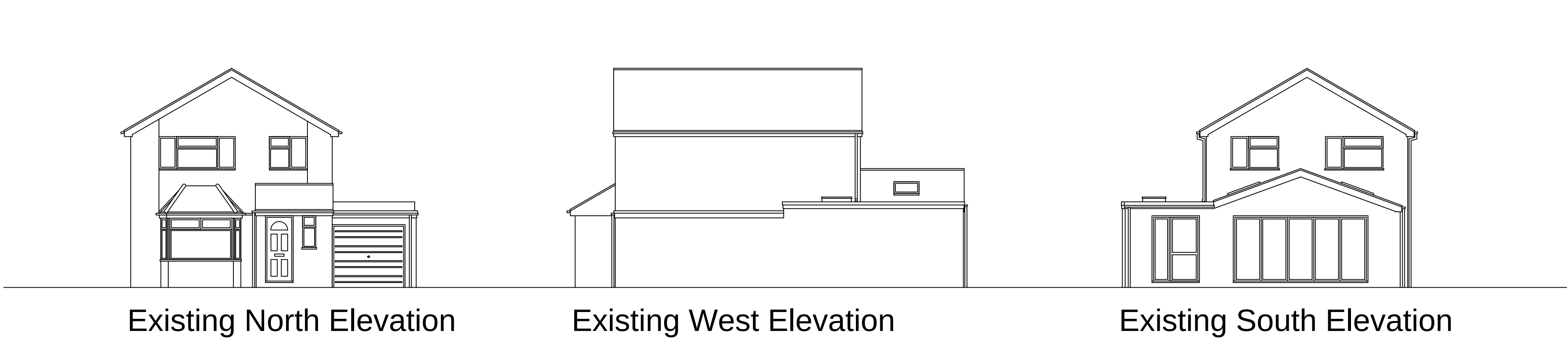
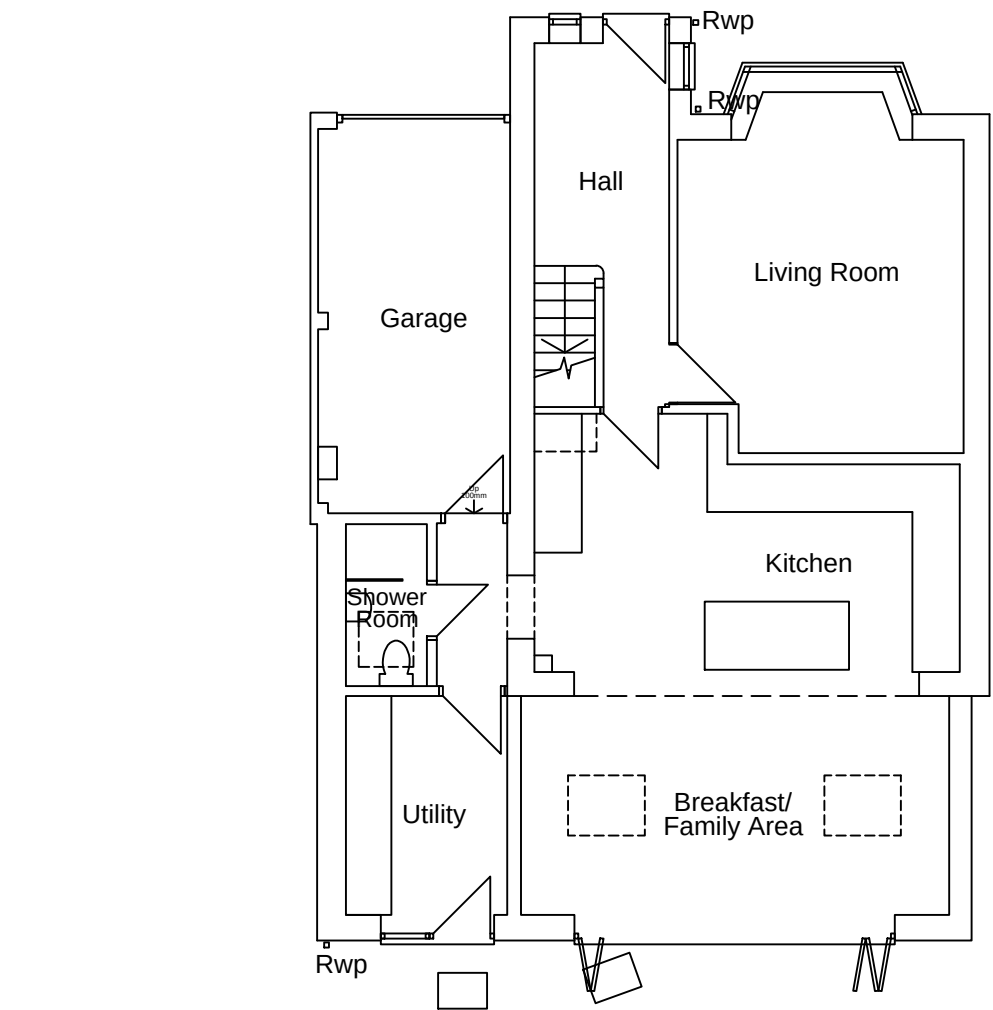
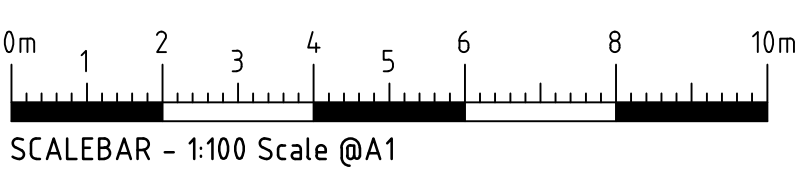


