



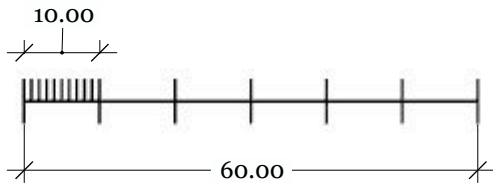
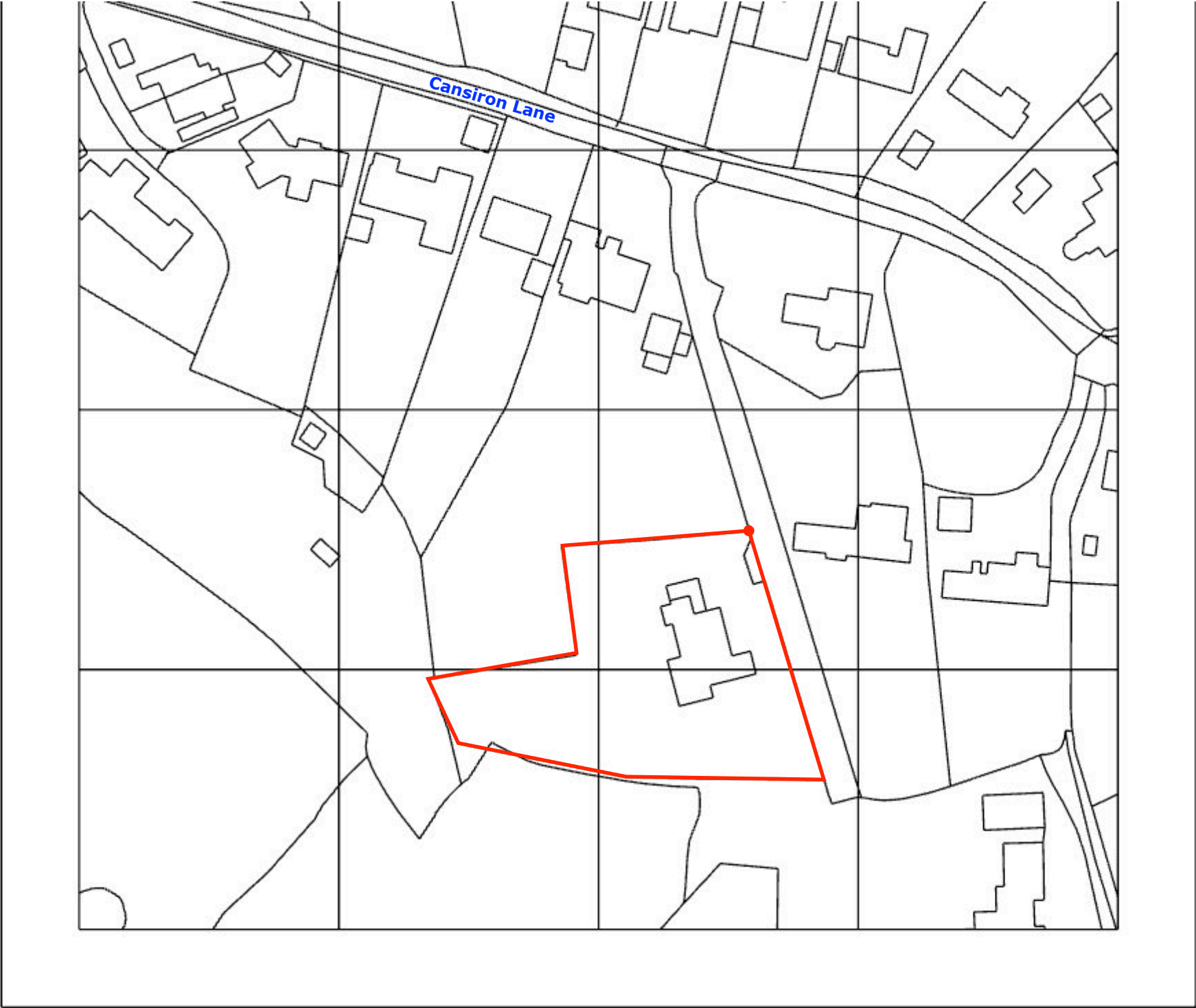
Laeony and Mike Constantinou

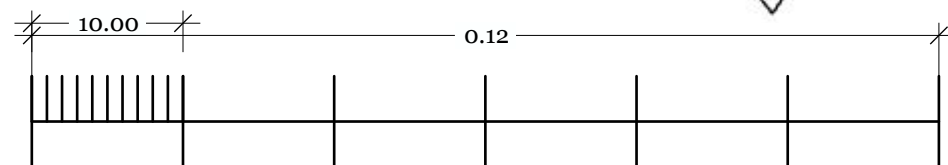
Greenworld, Cansiron Lane
Ashurst Wood RH19 3SD

