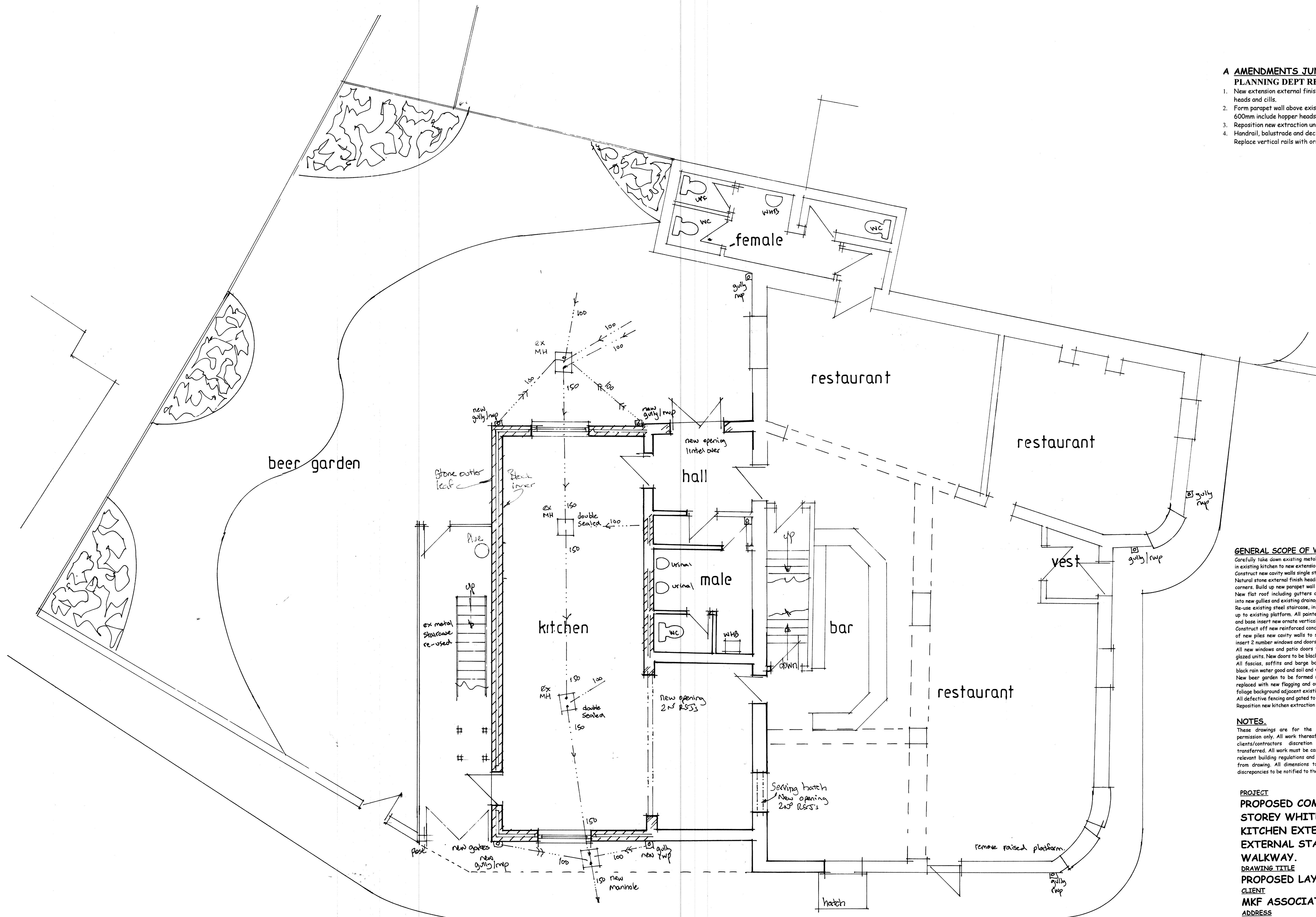


PLANNING DEPT REQUIREMENT

PLANNING DEPT REQUIREMENT

1. New extension external finish to be stone including heads and cills.
2. Form parapet wall above existing roof level approx 600mm include hopper heads to rain water pipes.
3. Reposition new extraction unit.
4. Handrail, balustrade and decking to be painted black.



GENERAL SCOPE OF WORK REQUIRED

Carefully take down existing metal fire escape. Form new opening in existing kitchen to new extension, insert new steel over opening. Construct new cavity walls single story to form new kitchen area. Natural stone external finish heads and sills with stone/decorative corners. Build up new parapet wall above flat roof approx 600mm. New flat roof including gutters and rain water pipes connected into new gullies and existing drainage system.

Re-use existing steel stairs and concrete extension piece to connect up to existing platform. All pointed black render existing handrail and base insert new ornate vertical rails.

Construct off new reinforced concrete strip foundation supported of new piles new cavity walls to side rear and return elevations, insert 2 number windows and doors.

All new windows and patio doors to be white upvc coated double glazed units. New doors to be black composite double glazed.

All fascias, soffits and barge board to be black upvc including black rain water good and soil vent pipes.

New beer garden to be formed on new extension. All defective features replaced with new flagging and out-door seating with landscaped foliage background depicted existing fencing.

All defective fencing and gated to be replaced like for like.

Reposition new kitchen extraction flue.

NOTES

These drawings are for the purpose of obtaining planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.

PROJECT

**PROPOSED COMMERCIAL SINGLE
STOREY WHITE RENDERED
KITCHEN EXTENSION WITH
EXTERNAL STAIRCASE AND
WALKWAY.**

DRAWING TITLE

PROPOSED LAYOUT.

PRO-
CLIENT

MKF ASSOCIATES LTD.

ADDRESS

THE SHEAF.

HAUGH FOLD MT. NBOW

RAUGH FOLD, MILNRO
DOUGLAS, CL 16 3DE

ROCK

SCALE

SCALE 1

DRAWING No

DAT

FEB 2026

GROUND FLOOR LAYOUT

