



rear garden

Dining

kitchen

lounge

hall

cup'd

up

front garden

Drawing key:

existing walls / structure

removed walls / structure

proposed development
(on plan/section)

proposed development
(on elevation)

new structural
element over, hatch denotes
padstone

retained and proposed foul
drainage runs & inspection
chamber

decommissioned foul
drainage runs

existing boiler

tank (hot water)

gas meter

water meter/stop cock

electric meter/consumer
unit

Drawing Notes:

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Building area calculations:

Existing house GF = 41m²

Existing garage GF = 71m² (ex Garage)

Existing house FF = 42m²

Existing house total = 42m²

Material schedule:

walls: brick to match existing

roof: tiled to match existing,
flat roof area to be EPDM single
ply roofing membrane

windows & doors: UPVC

rainwater good: black UPVC

fascia & soffit: white UPVC to
match and replace existing

colony

Collaborating with:
Richard Blanks

Job:
669

Drawing:
03-00

Revision:
-

Project:
36 Elmstone Drive
Reading

Drawing Name:
Floor Plans
As Existing

Date:
09.2020

Drawn By:
JF

Status:
planning

Checked By:
SS

RIBA

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