

Notes

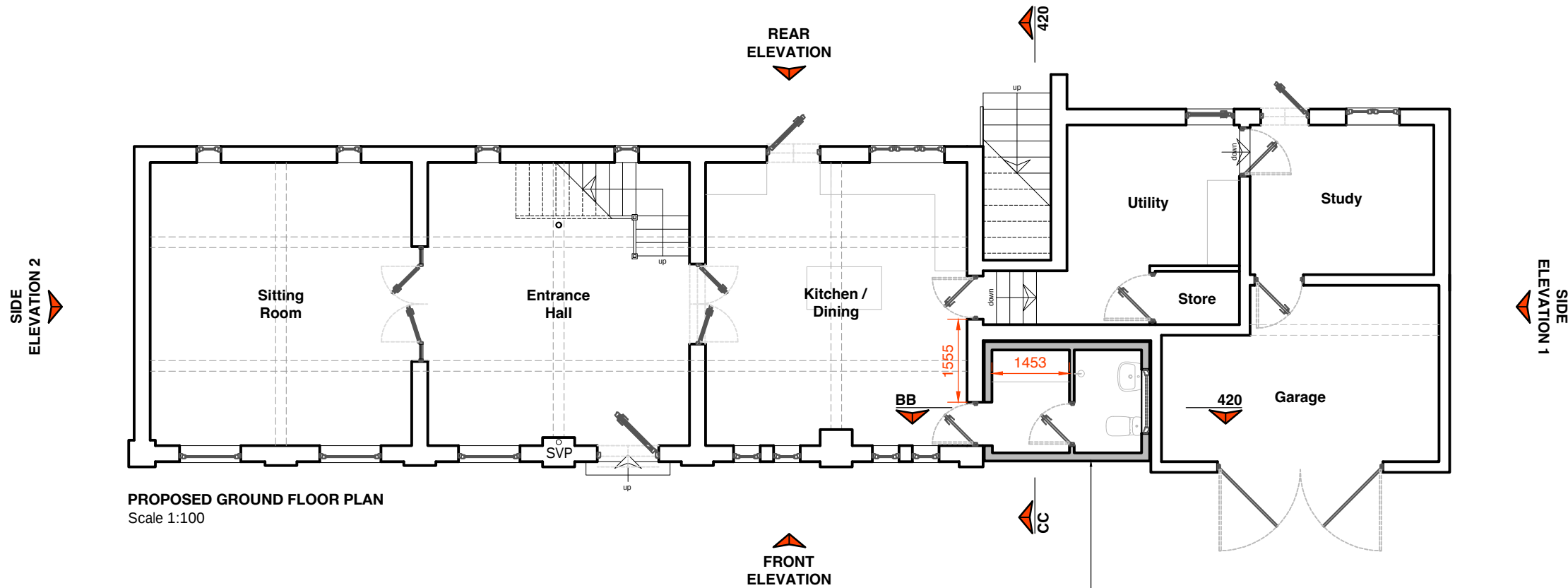
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Do not scale from this drawing. Use figured dimensions only. All dimensions are in millimetres unless noted otherwise. The contractor must verify all dimensions and conditions on site prior to commencing any work or fabrication. Any discrepancies, omissions or ambiguities must be reported to 0405 Architecture immediately.

This drawing is to be read in conjunction with all relevant drawings, specifications, schedules and consultant information. The contractor is responsible for ensuring coordination of all trades and compliance with statutory requirements, Building Regulations, and the approved design.

The proposed works fall within standard domestic extension requirements. Existing access to the dwelling remains unchanged. All works shall comply with Building Regulations A-S.

Standard domestic access maintained to principal elevation. No additional fire appliance provision required.