March 30, 2025

Magda Devaris - Design and Architecture

Greenworld, Cansiron Lane, Ashurst Wood, RH19 3SD



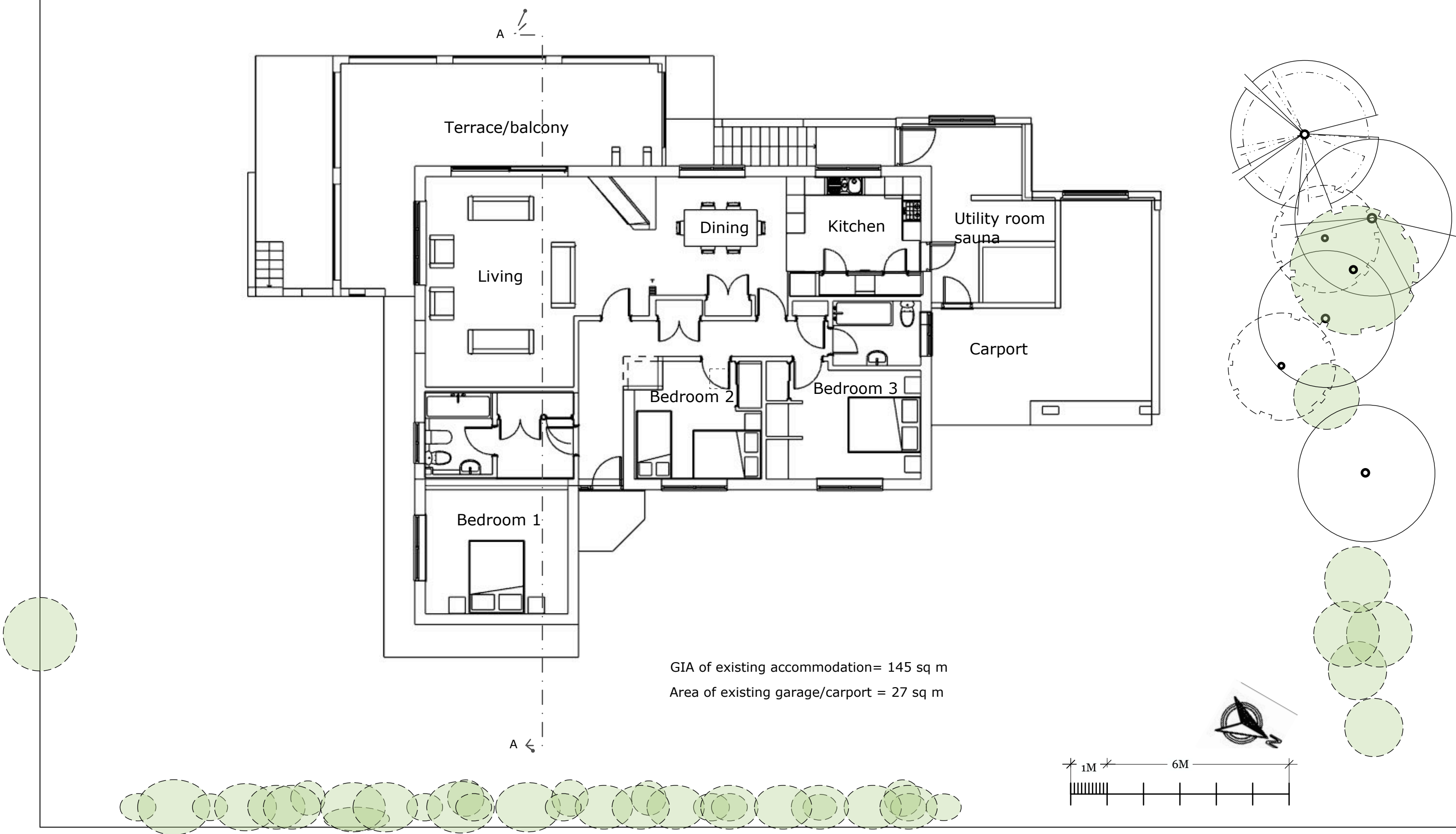


site plan with trees and drainage

Laeony and Mike Constantinou
Greenworld, Cansiron Lane
Ashurst Wood RH19 3SD

March 30, 2025

Magda Devaris - Design and Architecture



existing ground floor plan

Magda Devaris - Interior Design

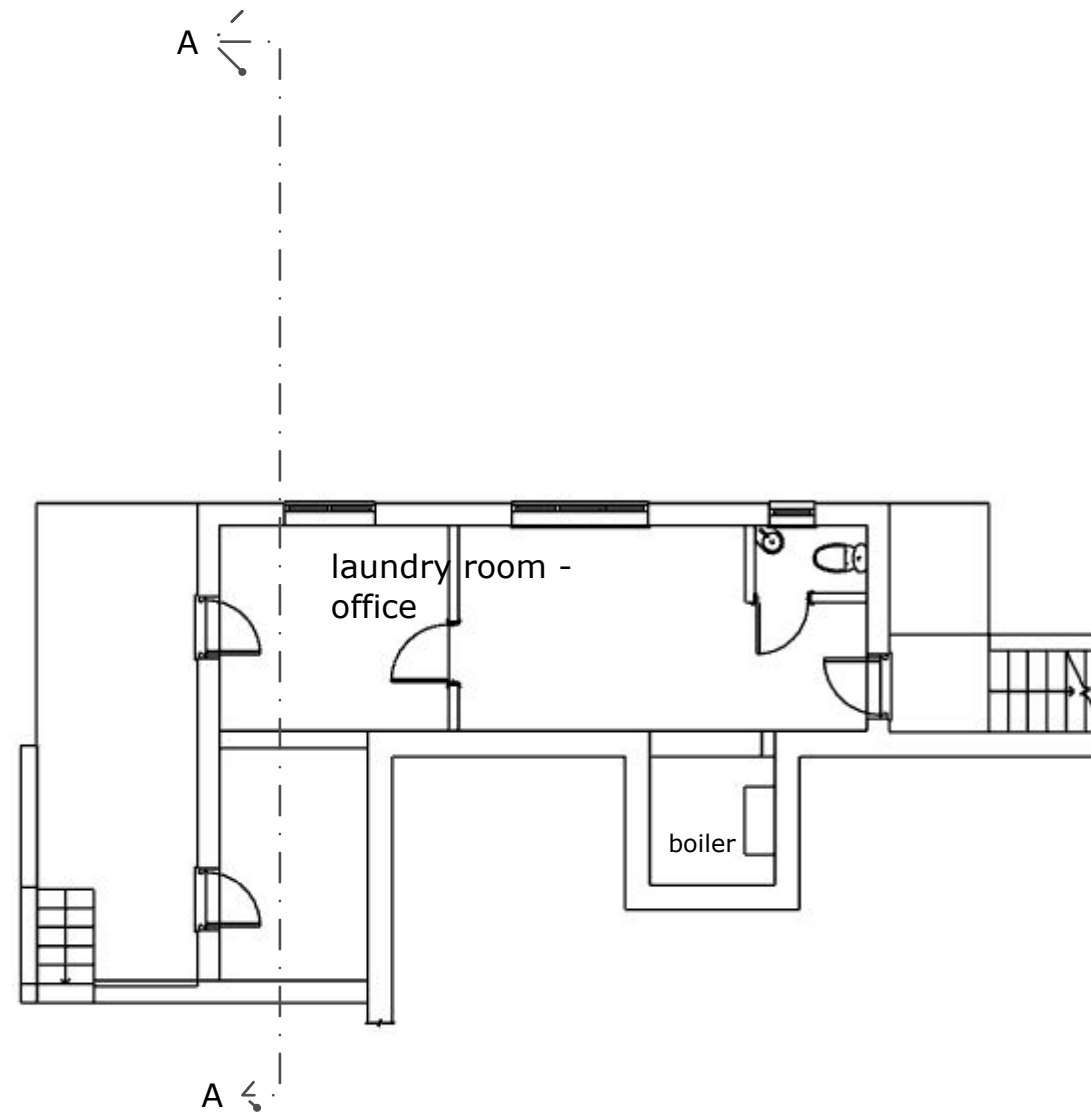
Laeony and Mike - Greenworld - Ashurst Wood

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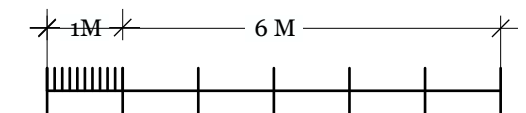
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TO SCALE @ A3

A



GIA of lower ground floor 32 sq m



existing lower ground floor plan

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

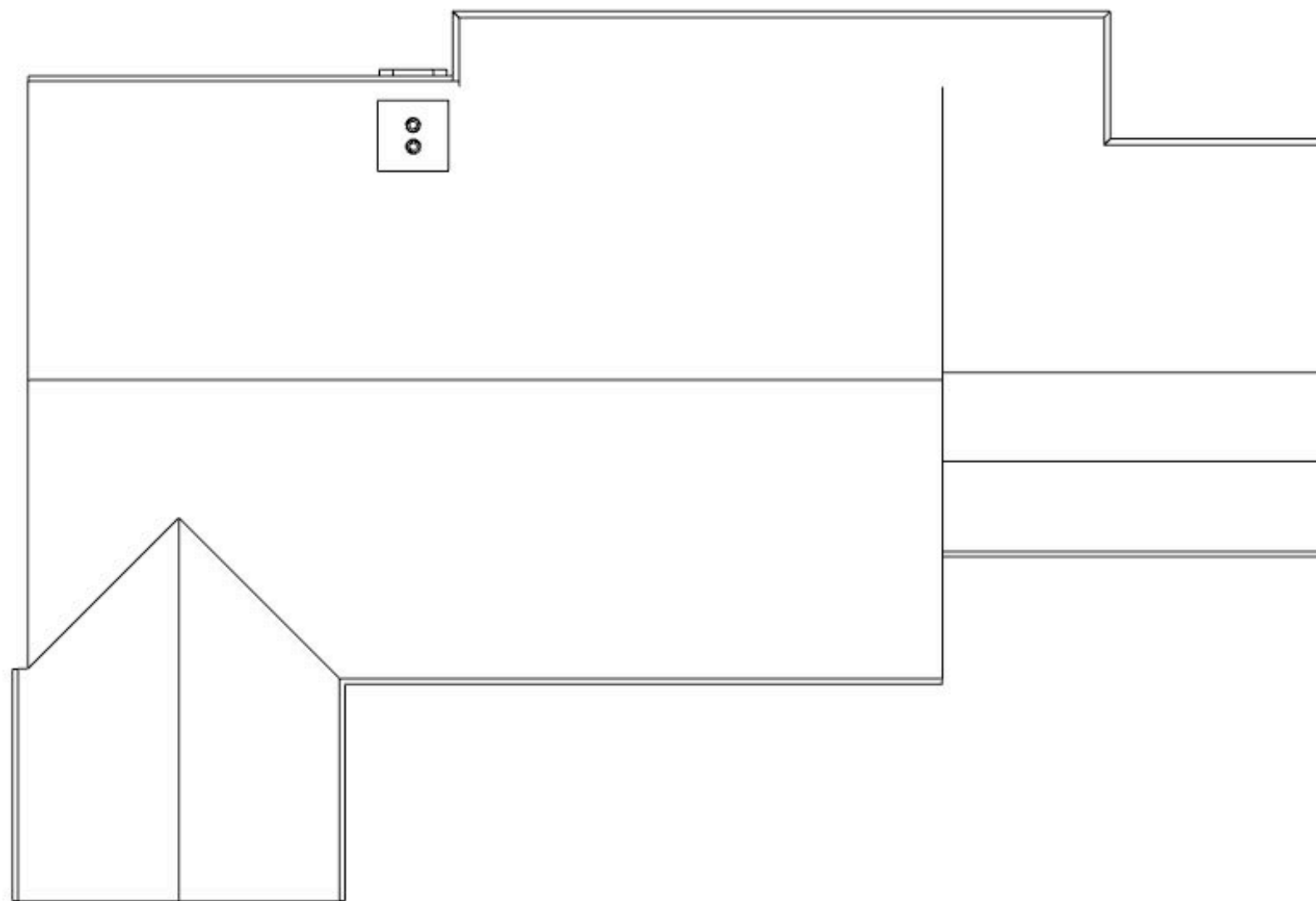
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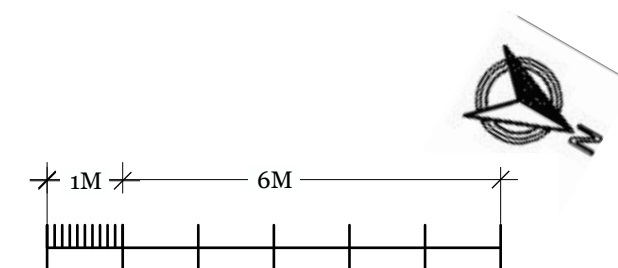
TO SCALE @ A3

02

A



Roof = concrete tiles



existing roof plan

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

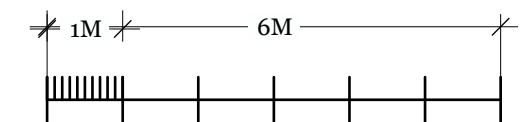
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TO SCALE @ A3

03

A



existing section a-a

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

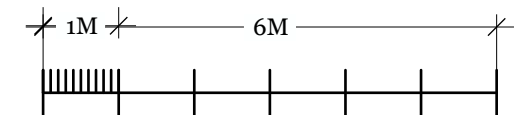
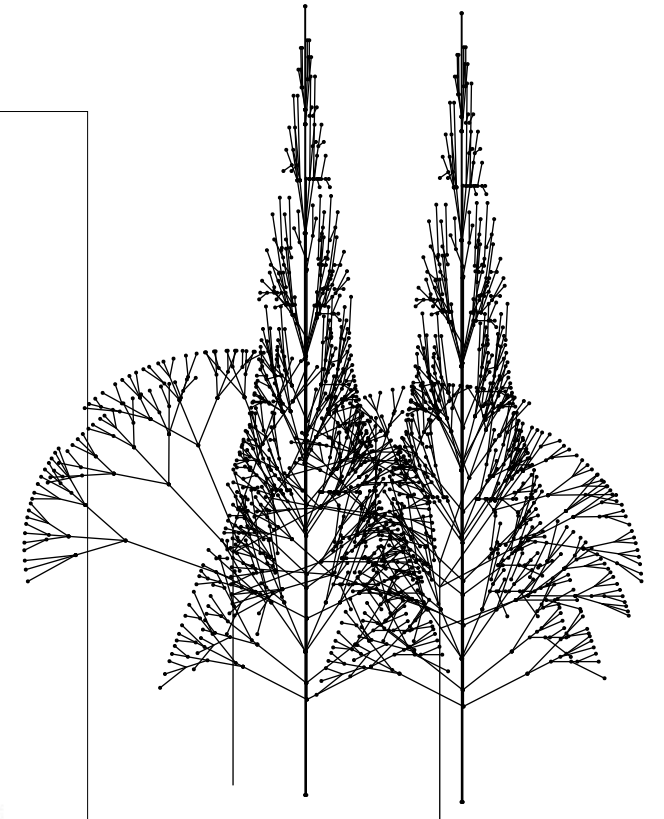
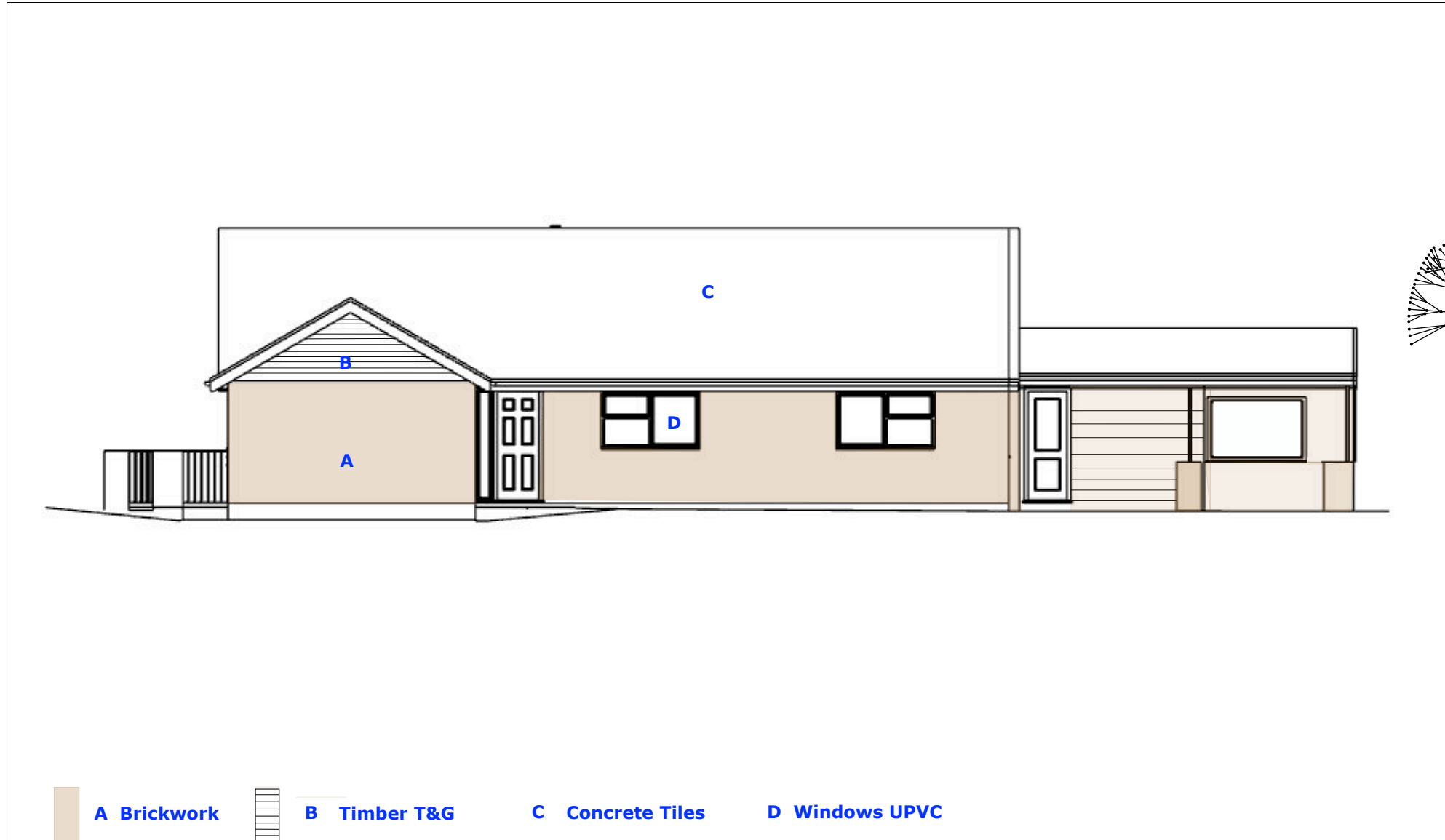
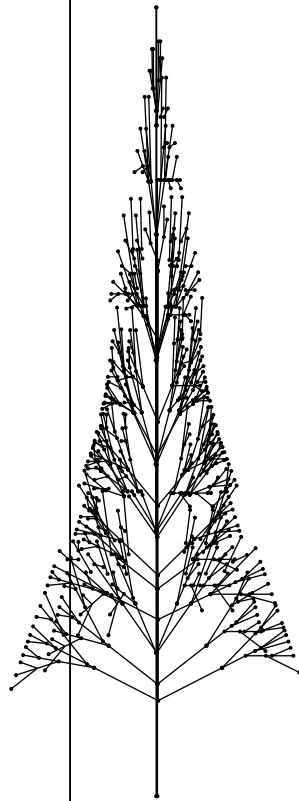
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TO SCALE @ A3

