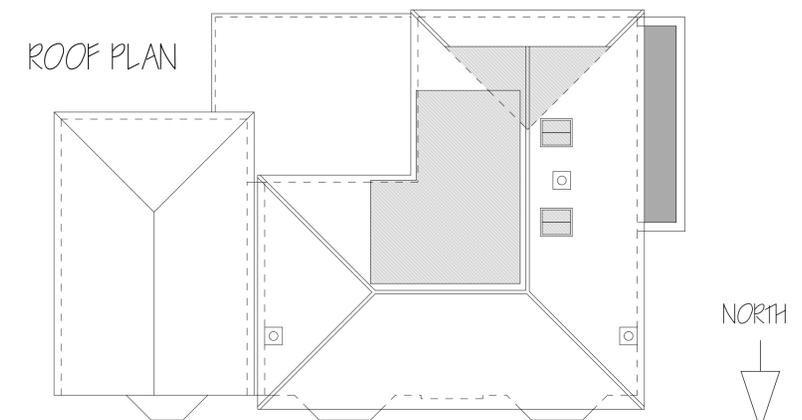


DESIGN NOTES:
 EXISTING PUBLIC HOUSE WITH 3 BED FLAT OVER BUSINESS NO LONGER IN OPERATION
 PROPOSED CONVERSION INTO 5 BEDROOM PRIVATE FAMILY DWELLING WITH LARGE REAR GARDEN
 PARKING TO BE PROVIDED TO WEST SIDE AT FRONT OF SITE (2 VEHICLES)
 ADDITIONAL PARKING FOR 1 VEHICLE IN FRONT OF DOUBLE ACCESS GATES IF REQD
 FRONT COURTYARD TO BE PROVIDED WITH LOW WALLING AND PLANTING
 PARKING/ DRIVEWAY AREA TO BE PROVIDED WITH RAISED, PERMANENT PLANTERS

WORKS TO INCLUDE:
 LOFT CONVERSION (MASTER BEDROOM/ ENSUITE)
 CELLAR UPGRADING TO HABITABLE USE
 INTERNAL LAYOUT CHANGES AS SHOWN

MATERIALS:
 WALLS: PART FACE BRICK/ PART RENDER (OFF-WHITE) - NEW EXTERNAL WALLING TO BE RENDERED AND PAINTED MASONRY
 SLATE ROOF
 BLACK RAINWATER GOODS
 FASCIAS/ SOFFITS - Proposed Olive green paint finish
 WINDOWS AND DOORS - Proposed dove green paint finish



PROPOSED GIA INFO:
 GROUND FLOOR = 159.84m²
 FIRST FLOOR = 81.08m²
 CELLAR = 32.1m²
 LOFT = 30.75m²
 TOTAL = 303.75m²
 PROPOSED GARDEN SPACE RETAINED = 650m²

REQUIRED CEILING HEIGHT AT MIN 2.3m = 227.81m² (75% OF TOTAL GIA)
 CEILING HEIGHT AT MIN 2.3m IN PROPOSED SCHEME = 278.82m²
 GROUND FLOOR = 159.84m²
 FIRST FLOOR = 81.08m²
 CELLAR = 17.7m² at min 2.3m (see blue dashed line on cellar plan)
 LOFT = 20.2m² at min 2.3m (see green dashed line on loft plan)

