curved crease-tile and eaves detailing to the principal elevation to be retained and made good; any new associated detailing to match existing.
New fascias and soffits to be anthracite grey.
Rainwater goods to be anthracite grey or black to coordinate with the dwelling.

General:
All works to be carried out generally in accordance with the approved drawings. Dimensions and construction details may be subject to minor adjustment to suit site conditions and construction requirements, provided such adjustments do not materially alter the external appearance or approved design.
All dimensions to be verified on site prior to commencement of construction.



First Floor - PROPOSED

1:100

DOWNLAND
STUDIO
ARCHITECTURAL DESIGN & PLANNING

W: www.downlandstudio.uk
E: info@downlandstudio.uk
T: 07817 551 851

Project:
39 Ilex Way, Goring, BN12 4UY

Drawing:
A104.1 - Proposed Plan

Scale:
As Described on A3 Paper

Drawing Ref:
IW_04.1_Proposed_Plan_REV2

Status:
Planning

Drawn By:	Date:	Revision:
DH	SEP 2026	2

Do not scale to, check all dimensions on site.

This drawing is subject to copyright laws and must not be used or copied without Downland Studio's Consent.