04

A



existing front elevation 1

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

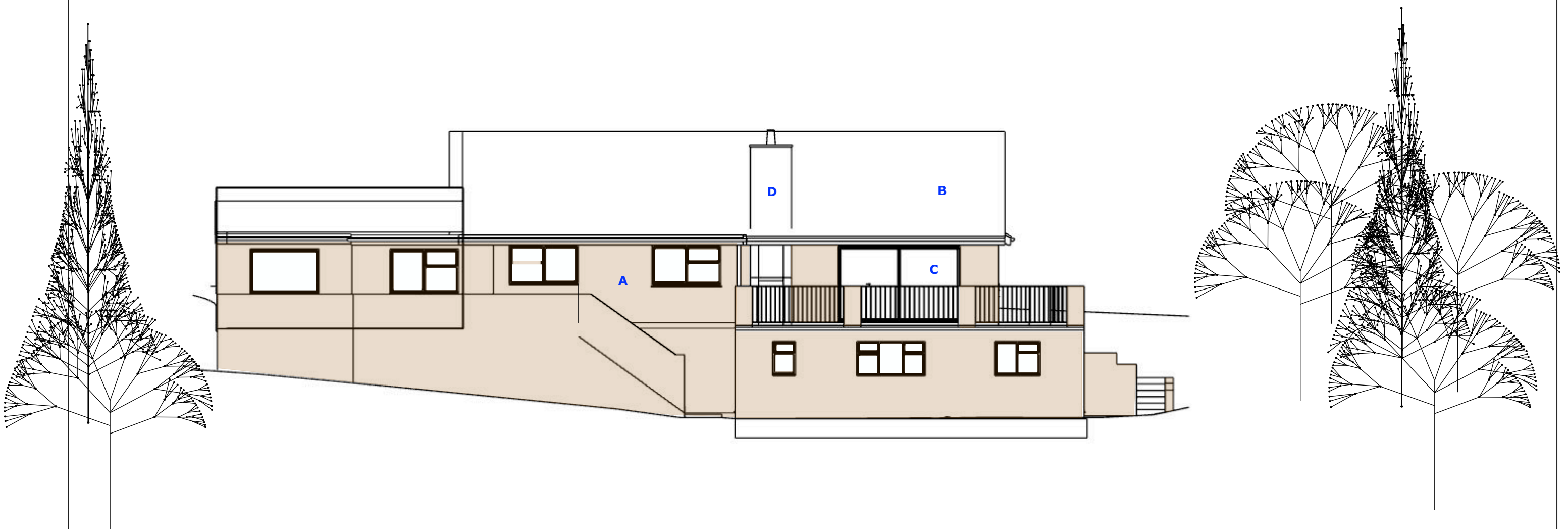
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TO SCALE @ A3

05

A



A Brickwork



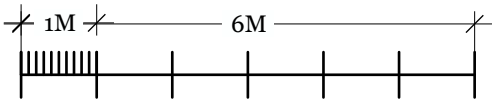
B Concrete Tiles



C Windows UPVC



D Chimney - stone clad crazy paving



existing back elevation 2

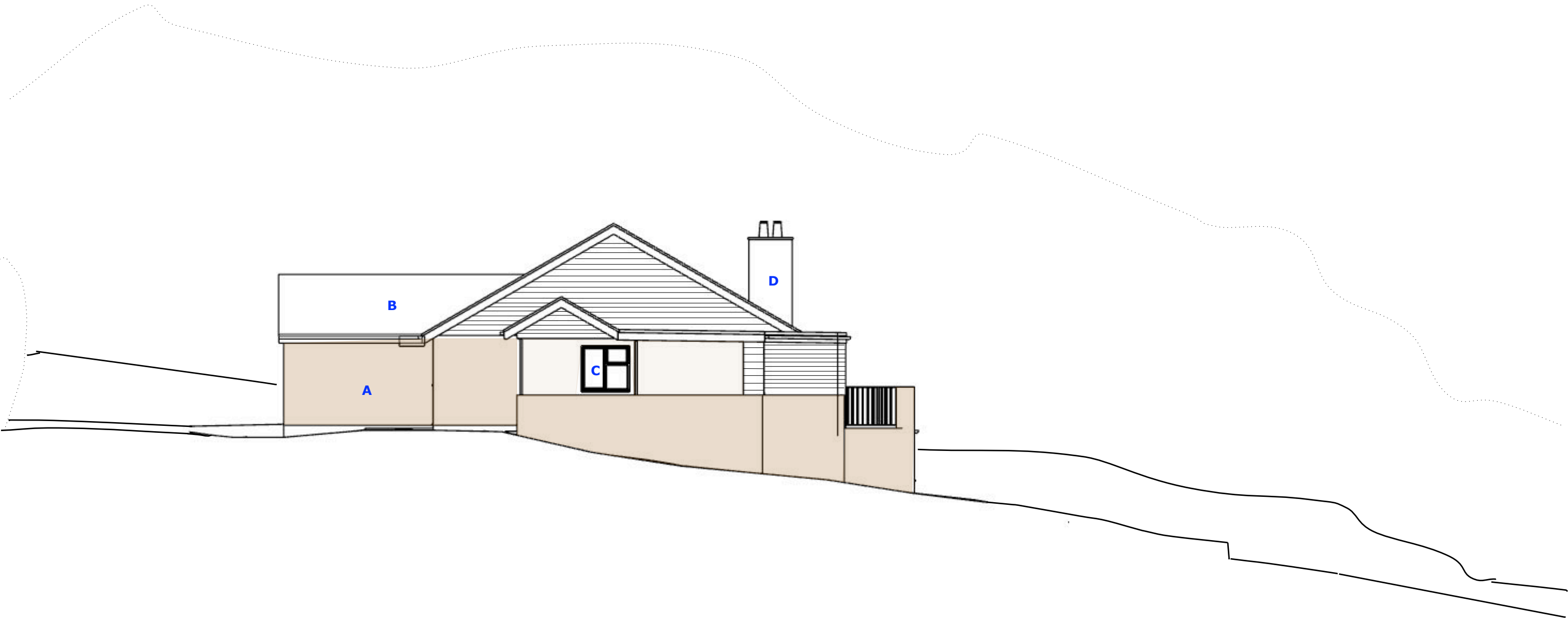
Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

