



Waterdell (293)

06.2026

Design and Access Statement
PART 2/2

Michael Collins Architects Ltd.

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4.0 PROPOSED PLANS

4.1 Proposed site plan



Notes

- a. existing and reuse of roof tiles
- b. existing ridge height
- c. new level of flat roof - single-ply
- d. new pergolas
- e. new dormer - single ply
- f. new rooflights
- g. new flat roof - wildflower roof
- h. new parapet oxidised metal or PPC aluminium RAL TBC
- i. new front porch
- j. new boundary wall 2.5m
- k. existing sheds - downtakings
- l. new front garage
- m. existing fence / vegetation



--- Indicative site boundary - refer to title deed



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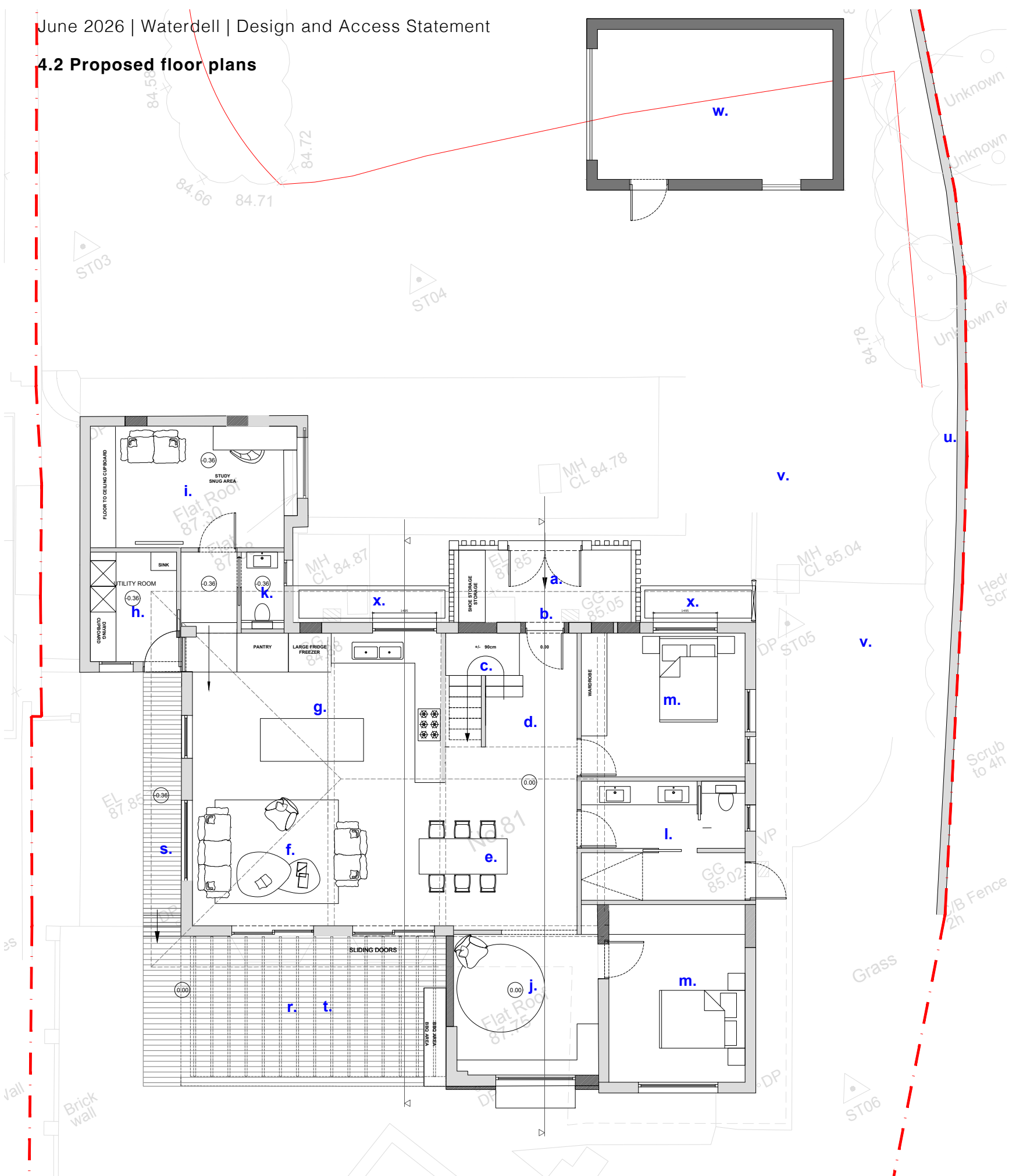
Job No. 293 Proposed site plan

