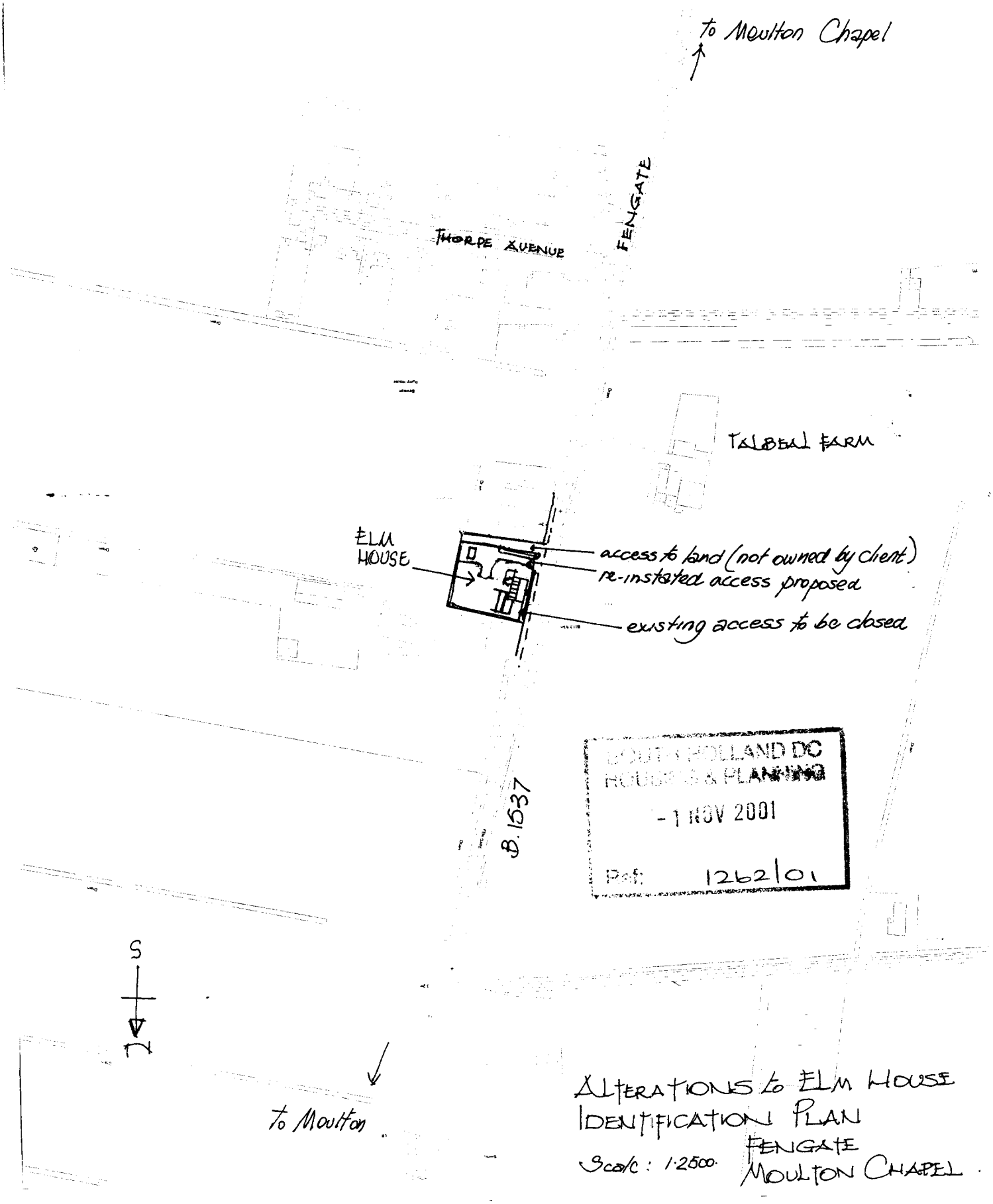