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TO SCALE @ A3



A Brickwork

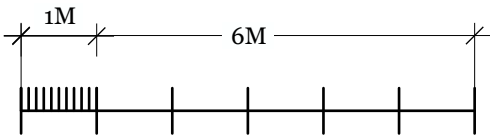


B Timber T&G

B Concrete Tiles

C Windows UPVC

D Chimney - stone clad crazy paving



existing side elevation 3 north west

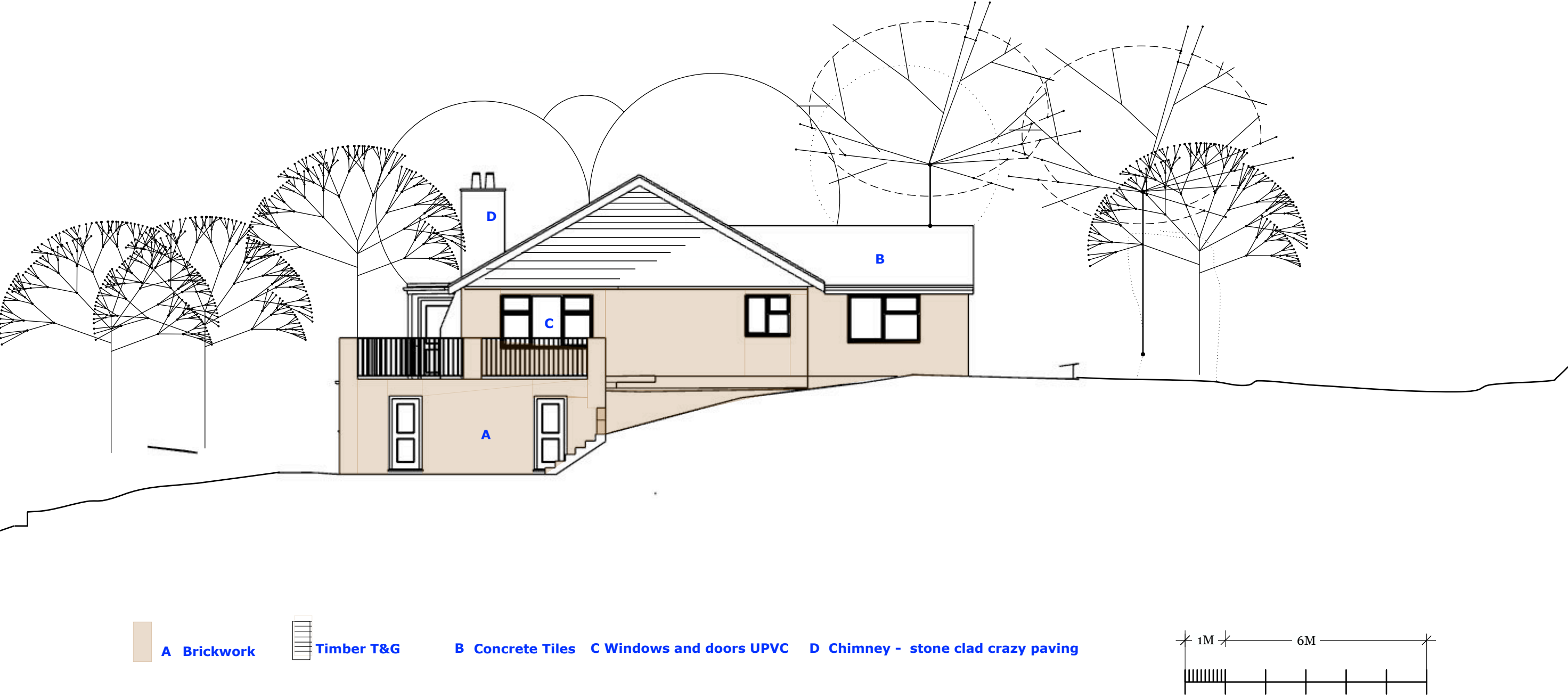
Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

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TO SCALE @ A3



existing side elevation 4 south east

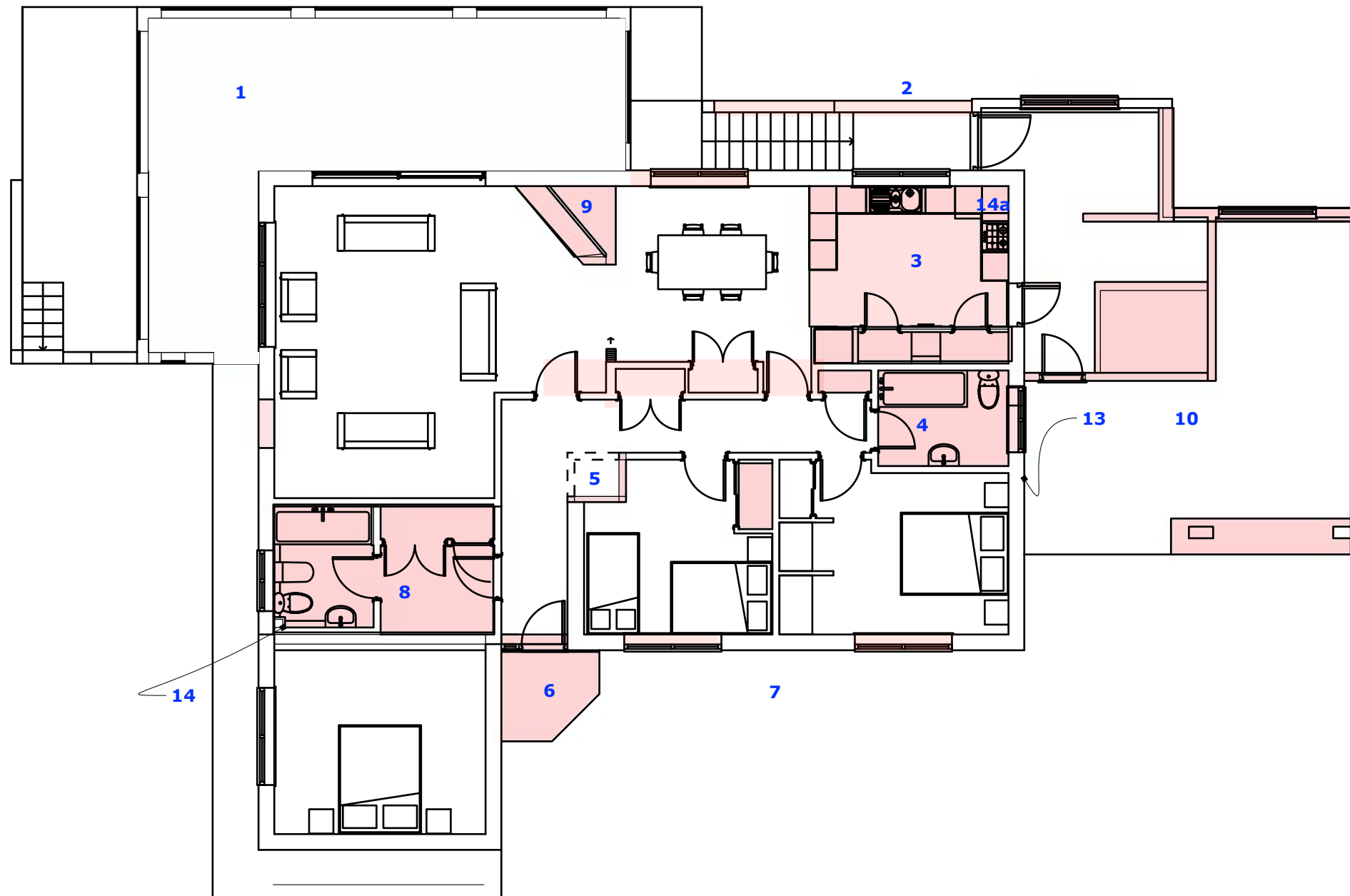
Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

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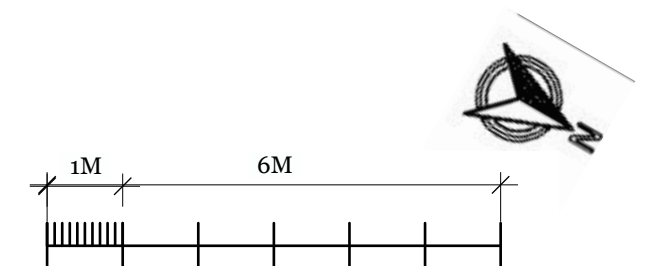
TO SCALE @ A3



- 1. Terrace:** strip and replace weather proofing surface install wooden decking (spec tbc)
- 2. Remove brick balustrade**
- 3. Strip out kitchen** and flooring
Cupboards facing dining and corridor
- 4. Strip out bathroom,** remove window and make 935 opening for entrance door - remove internal door and immersion heater cupboard to make way for new joinery and ASHP manifold
- 5. Remove walls to enlarge bed 2**
- 6. Porch:** Remove roof of porch. landscaping to step
- 7. Install French drain**
- 8. Strip out bathroom,** wardrobe and move door
- 9. Remove fire place** - repair roof - new location for wood-burning stove and flue
- 10. Conversion:** Remove structures, retaining foundation as per engineer drwgs
- 11. Ceilings:** artex to have 10mm plaster board, skim coated and decorated
- 12. Loft:** increase insulation to bring to .011Wkm2 - raise existing platform to accommodate additional insulation. Pavatex insulation
- 13. Consumer unit location**
- 14. Current location of mains water shut off valve** - to be relocated to kitchen To 14a

GIA of existing accommodation= 127.46 sq m

Area of existing garage = 47.83 sq m



demolition ground floor plan

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

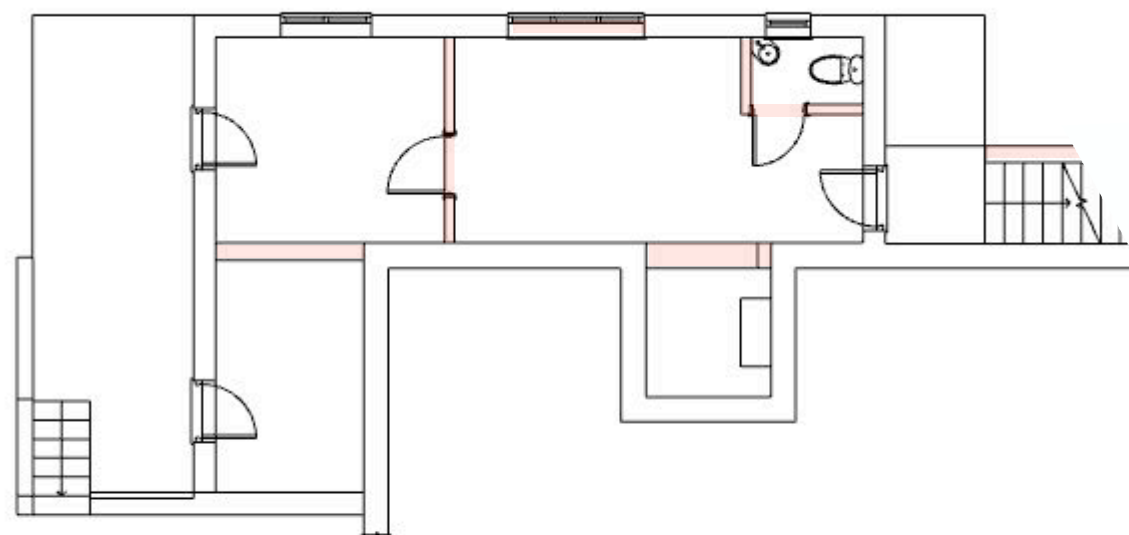
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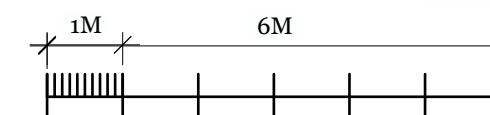
TO SCALE @ A3

