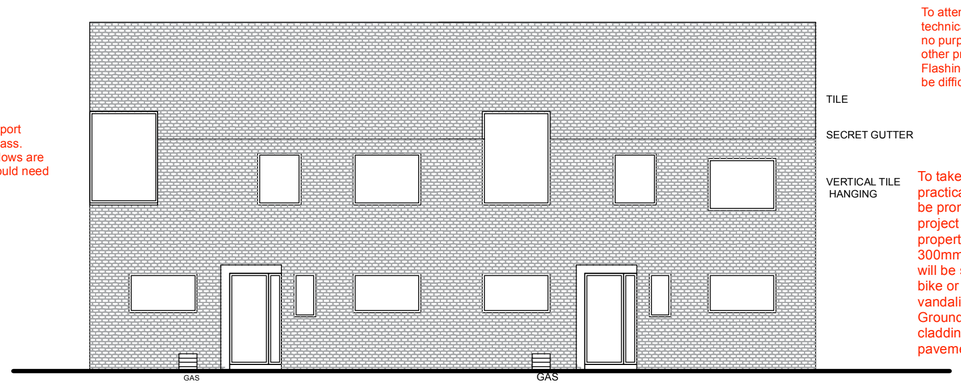
APPROVED PLANS

2 bedroom detached
GIA 83sqm as drawn on plans

no structure shown to support corner of building - only glass. Needs a post. These windows are shown non-opening so would need mechanical ventilation



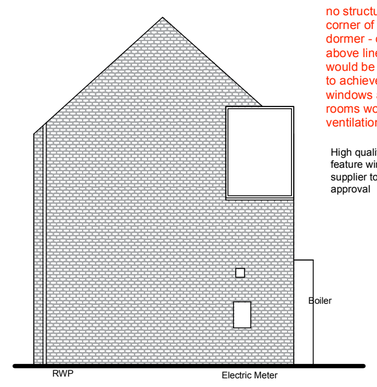
To attempt to tile with 'secret gutters' is technically extremely difficult and serves no purpose. It is out of keeping with any other property on the development, Flashings etc would be visible and will be difficlut to make water tight.

To take tiling down to ground level is not practical - anything at ground level will be prone to damage. The tiling will project beyond what is shown and these properties corners would be approx 300mm from pavement edge. The tiles will be smashed off with every passing bike or pushchair - as well as subject to vandalism.
Ground level needs to be brick with cladding and builidng push back from pavement edge

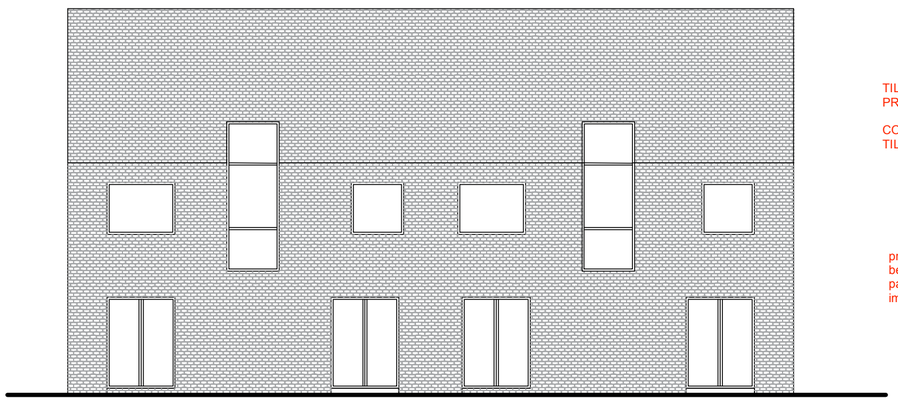
Front Elevation

no structure shown to support corner of building or to projecting dormer - only glass! It projects above line of truss /ceiling and would be structurally very difficult to achieve. Needs a post. These windows are shown non-opening so rooms would need mechanical ventilation. These DO NOT WORK.

High quality metal framed feature windows by specialist supplier to local authority approval



Side Elevation

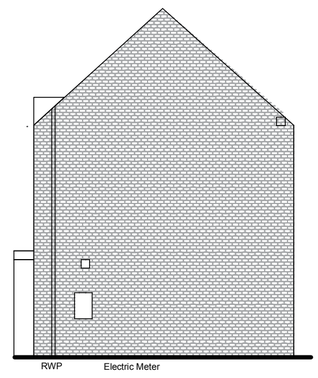


TILING TO GROUND FLOOR IS NOT PRACTICAL

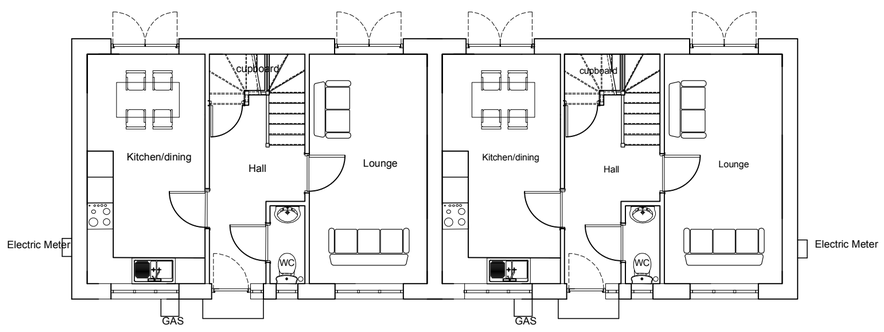
CONTINUOUS ROOF AND WALLS IN TILES IS NOT POSSIBLE TO BUILD

projecting window appears to be very close/ overhanging pavement and is almost impossible to build as shown