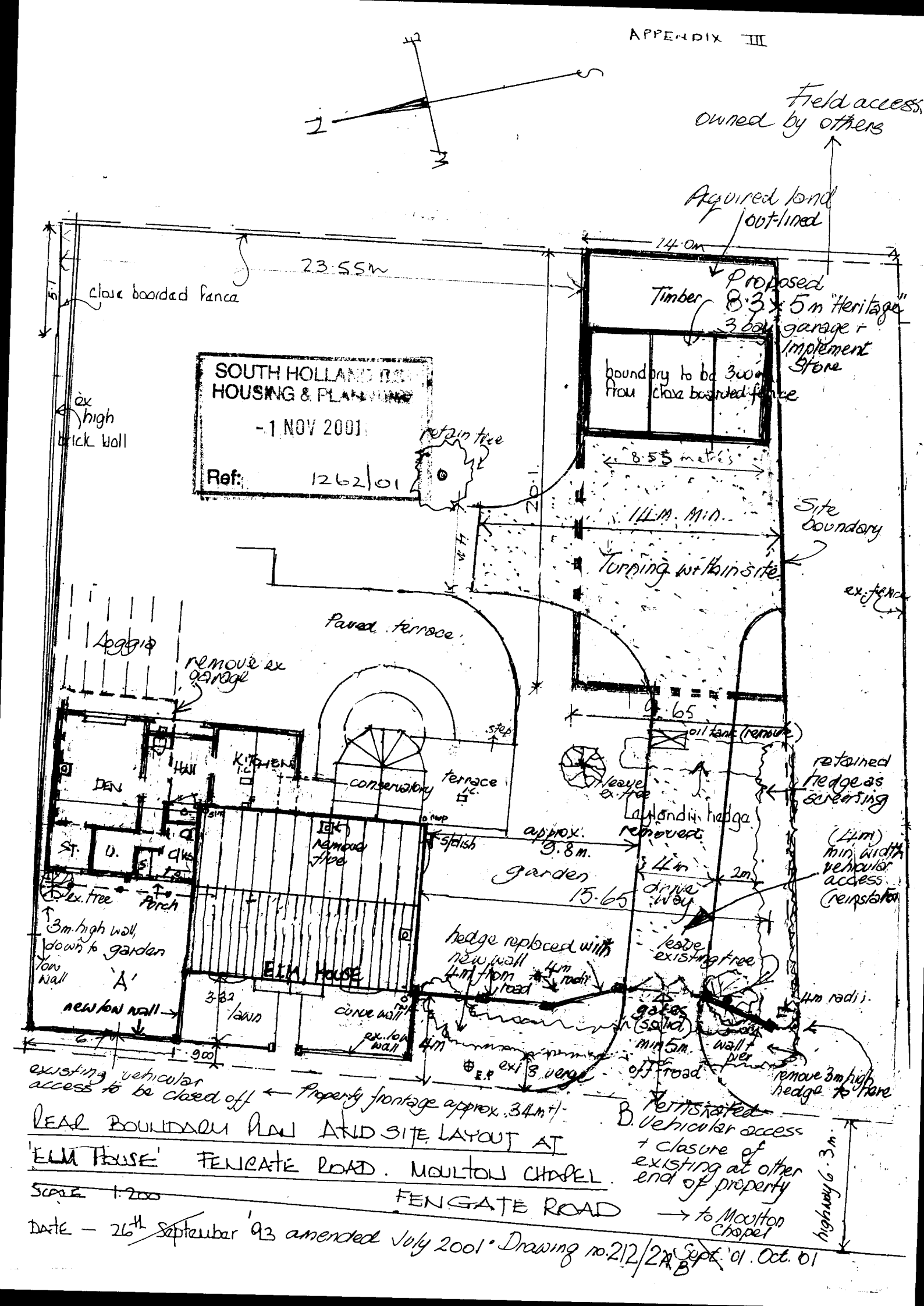