09

A



GIA of existing accommodation = 32 sq m



demolition lower ground floor plan

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

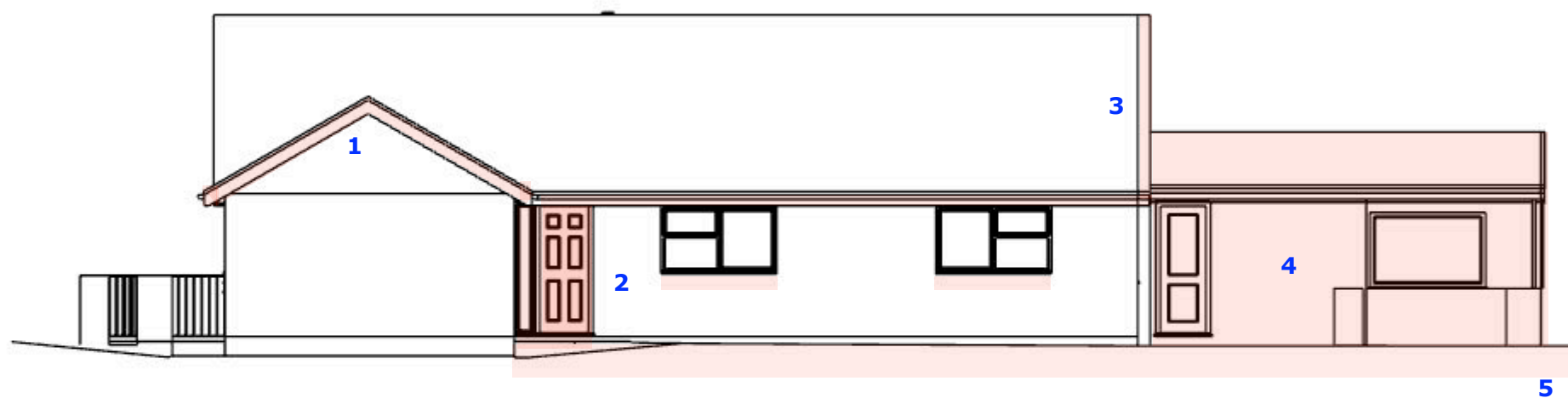
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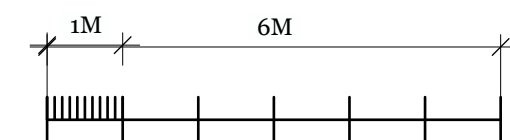
TO SCALE @ A3

10

A



1. **Cut away eaves** and dispose of asbestos soffit obtain an asbestos disposal certificate
2. **Replace existing front door and windows** - see window schedule - bedroom windows to be lowered to 850 from FFL
3. **Trim eaves** to accommodate new extension and EWI and timber cladding.
4. **Phase 2: Remove garage structure**
5. **Install French drain**



demolition front elevation 1

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

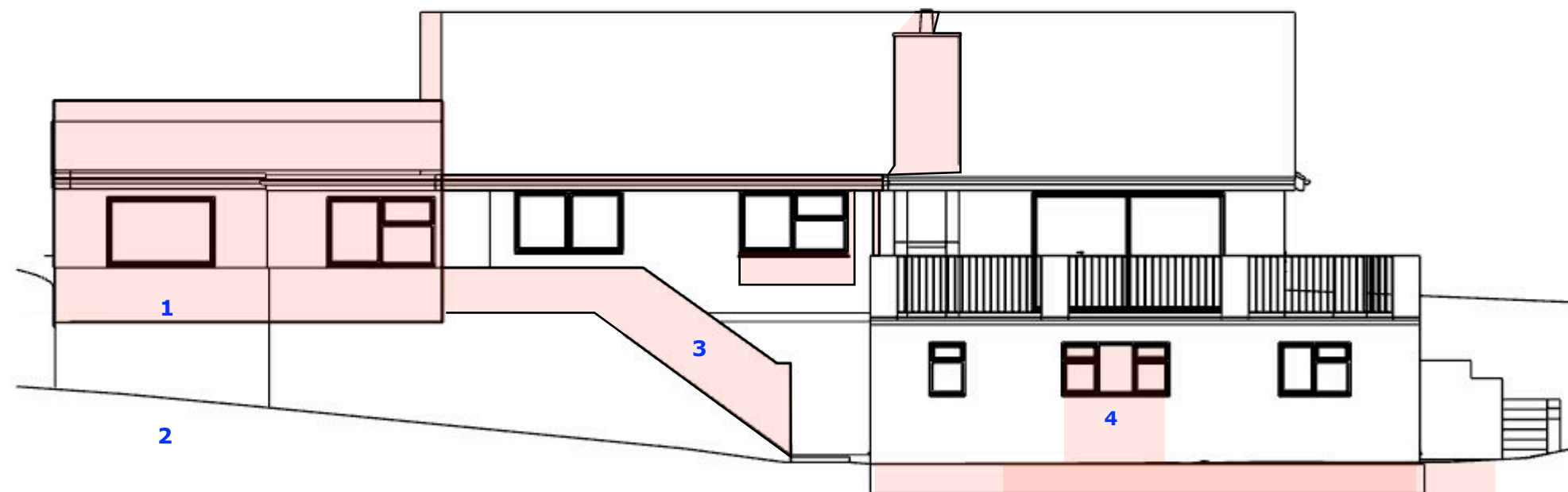
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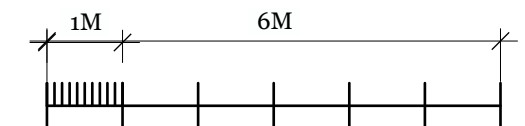
TO SCALE @ A3

11

A



- 1. Remove existing garage and utility structure.**
retain existing foundations if suitable for conversion.
- 2. All excavation rubble to be used on site to build up ground level**
- 3. Remove brick balustrade**
- 4. Remove window** - install outward opening French doors
- 5. Reduce level** for rear terrace to accommodate change of level in LG accommodation - all excavation to be reused on ground works on site. No need for disposal off site.



demolition back elevation 2

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

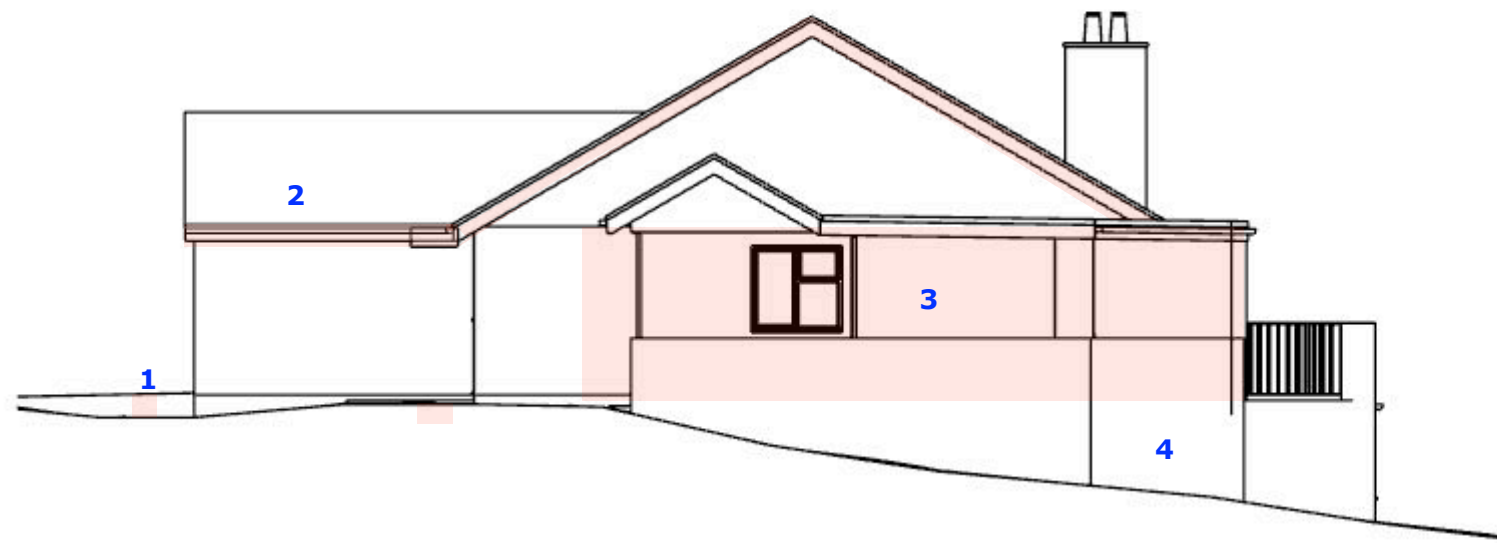
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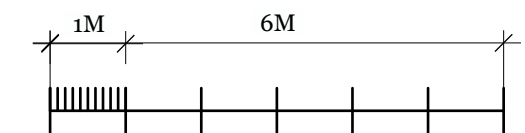
TO SCALE @ A3

12

A



1. Install French drains
2. Trim eaves to accommodate timber cladding and hidden gutter
3. Remove garage structure. Break up rubble to build up land levels.
4. Assess existing foundation suitability for conversion.



demolition north west elevation 3

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

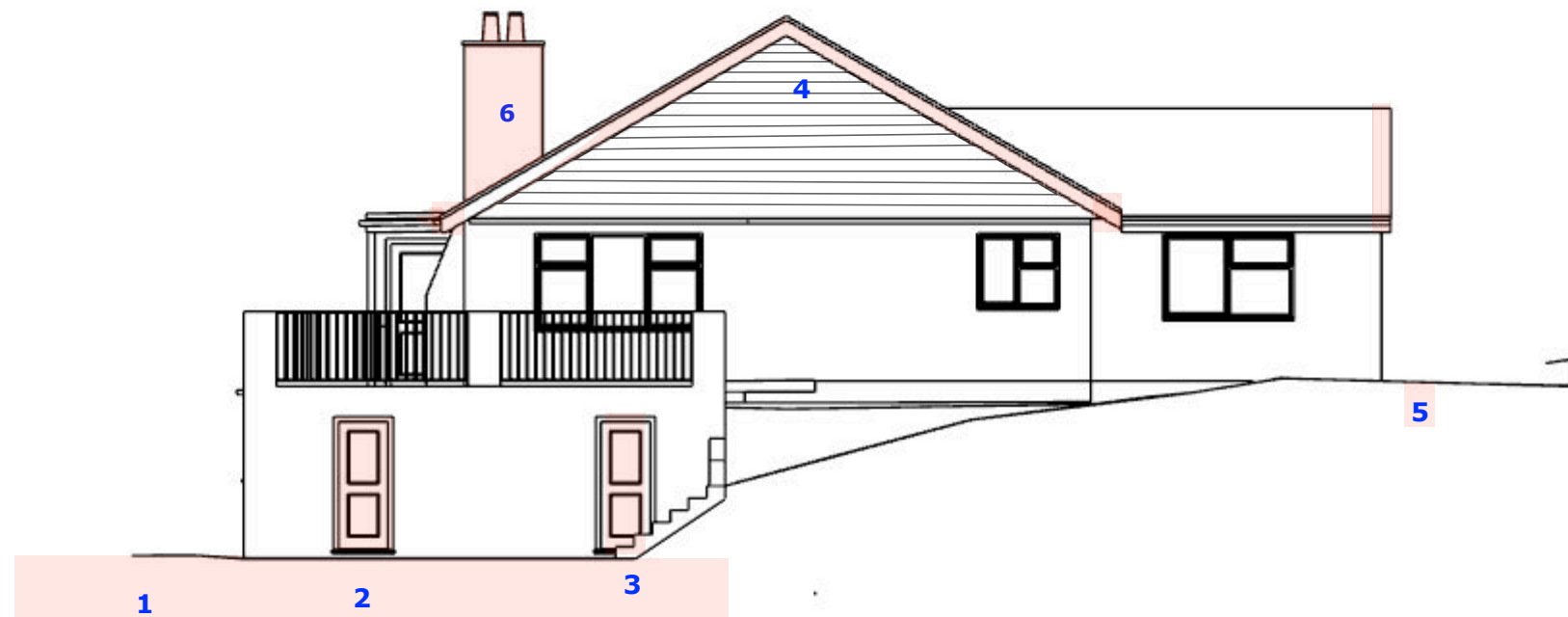
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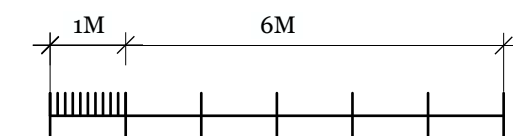
TO SCALE @ A3

13

A



- 1. Excavate courtyard** 7.5M x 3M and Reduce level of side terrace to accommodate new internal level.
- 2. Replace door** for window (see schedule)
- 3. Replace door and frame** - spec tbc
- 4. Trim eaves** to accommodate timber cladding
- 5. Excavate and install French drain**
- 6. Remove chimney**



demolition north south east elevation 4

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

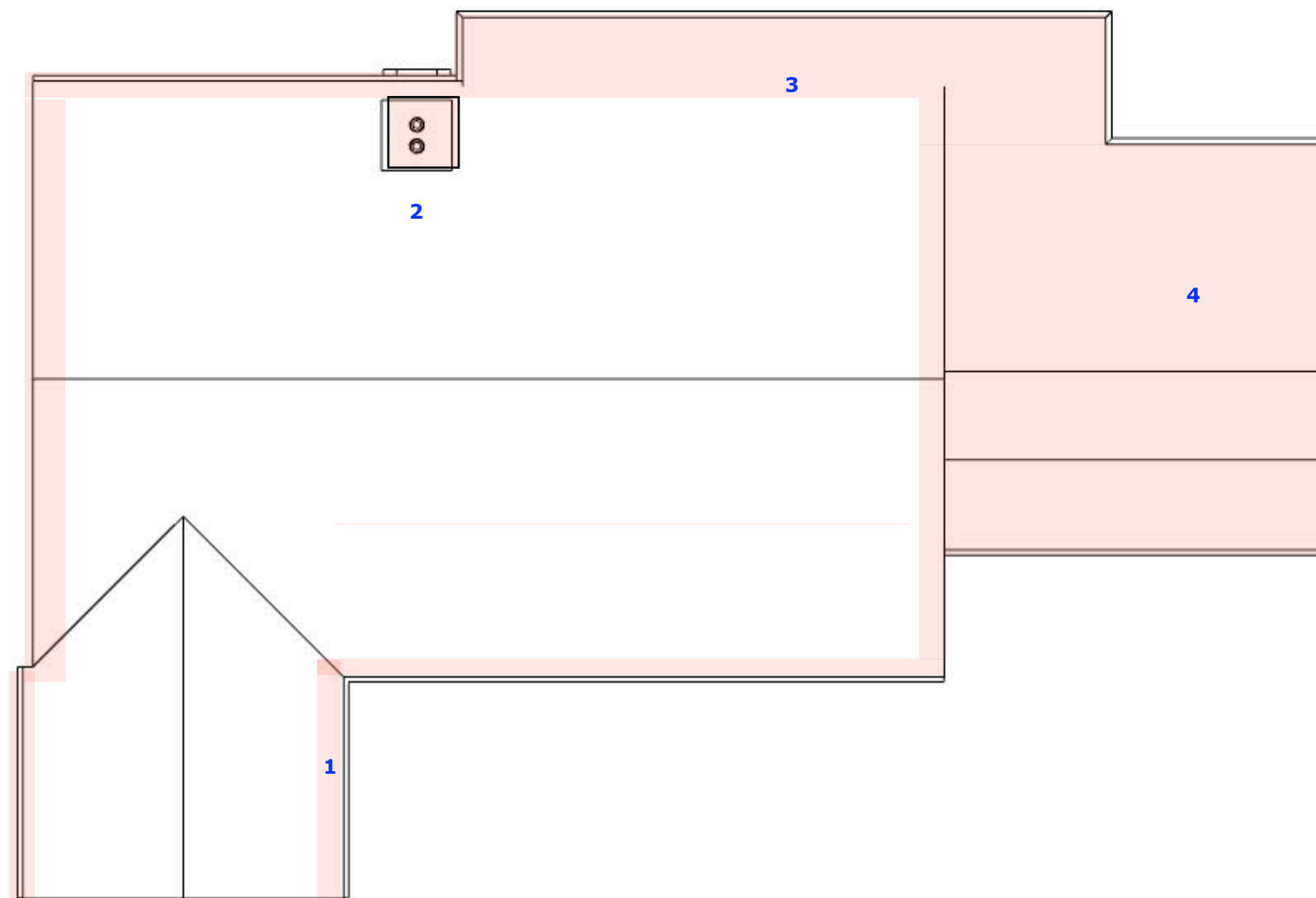
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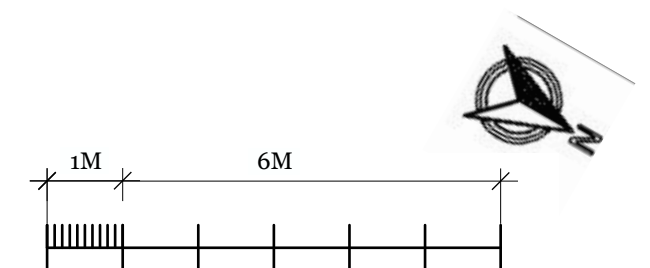
TO SCALE @ A3

14

A



1. Trim eaves to accommodate additional exterior insulation and timber cladding
2. Remove chimney and make good roof
3. Remove lean to roof and rotten timber supports
4. Garage and utility/ sauna roof



demolition roof plan

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

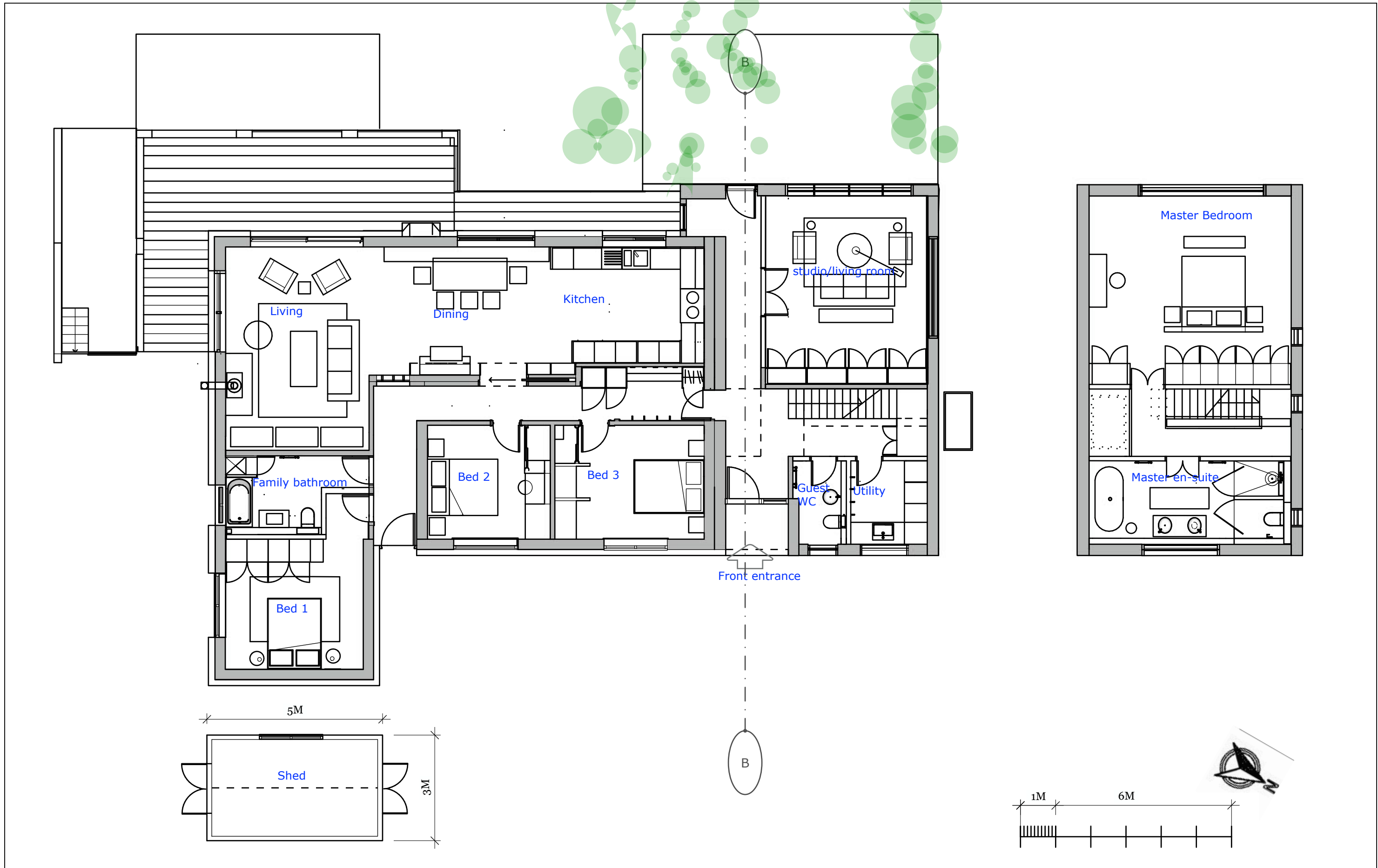
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SCALE: 1:100