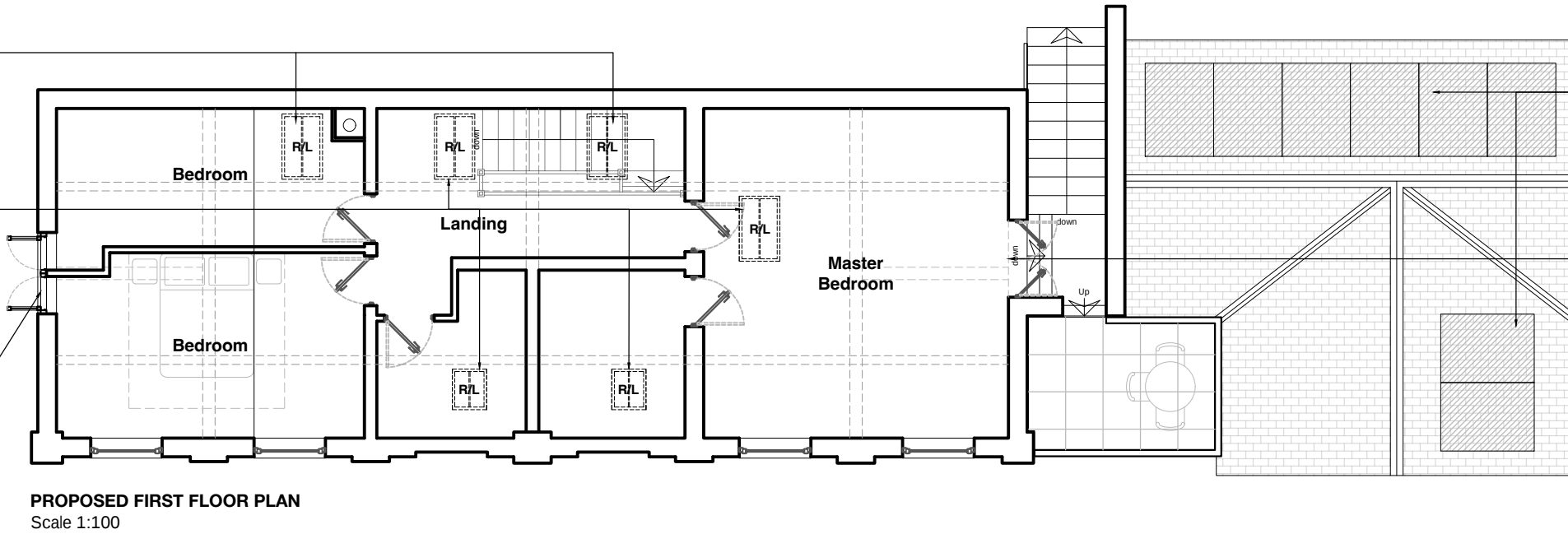


Proposed single-storey shower room extension with accessible terrace over formed as a lightweight, independently supported construction adjacent to the existing listed building. External walls to be timber framed, insulated and clad/finished as noted, with internal linings and waterproofing confined to new work only. New flat roof / terrace construction over to be formed with waterproof membrane and finish laid to falls, with appropriate upstands, flashings, drainage outlets and guarding. All junctions with retained building fabric and adjacent roof construction to be carefully detailed to minimise intervention, prevent water ingress and protect existing historic fabric

Proposed replacement rooflights shown in existing rooflight positions. Velux conservation type, bespoke designed to suit proposed application space. ~800x1200mm with automatic opening / closing with weather sensors and electronic top hung opening. New code 4 lead flashing to complete installation to manufacturers design.

Proposed new rooflights. Velux conservation type, bespoke designed to suit proposed application space. 2no larger windows to be ~800x1200mm and 2no smaller to be ~800x800mm with automatic opening / closing with weather sensors and electronic top hung opening. New code 4 lead flashing to complete installation to manufacturers design.

Bespoke Timber Side-Hung Escape Casement Window, Overall Frame Size 650 x 850 mm, To Provide Minimum Clear Unobstructed Escape Opening In Accordance With Approved Document B, Including Minimum 0.33m² Openable Area, Minimum 450 mm Clear Width, Minimum 450 mm Clear Height, And Cill/Opening Height Set To Achieve Max. 1100 mm Above Finished Floor Level. Final Sections, Ironmongery And Opening Geometry To Specialist Joinery Design.

