

Drawing notes:

DRAWING NOTES: Proposed elevation 1

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. Double doors to street facing facade.
4. New timber gate (clad to match garage) set back approx. 350mm from the front garage elevation. Passageway between main dwelling and garage structure open to the sky.
5. Step up to new entrance porch.
6. New, lightweight single storey entrance porch structure.
7. Pitched roof to match pitch of main, existing dwellinghouse.
8. Remove existing window and replace with new aluminium framed window to match existing. Opening pane for ventilation.
9. Infill existing window opening. Brickwork to match and 'toothed in' to match existing bond.
10. Pitched roof.
11. Guttering to match existing to discharge into new soakaway.
12. New steel framed window with opening pane for ventilation.
13. Two-storey side extension 5,000mm from existing side elevation and approx. 2,360mm from boundary. Eaves height to match existing. Horizontally timber clad to first floor.
14. 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.

DRAWING NOTES: Proposed elevation 3

1. New 2,000mm high, closed timber fence on boundary line. Existing hedge to remain.
2. Two-storey side extension 5,000mm from existing side elevation and approx. 2,360mm from boundary. Eaves height to match existing. Horizontally timber clad to first floor.
3. Pitched roof (slate tiles to match existing) with hidden guttering within new pitched roof build-up to discharge into new soakaway.
4. Horizontal timber cladding to rear elevation.
5. Aluminium framed sliding doors to rear elevation to achieve a U-value of 1.4w/(m²K) or Window Energy Rating Band B or better.
6. Elevation set back to minimise visual massing of rear extension structure.
7. Remove existing window and replace with new aluminium framed windows. Size of structural opening to remain. Opening pane for ventilation.
8. New sliding doors and bi-fold window to rear elevation.
9. New timber gate (clad to match garage) set back approx. 350mm from the front garage elevation. Passageway between main dwelling and garage structure open to the sky.
10. Replacement garage structure with pitched roof and timber cladding to all elevations.
11. Eaves height of garage structure 2,433mm within 1,000mm of the property boundary. Distance from boundary varies, please refer to plan drawings.
12. New 2,000mm high, closed timber fence on boundary line. Existing hedge to remain in front of garage structure.
13. Tree T1 - Spruce (not located within property boundary) approx. 11,000mm high (shown in background).



PLANNING

Proposed front/Rear elevations (1/3) rev. G

056-3-101-

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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