TO SCALE @ A3

15

A



proposed ground and first floor plan

Magda Devaris - Interior Design

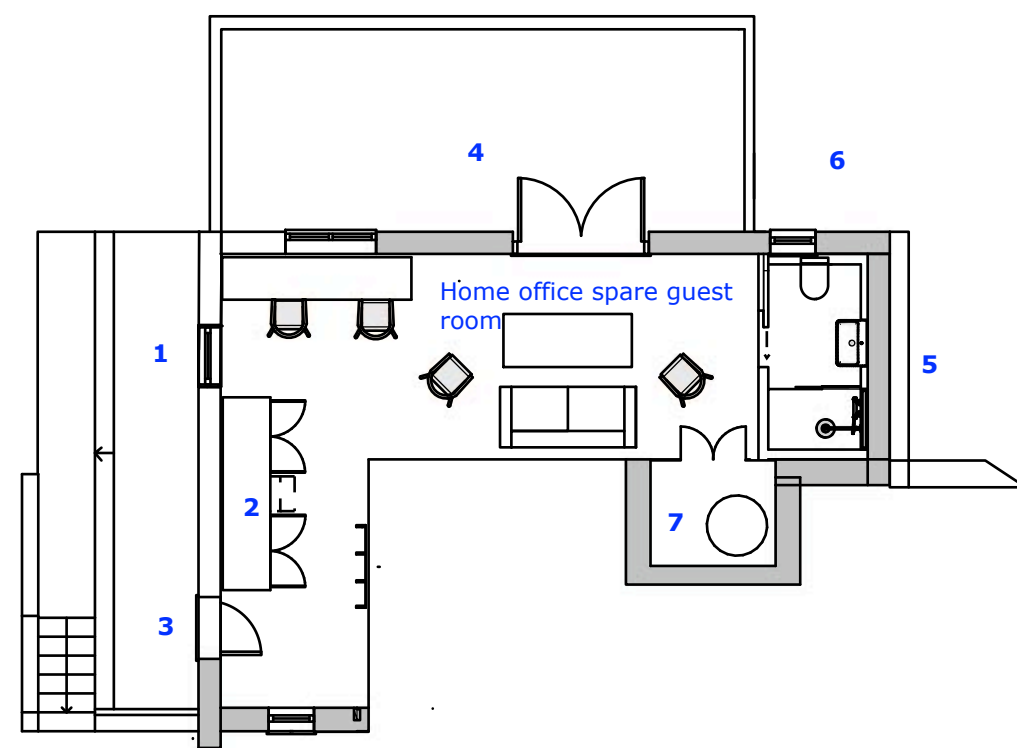
Laeony and Mike - Greenworld - Ashurst Wood

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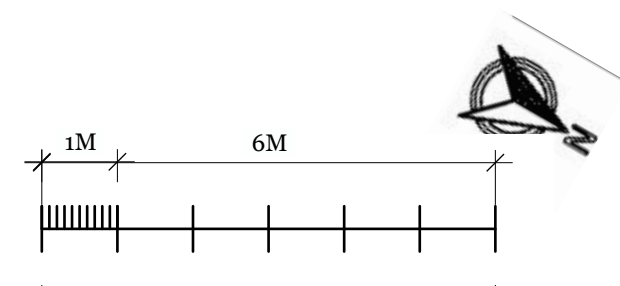
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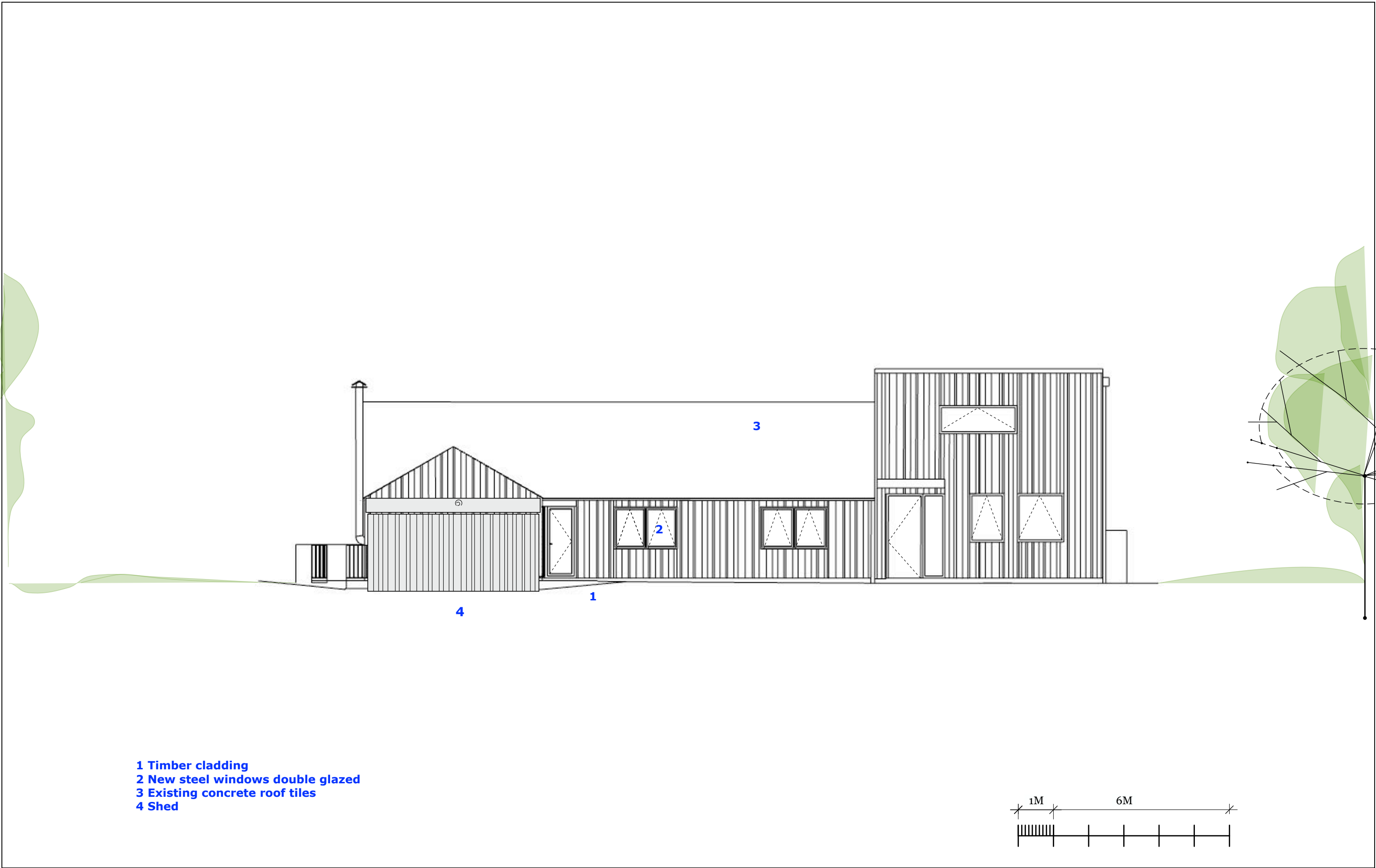
TO SCALE @ A3

- 1. **Door:** replace with window
- 2. **Cupboards and drawers**
- 3. **Entrance:** this now becomes the main entrance
- 4. **Terrace :** replace window for French doors - excavate terrace retain with railway sleepers
- 5. **Blockwork retaining wall** to retain excavation
- 6. **Drainage** - new drainage runs to run into existing system
- 7. **Immersion heater for ASHP**



GIA of lower ground floor 32 sq m

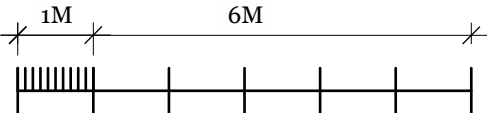




proposed front elevation	Magda Devaris - Interior Design	IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients.		A 18
	Laeony and Mike - Greenworld - Ashurst Wood	SCALE: 1:100	TO SCALE @ A3	A



- 1 Timber cladding
- 2 New metal windows double glazed
- 3 Existing concrete roof tiles
- 4 Painted metal railings to match existing



proposed rear elevation

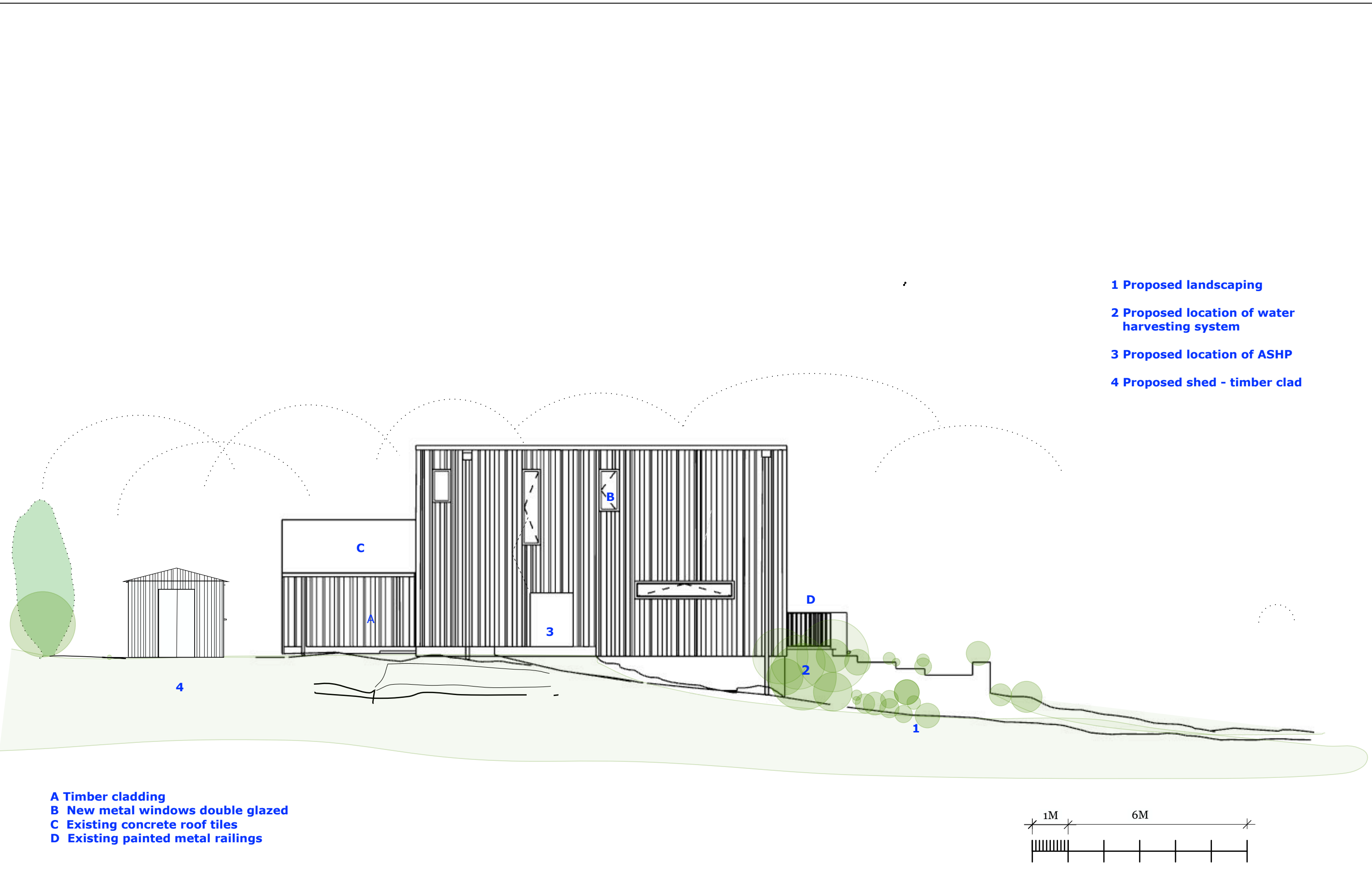
Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