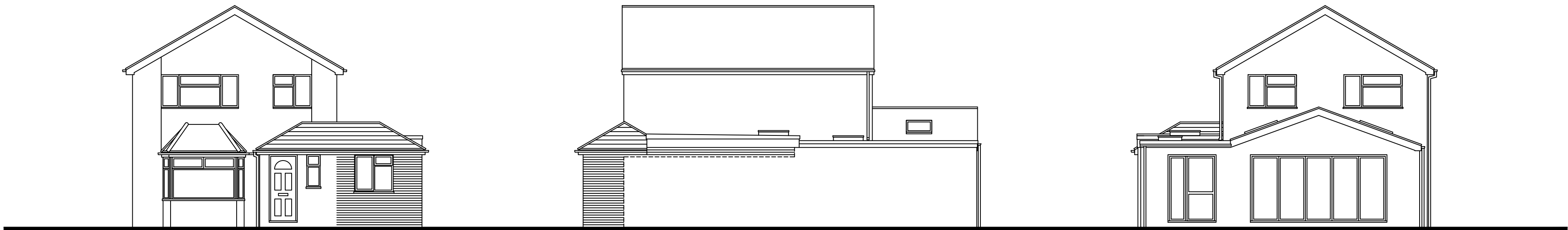
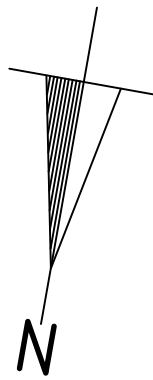


NOTE: CONSTRUCTION DESIGN MANAGEMENT REGULATIONS (CDM).
Martin Butler Partnership Limited does not undertake the role of lead consultant as defined by the CDM Regulations 2015 unless specifically appointed to do so. It is assumed that the Client or lead Contractor will undertake this role or alternatively a competent and qualified person is appointed to fulfil these duties.



