



Global Height Benchmark

Datum GCP | Ground Floor Finished Floor Level

All height measurements on this drawing are taken from the existing ground floor level, which serves as the universal site datum benchmark unless otherwise specified. Heights are set globally based on the primary ground control point established during the survey. If exact coordinates of this ground control point are required, please contact Noble Architecture.

PRELIMINARY DRAWING:

This plan provides a preliminary outline of the proposed scheme and is not intended for construction use. It is designed for planning officials and early stage project tendering only. Before issuing final construction drawings, further design coordination with specialists is required. Using this plan for construction is at the user's risk with no guarantees regarding its accuracy or completeness. Noble Architecture or any affiliated parties are not liable for any errors or discrepancies. By using this document for construction, the user agrees to indemnify all involved parties against claims or damages stemming from its use.

SC00 | Existing Finishes Schedule

Code	Element	Material	Finish	Details
EWX1	Exterior Walls	Brickwork	Red	The existing dwelling features multiple phases of brickwork, resulting in visible inconsistencies in colour, texture, and maintaining stretcher bond pattern. The original structure comprises light red bricks, laid in a stretcher bond pattern. Later modifications to the building have introduced mismatched bricks, including darker red varieties with a smoother texture and newer orange-toned bricks, which create a stark contrast against the original construction. The overall brick integration is extremely poor, with clear visual breaks between different building phases, leading to an incohesive and uneven, and even jarring appearance.
CLX1	Wall Cladding	Timber	Weathered	The Northern elevation features natural timber shiplap cladding, which appears partially storm-damaged, particularly towards the rear of the property. It is earmarked for replacement for a low-maintenance alternative. The existing installation was poorly installed, with sparse fixings leading to failure in high winds. The cladding is physically damaged, with sections that can be further loosened by hand, highlighting the inadequacy of the fixings.
RPX1	Existing Tiles Roof	Concrete	Red	The existing dwelling features interlocking concrete Double Roman roof tiles in a red to reddish-brown hue, covering the main roof. Note the existing roof features numerous roof windows.
RWX1	Fascia's & Soffits	Timber	Weathered	The existing dwelling features a mix of various natural timber fascias, soffits, and bargeboards, installed inconsistently and in a deteriorated condition. These elements require replacement, as they were originally fitted in a haphazard manner, with varying styles across the property.
RWX2	Gutters & Downpipes	uPVC	Black : RAL 9005	The existing dwelling features modern uPVC stormwater drainage fixtures, installed consistently throughout the property. These components appear to be standard black uPVC gutters.
WDXX	Existing Windows	Timber	Green Painted	The existing dwelling features painted timber casement windows, predominantly finished in a dark green hue. The northern and southern gable end elevations feature white-painted windows, contrasting with the rest of the property. Many existing units have failed, with visible condensation within the cavity voids, indicating glass unit failure.
RS01	Lean-to Shed	Timber	Weathered	An existing shed is currently situated within the proposed extension location. This timber-framed lean-to structure is built up against the northern elevation of the dwelling and has been erected upon a slabbed base. It is clad in the same timber shiplap cladding as used on the northern elevation and features a shallow-pitched felt roof.

SC10 | Proposed Finishes Schedule

Code	Element	Material	Finish	Details
CL10	Wall Cladding	Fibre Cement ~/ Composite	Black ~/ Dark Grey	A low-maintenance, timber-effect weatherboard is proposed for the northern elevation and the upper sections of the extension's exterior walls. The Marley Cedar system is under consideration but not yet confirmed, with various cladding finishes ranging from dark-grey tones to black being reviewed by the client. Any suitable similar fibre cement or composite cladding alternative may be used. The overlapping board system will be installed with a 30mm overlap, resulting in a 160mm visible board width on the elevation. The boards will be fitted in a horizontal orientation with trims around windows and edges to suit. Cladding is also proposed for the northern elevation to address inconsistencies in the brickwork, unifying the building by concealing mismatched bonding lines and unsightly transitions between brick types while also ensuring a visual connection between the main building & new extension.
CP10	Parapet Capping	Concrete	Smooth	Proposed parapet wall capping's to be Precast Concrete, such as Eurodec h50-75mm Once Weathered Coping Stones. Robust sealing details will be provided at the Building Regulations stage, as this could be a critical point for weather failure and water ingress if the correct construction details are not adhered to. The coping will not span the full width of the cavity but will be sized to match the walls outer skin build-up.
EW10	Exterior Brickwork	Brickwork	Red	The extension features a dwarf wall faced with brickwork selected to match the host dwelling, with brickwork columns positioned at each external corner. The top of the dwarf wall is capped with dense smooth red clay bricks, matching the engineering brick splash course. The plinth bricks laid atop the dwarf wall feature a weathering angle, with a single course capping the wall at approximately 600mm above the finished floor level. Below the DPC, a minimum of three courses of red engineering bricks (<i>Minimum Class B</i>) will be used. All brickwork selections must closely match the host dwelling in colour, texture, variation, mortar tone, pointing style, and bond pattern to ensure visual consistency.
RF10	Extension Roof	Single Ply Membrane	Dark Grey	The extension roof is to feature a warm roof build-up and will be lined with a high-performance Firestone or similar brand single-ply membrane solution. The roof will be fully concealed behind a perimeter parapet wall, ensuring it remains obscured from view.
WD20	Extension Windows	uPVC	Grey : RAL 7016	The extension is to feature modern uPVC windows finished in RAL 7016 Anthracite Grey. The double-glazed units should be high-performance double glazing or triple glazing, depending on the clients preference, with low-E Argon-filled cavities for enhanced thermal efficiency. Windows are to be set into the reveals by approximately 30mm and trimmed around the perimeter with a detail to suit the cladding system used. Windows to have a stub sill, ensure proper sealant application.
RW10	Fascia's & Soffits	uPVC	Grey : RAL 7016	Install new uPVC Fascias, Soffits, And Bargeboards, replacing the deteriorated timber elements across the entire property. The existing fascias, soffit, and bargeboards are rotten, inconsistently installed, and in need of full replacement. The new installation will feature a low-maintenance uPVC system, ensuring durability, uniformity, and improved visual consistency throughout the building.
RW20	Gutters & Downpipes	uPVC	Black : RAL 9005	The guttering and downpipes are to be fully replaced as part of the fascia and soffit upgrade.
WD30	Replacement Windows	uPVC	Grey : RAL 7016	Existing windows marked for replacement are to be upgraded to modern double-glazed units, enhancing the dwelling's thermal performance in line with Erewash Council's Warmer and Greener Homes Initiative. The new units will also match the material and finish used on the extension windows to ensure visual continuity across the property.

PLANNING DEPARTMENT

Existing Site Context Photographs

Noble Architecture has compiled a comprehensive collection of site survey images, including drone photography, which are available upon request. Should these be of assistance, please reach out to Noble Architecture directly.

CONTRACTOR

Ensuring Material Consistency

The contractor is required to carefully match new materials to the existing structure, ensuring an exact match in colour, material, and texture is achieved.



PEO2 | Design Proposal – East Elevation