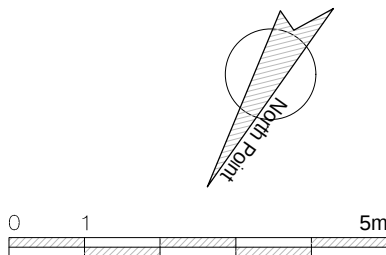
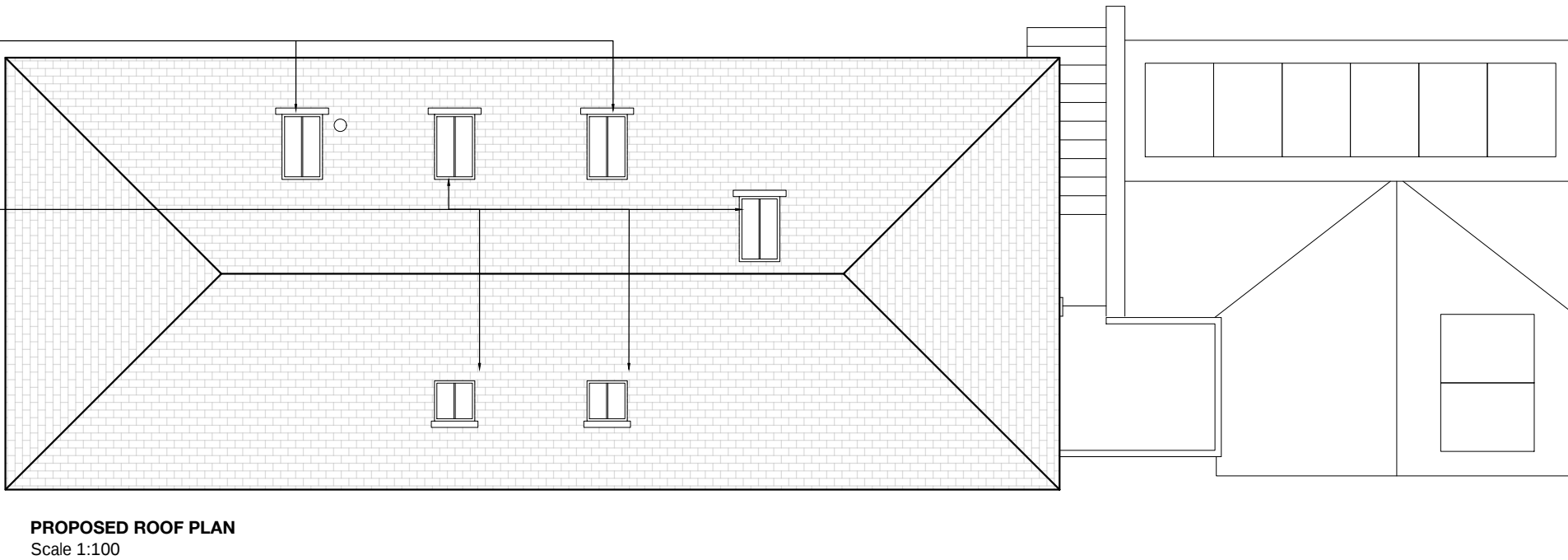


PV array shown indicatively; final panel count, layout and output subject to listed building consent and installer design. Indicative PV benefit: assuming 8 no. panels at approx. 445 W each, total installed capacity would be approx. 3.56 kWp, with potential annual generation in the order of 2,900–3,300 kWh/year, equivalent to approximately 107%–122% of a typical UK household's annual electricity demand, subject to final panel layout, orientation, shading, listed building consent and installer design.

New double timber doorset in existing opening

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Proposed 4no new rooflights. Velux conservation type, bespoke designed to suit proposed application space. 2no larger windows to be ~800x1200mm and 2no smaller to be ~800x800mm with automatic opening / closing with weather sensors and electronic top hung opening. New code 4 lead flashing to complete installation to manufacturers design.



B	23/4/26	Updates following review
A	22/4/26	Proposed design updated following review
Rev	Date	Comments

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Project Details

Proposed extension at The Coach House, Manor, Shifnal, TF11 9PB

Client Name

Stefan Harrison Ltd.

Drawing Name

Proposed Plans

Project Stage	Scale
Listed Building Consent	1:100

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B