

- DRAWING NOTES:** Proposed first floor plan
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 from boundary varies, please refer to plan drawings.
 3. Replacement garage structure with pitched roof and timber cladding to all elevations. Double doors to street facing facade.
 5. Line denotes junction between level and pitched ceiling below roof.
 6. Room used as study or guest bedroom.
 7. Existing staircase to remain.
 8. New Skylight in roof above shower room.
 9. Demolish portion of existing internal wall to create larger shower room. To Structural Engineer's detail and specification.
 10. New internal wall to form shower room/bedroom 2.
 11. New, single storey entrance porch structure.
 12. Green/sedum roof above single storey entrance porch structure.
 - 13- Demolish existing wall (to Structural Engineer's design and calculations) to create larger bedroom.
 14. Infill existing window opening. Brickwork to match and 'toothed in' to match existing bond.
 - 15- Infill existing door opening- Match existing wall build-up.
 16. Fixed timber glazing to rear elevation. Refer to elevations for further details.
 17. No of impact of '45 degree rule' on the extent of the proposed development.
 18. Two-storey side extension 5,000mm from existing side elevation and approx. 2,360mm from boundary. Eaves height to match existing. Vertically timber clad.
 19. Shelf/storage joinery design to bed are to future detail.
 20. Pocket sliding doors (or similar i.e. one door with fixed pane) to en-suite entrance.
 21. Demolish portion of existing wall to form new built-in-cupboard to house washing machine and tumble dryer with shelving for storage.
 22. Consider removal of wall to create more space and allow light into the landing area.

PLANNING

Proposed First floor plan

055-3-002

Project: **Stumble Cottage, Oldlands Ave. Balcombe. RH17 6LY**
Scale: **1:50 at A1**
Issue date: **27/02/2026 - Rev.G**
Drawn by: **JMP**

NOTES:
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PROPOSED FIRST FLOOR PLAN
Scale 1:25 at A1
0mm 1,000mm 2,000mm
Existing wall fill
Proposed wall fill