Rear Elevation

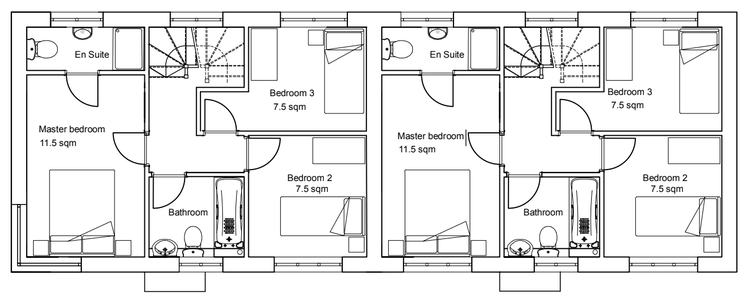


Side Elevation



Ground Floor Plan

downstairs toilets only comply with Part M4(1)



First Floor Plan

REVISED PLANS

2 bedroom detached
GIA 83sqm

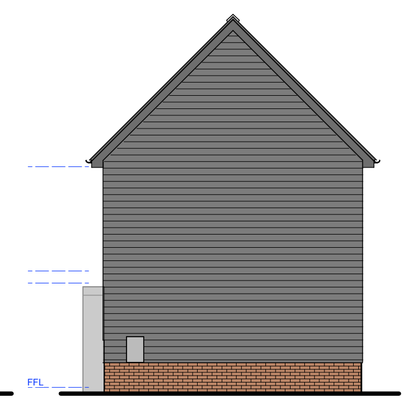
MATERIALS - SEE SEPARATE SCHEDULE FOR DETAIL SPECIFICATION
Roof: slate effect tiles with matching ridge tile
Rainwater: Black 131 x 85 box gutter . black hopper and 72mm square downpipes
Black fascia boards
Walls: red facing brick lower ground with horizontal black composite cladding boards
Windows :Dark grey upvc double glazed casement windows (with fixed glazed bottom to full height windows)
Front Doors: Dark grey composite doors with glazed panel
Patio: grey powder coated aluminium
Porch: 600mm deep dark grey GRP canopy with fixed side wall

Minor Amendments comprise:

Detailed window design with glazing bars and opening lights shown
Fascia and gutters added
wall tile hanging swapped for cladding boards
Glazing 'boxes' projecting up into roof line omitted

Rear Elevation

cladding rather than tiles which is more robust, looks better and would match adjoining houses. Post added to corner window

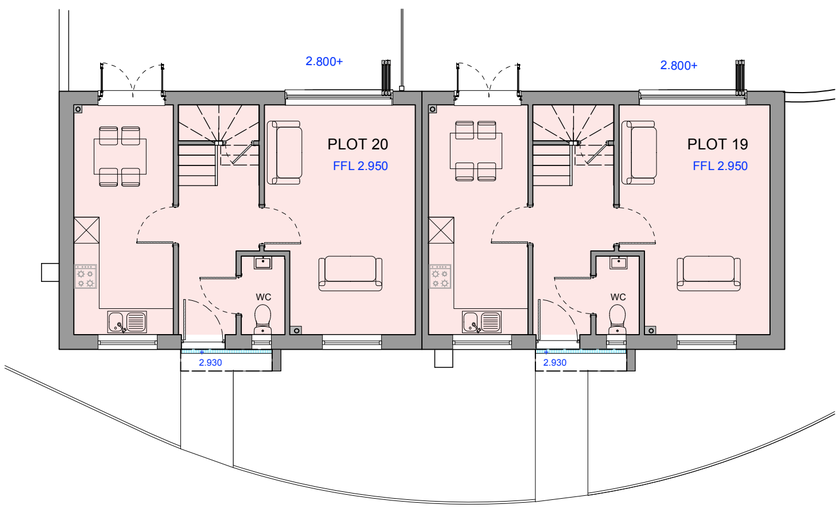


Side Elevation

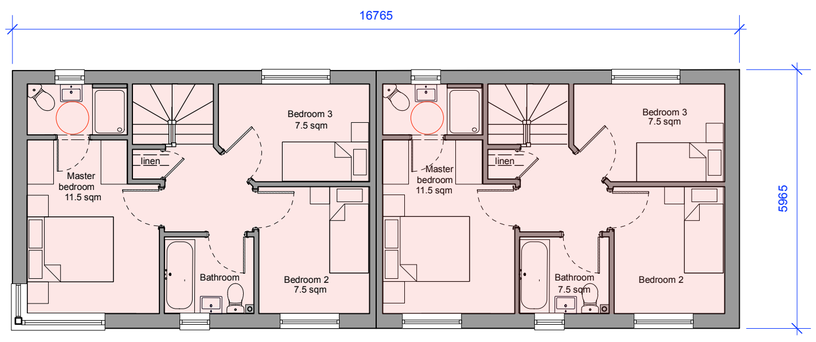
Post added to corner window. Projecting glass dormer above roof omitted

Front Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

PLOTS 19 & 20

jmartin architects

Project
COCKREED LANE,
NEW ROMNEY, TN28 8JH

Drawing
AMENDMENTS TO PLOTS 19 & 20

Scale	Date	Dwg No.
1:100@A1	OCT 2021	2056 - P11b

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