ALTERATIONS to ELM HOUSE
IDENTIFICATION PLAN
Scale: 1:2500. FENGATE
MOULTON CHAPEL.

APPENDIX III



REAL BOUNDARY PLAN AND SITE LAYOUT AT 'ELM HOUSE' FENGATE ROAD. MOULTON CHAPEL.

SCALE 1:200

DATE – 26th ~~September~~ '93 amended July 2001 • Drawing no. 212/2A/B ~~Sept.~~ '01. Oct. 01

Elm House

side wall (see section below) to dip as north boundary

Stone capping to gate piers with ball finials

Electrically operated solid timber gates c/a 3.6 (12'6") 2.4 high curving to 2m high

site boundary

2 cos contrast engineering bnk

to each end of property provide stone cap + small finial to 2 piers

900mm deep grass verge

paved fore-court 5m. / min. deep.

ELEVATION TO FRONT WALLING

Boundary walls 2.43 x 200 with 500mm² piers at 3m intervals. Reclaimed toning bnk with 2/3 cos Engineering bnk at ground level + soldier bnk above 2 cos. Rosemary tiles.

conifer hedge to frontage will be removed

painted bnk

concrete tiles

remove stack (gas)

stub

grey/blue slate roof

flue for stove in Den

Velux

ex. 3m. high wall

2.43 high facing brick wall with 450 x 450 piers 2.5 high at 3m intervals Brick-on-edge capping in red or blue engineering or class A bnk with 2 cos. Rosemary tiles. Provide 3 cos engineering or class A bnk at ground level. All on 600 x 200 CP20 conc. footings - base depth approved by B.I.

extension to kitchen

ramp mobility entrance

balanced flue outlet to boiler (oil)

NEW EXTENSION (garage removed)

REAR ELEVATION (south-east)

painted brickwork to existing.

remove stack (gas)

painted bnk

Sandtex rendered bnk

small V. joint

Velux roof light to south-east

roof span 8.4 to wall plates

low level window

beams + board ceiling or plaster

storage?

3.32 (10'11")

View of return wall to be built to South/west corner of ex. house conc/stone cap + ball?

existing

raise piers with rosemary tiles + 1 cos red engineering brick

FEN GATE.

SOUTH HOLLAND DC
HOUSE NUMBERING
- 1 NOV 2001
Ref: 1262/01

SECTION & SIDE VIEW of new extension.

ex. 3m high Cupressus

rosemary tile coarse

red engineering brick-on-edge capping

ex sandtex render

existing wall

new wall 1m. high

existing walls raised with 1 cos eng. brick + 2 cos Rosemary tiles (optional extra caps to piers with small ball finial)

new walling

NEW EXTENSION FRONT ELEVATION to FENGATE (north-west)

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ALTERATIONS and EXTENSIONS to ELM HOUSE · FENGATE · MOULTON CHAPEL for MR & MRS G. PATES · ELEVATIONS.

Drawing no: 212/5A date: Aug 23 '01 Scale: 1:100mm
Amendments: Sept 5 wall details

edge of road | grass verge | existing front piers + walls to be raised 100s. + rosemary tiles between old + new brick (optional "stone capping to piers with small ball finials (4no)

1.8 approx (6'0")

hedge retained until wall is erected

remove ex. wall + pier

4.4 (14'6")

new 200 mm wall as others to curve sharply up to 2.43 to match slope of wall slope adjacent to former garage →

2.4m high wall (see spec. on elevations drwg)

new pier

PORCH

HALL

UP

SITTING

DINING

ceiling 2.33

existing low wall curves up to 3m high

Trellis

lawn or paved garden

Trellis

3m high existing wall

ex. tree

step down

beam over 3 posts to carry roof covered terrace

post

move meters into cupboard

new door

arch

vent

retain glazed door

shelves over new c/p

built-in dresser

Serve

built-in H/W

canopy over

steel lintol cased as beam, over

American fridge/freezer

KITCHEN

tiles

cooking range

STORE

turn ex. door

1.565 to hedge

remove window + replace with 480 mm wide obscured + brick up gap

Conservatory 4.0 x 3.9 eaves at 2.2

ex. I.C.

Terrace

facing

Materials

Facing bricks: Marshalls 65mm Crowhurst Multi

Roof tiles: Grey blue slate

Windows: Upvc sealed units to match existing

Floors:

2.4 wide x 2.1 high with "stays" to doors

Paved terrace

Sanitary CLOAK-ROOM

tiles

UTILITY 1.85 x 2.13 (6'6" x 7'6") tiles

W/M

STUDY 1.7m x 2.13

optional storage over Study Utility + Cloaks

line of former garage

Facing brick wall to match

3.6 (11'10") on plus?

Exp. exposed timber cross beams

DEN 3.6 x 4.7m (12' x 15'7") wood on floor

facing brick surround to fireplace (log burner or oil burning stove)

4ft lux roof light

6.98 m. (23ft) between piers

7.75 (25'6")

BACK HALL 2.5 x 2.95 (8'3" x 9'8") Tiles

FAMILY

PORCH

Trellis front to window seat with low cabinet and cupboard under

2.4 x 1.5 window

1.85m arch

end of former garage

Note: On Setting Out! Part cavity wall is necessary in Den + will reduce width of Den by 150 mm (6") – possibly can be taken up in space between Den + ex. high wall? check

SOUTH HOLLAND DC HOUSING & PL
-1 NOV 2001
Ref: 1262/01

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ALTERATIONS to ELM HOUSE • FENGATE • MOULTON CHAPEL for Mr and Mrs G. PATES • GROUND FLOOR •

Drawing no: 212/4A date: 13 Aug '01. Scale: 1:50mm. Amendments: