

1. New 2,000mm high, closed timber fence on boundary line. Existing hedge to remain in front of garage structure.
2. Eaves height of garage structure 2,433mm within 1,000mm of the property boundary. Distance to rear elevation varies.
3. Replacement garage structure with pitched roof and timber cladding to all elevations. Double doors to street facing facade.
4. New timber gate (clad to match facade) set back approx. 350mm from the front garage elevation. Passageway between main dwelling and garage structure open to the sky.
5. New internal wall to form guest w.c.
6. Demolish existing wall to widen entrance area to Structural Engineer's detail and specification.
7. Existing staircase to remain.
8. New wall to form snag and utility rooms.
9. Remove existing rear bay windows.
10. New bi-folding window to rear elevation.
11. Aluminium frame external sliding doors to rear elevation. Refer to elevations for further details.
12. Timber decking to rear terrace.
13. Aluminium frame external sliding doors to rear elevation. Refer to elevations for further details.
14. Floor to ceiling height windows to side elevation (Final positions and design to be confirmed). Aluminium frame (colour to be confirmed) window with aluminium pane for rear elevation.
15. Two-storey side extension 5,000mm from existing side elevation and approx. 2,360mm from boundary. Eaves height to match existing. Horizontally timber clad.
16. New 2,000mm high, closed timber fence on boundary line. Existing hedge to remain. Exact location of boundary to be confirmed.
17. Impact of 45 degree rule 'on the extent of the proposed development.
18. Remove existing window and replace with new. Width of structural opening to be reduced and window base at finished floor level. Opening pane for ventilation.
19. New, lightweight single storey entrance porch structure.



Proposed Ground floor plan

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055-3-001

Project: **Stumble Cottage, Oldlands Ave, Balcombe, RH17 6LY**

Scale: 1:50 at A1

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Drawn by:

NOTES:
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James Patterson Architect's Ltd.
info@jp-architects.co.uk

