

- 1 **FACING BRICK:**
Multi-burnt brown stock to match existing
- 2 **GLAZED ROOF:**
Interlocking engineered large format concrete tiles to match existing.
Color: Grey/brown
- 3 **VERTICAL TILES:**
Kent peg clay plain tiles, 265 x 165mm
Color: Dark terracotta.
Second hand, if available.
- 4 **GARAGE ROOF:**
Elasticom roof sheeting placed on decking on firings set at 1:80 fall to drain.
Color: Mid grey.
Junctions to be sealed with code S lead.
- 5 **ROOF STRUCTURE:**
Garage, Gable roof, Lounge extension,
Rafter, joists and studs;
Cut timber, kiln-dried softwood to C16 standard, use class 2/CJ/C2.
- 6 **SOFFITS, FASCIAS & GABLE:**
Bespoke uPVC system, sealed, ventilated and insulated.
Color: White.
- 7 **RAINWATERWARE:**
Gutters, rainwater pipes & hoppers: uPVC Color: Black. (as existing)
Proprietary channel ground drain: cast aluminium (Garage)
Color: Black
- 8 **WINDOWS:** All replacement windows:
Proprietary extruded aluminium, bespoke to style-match those recently installed.
Glazing to be double-glazed sealed panels and frames finished polyester powder coat Color: Anthracite



A number line from 0 to 15 with a grid below it. The grid has 15 columns and 3 rows. The first 5 columns are shaded in a checkerboard pattern (gray, white, gray, white, gray). The remaining 10 columns are white.



AREAS:	USABLE:	GROSS (Construction)
GROUND FLOOR: New Lobby Extended Lounge Garage Reconstruction	4,223 sq.m 5,164 sq.m 29,997 sq.m	7,515 sq.m 5,787 sq.m 37,256 sq.m
FIRST FLOOR Extended Bedroom 4	7,845 sq.m	11,019 sq.m
TOTALS	47,229 sq.m	61,577 sq.m
SITE/PROPERTY AREA:		584,775 sq.m

LINE/OBJECT CODING

REMOVE / DEMOLISH ■■■■■■■■■■

NEW / PROPOSED —————

EXISTING —————

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PLANNING

PROPOSED PLANS & ELEVATION

project EXPANSION AND RECONFIGURATION OF
RESIDENTIAL PROPERTY

ORCHARD HOUSE
No 3, HOBDENS LANE
ARDINGLY RH17 6SE

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ad ref	scale	date
2095-10dwa	1:50 1:100 @ A1	Mar 2026

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