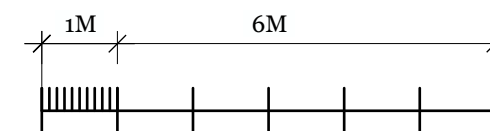
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SCALE: 1:100

TO SCALE @ A3



proposed elevation 3 - north west	Magda Devaris - Interior Design		IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients.		20 A
	Laeony and Mike - Greenworld - Ashurst Wood		SCALE: 1:100	TO SCALE @ A3	



section b-b

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

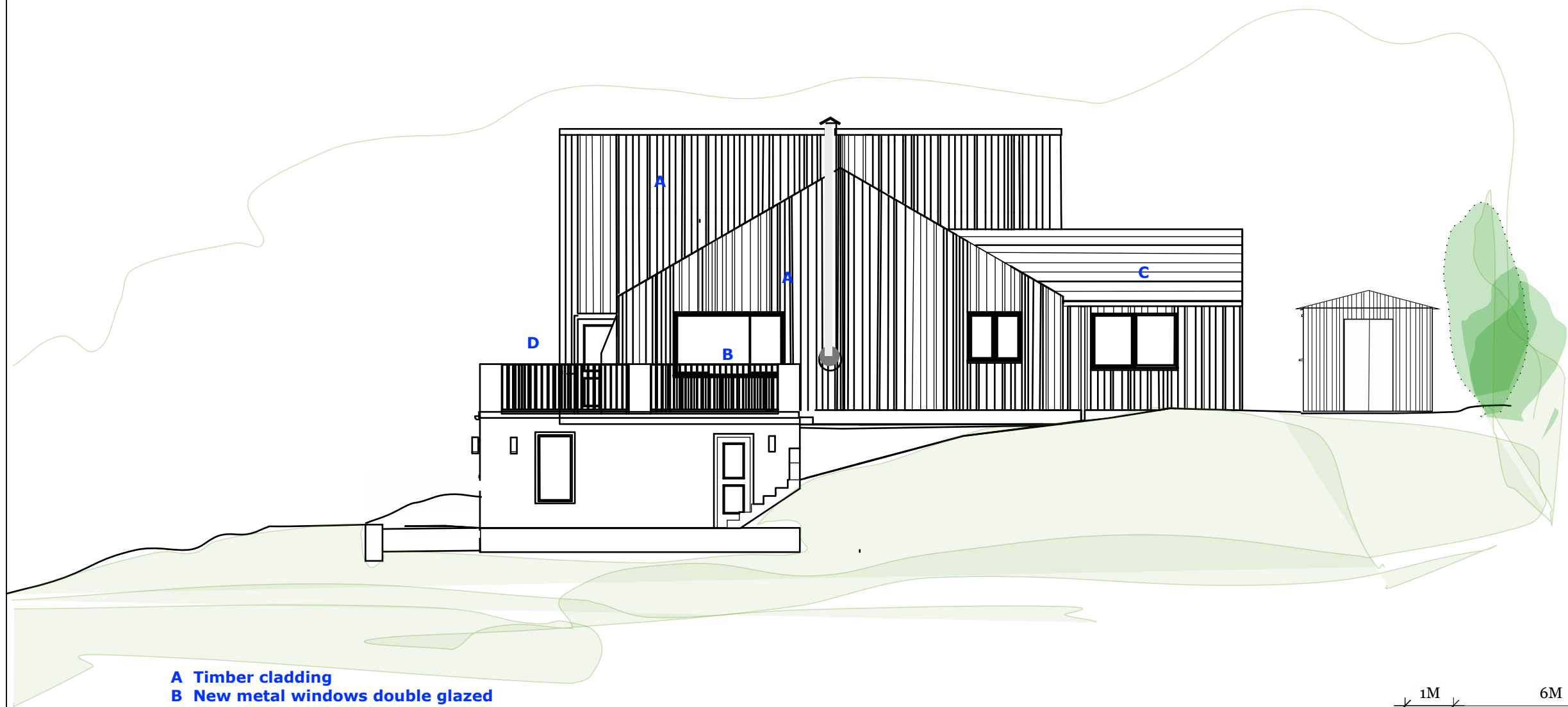
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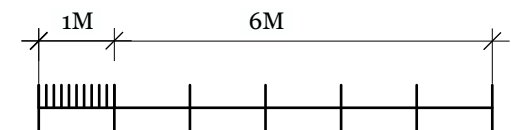
TO SCALE @ A3

21

A



- A Timber cladding**
- B New metal windows double glazed**
- C Existing concrete roof tiles**
- D Existing painted metal railings**
- E Proposed shed**



proposed elevation 4 - south east

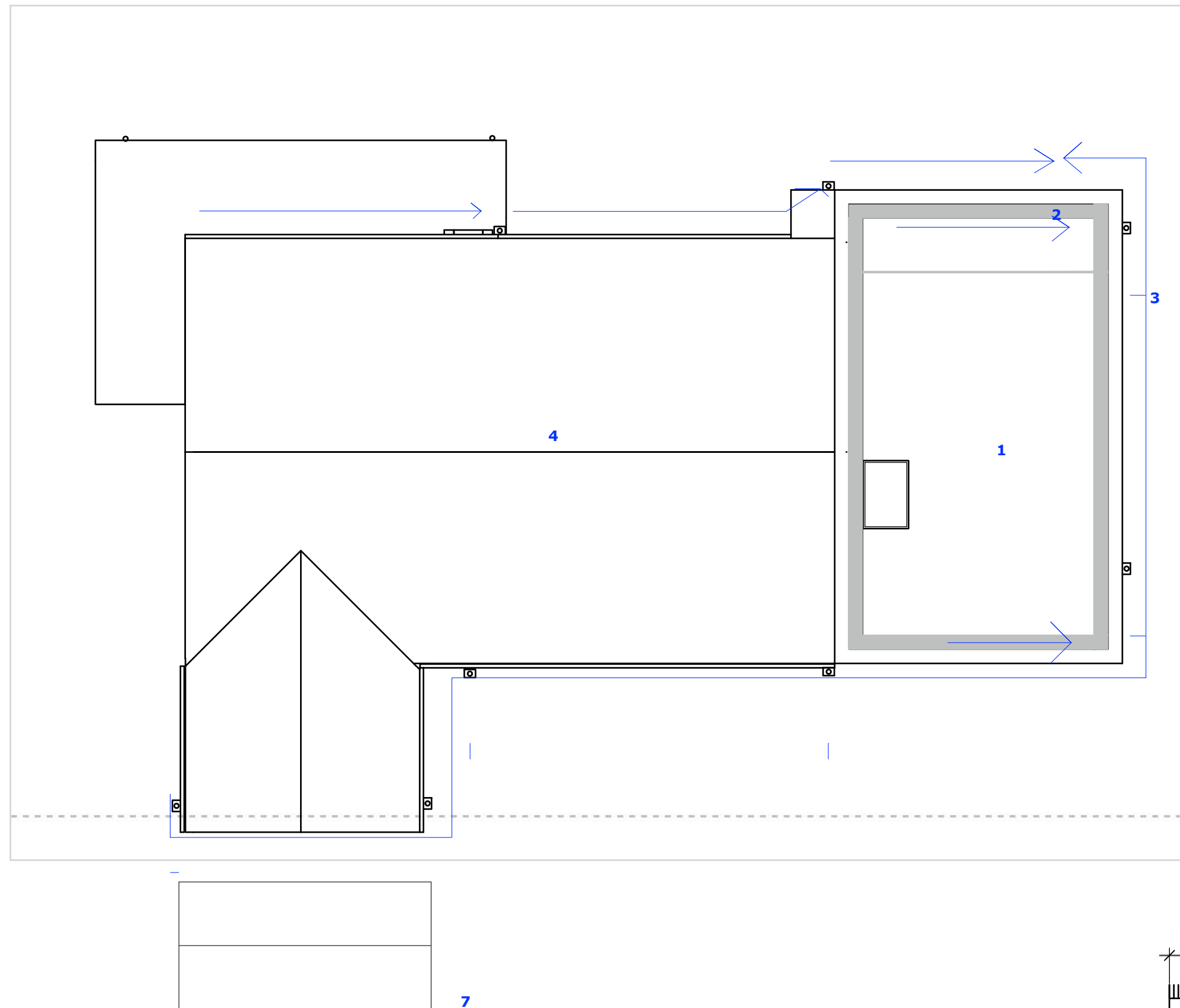
Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

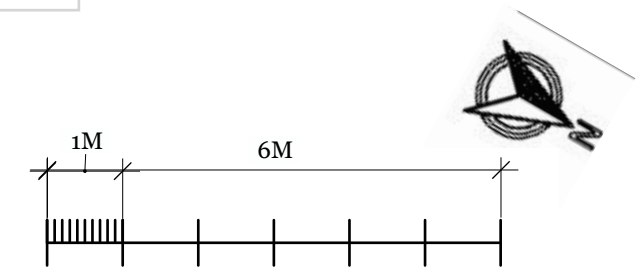
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SCALE: 1:100

TO SCALE @ A3



- 1 Flat roof - 6mm granite roof chipping**
- 2 Rain water to feed into proposed rain water harvesting tank.**
- 3 Hoppers**
- 4 Existing concrete tiles**
- 5 Ground floor terrace - roof of LG accommodation**
- 6 Terrace laid to fall for drainage to fall to outlets**
- 7 Proposed shed roof**



proposed roof plan with rainwater drainageh

Magda Devaris - Interior Design

Laeony and Mike - Greenworld - Ashurst Wood

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SCALE: 1:100

TO SCALE @ A3