Existing Ground Floor Plan

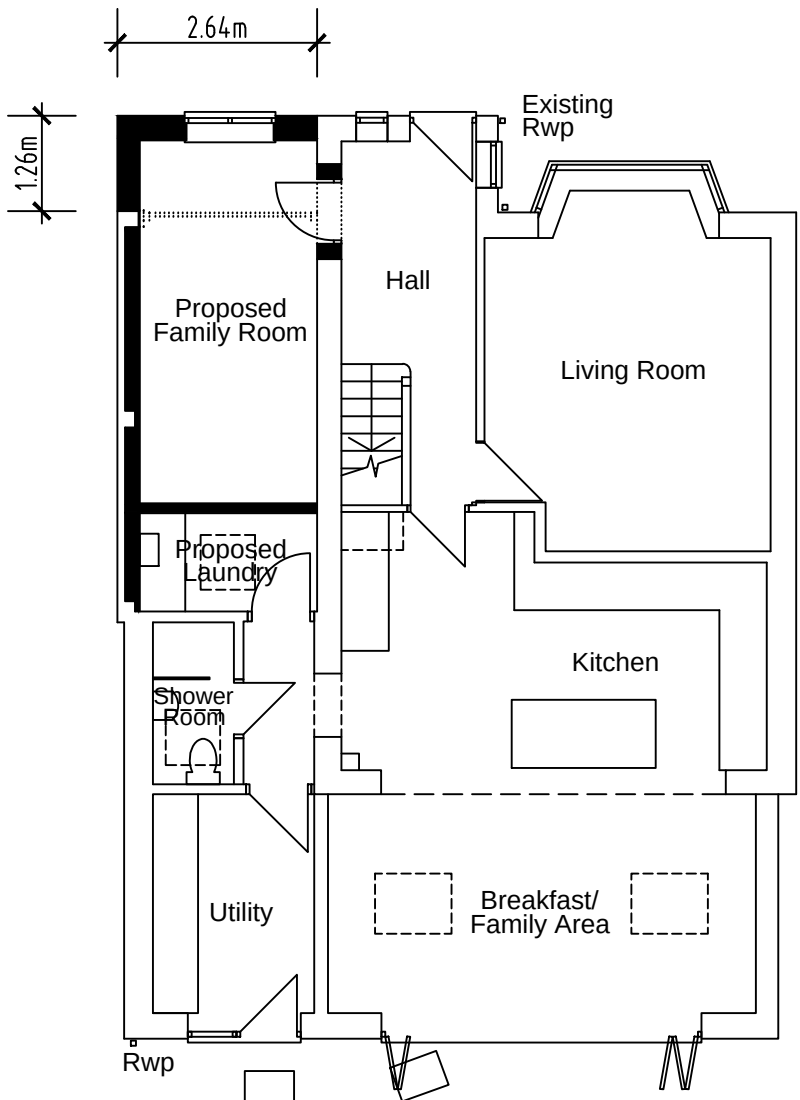
- PROPOSED MATERIALS:-
- Walls - Facing brickwork to match the existing.
Replicate cill and head details to match existing
 - Roof - Sandtoft 20/20 plain tiles, colour to match existing.
GRP or EPDM finish to flat roof.
 - Windows - White UPVC to match existing.
 - Doors - White UPVC to match existing.



Proposed North Elevation

Proposed West Elevation

Proposed South Elevation



Proposed Ground Floor Plan

SURFACE WATER DRAINAGE:-

The proposed extension is small adding only 3.33 sq metres of area and the increase in roof area is 4.708 sq metres.

Rainwater from the new/extended pitched roof over the front extension and existing porch area is to be collected by existing and new rainwater guttering and away to the existing rainwater downpipe located to the side of the existing entrance and away via the existing surface water drainage system.

The existing rainwater from the flat roof over the garage discharges away to the front of the property and collected by a rainwater downpipe to the front corner of the garage. The downpipe is to be removed to allow for the construction of the single storey front extension and rainwater from the replacement flat roof over the converted garage space is to discharge away to the rear of the property and into the existing rainwater guttering and downpipe and away via the existing underground surface water drainage system.

The existing front drive and parking area is constructed in a permeable block paving, this is to be retained and extended with permeable block paving to match the existing to accommodate the 3No. off street 2.5m w X 5.0m l vehicle parking spaces.

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Proposed Single Storey Front Extension, Replacement Pitched Roof Over Entrance and Garage Conversion into Habitable Accommodation with 1 No. Rooflight Window in Replacement Flat Roof Above at 16 Crutchley Road

Client
Louise Simmons
16 Crutchley Road
Wokingham
Berkshire
RG40 1XA

Description
Existing and Proposed Floor Plans and Elevations

MARTIN BUTLER PARTNERSHIP LIMITED

28 Broad Street
Wokingham
Berkshire
RG40 1AB
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Scale	Project	drawing	revision
1:100	224-07-1	01	

All dimensions to be checked on site. Any discrepancy between this drawing and other information is to be referred to the Planning Consultant. This drawing is copyright.