Stage 3 Status: Planning

006

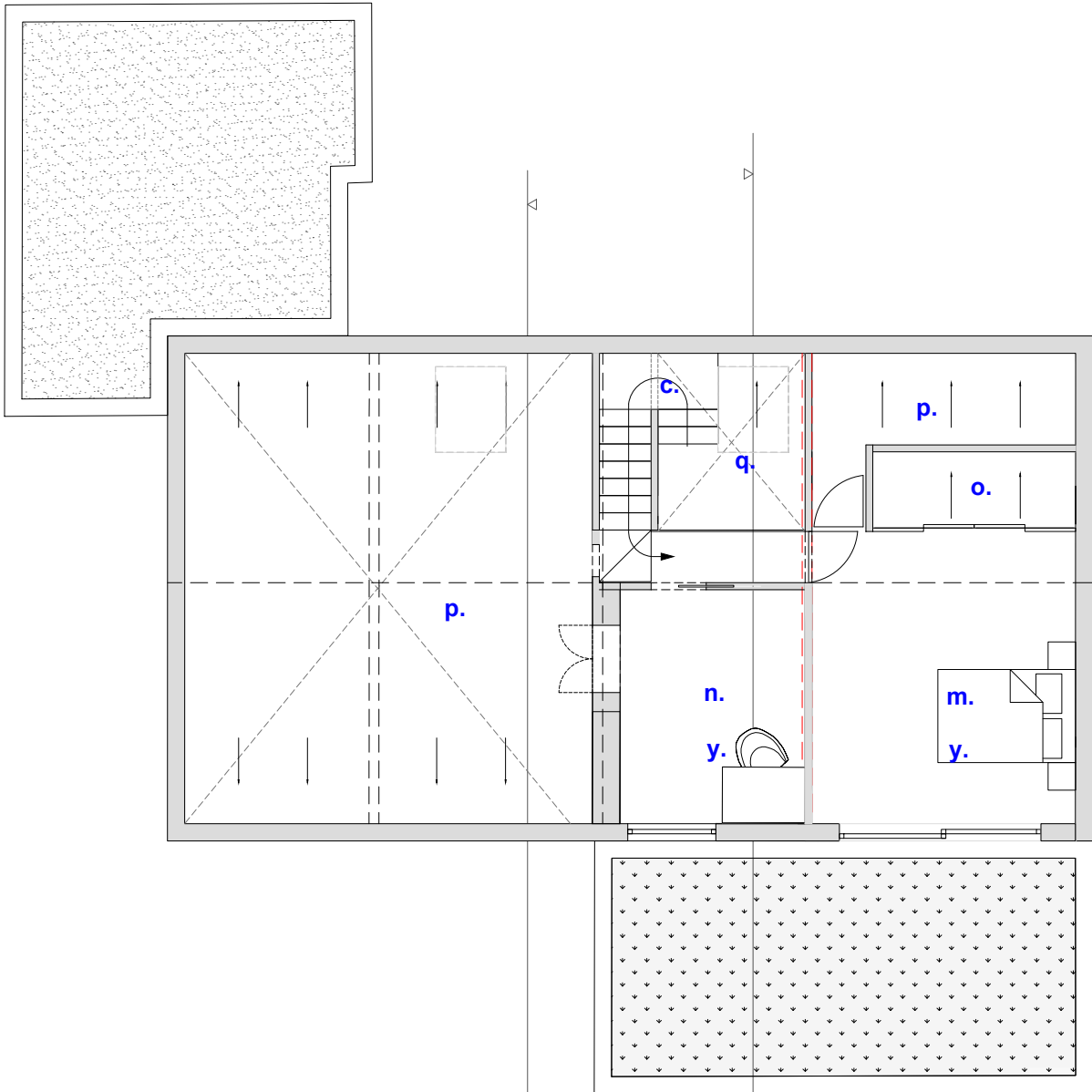
REVISION: Scale 1:100 @ A1

4.2 Proposed floor plans



Notes

- a. New entrance porch
- b. New front door
- c. New staircase
- d. New hallway
- e. New dining space
- f. New living space
- g. New kitchen
- h. New utility room
- i. New study/snug area
- j. New sitting room
- k. New toilet
- l. New family bathroom
- m. New bedroom
- n. New study
- o. New wardrobe
- p. New loft storage area
- q. Void
- r. New timber deck for terrace
- s. New timber bridge
- t. New pergola (above)
- u. New boundary wall 2.5m
- v. Existing sheds - down takings
- w. New front garage
- x. New vegetation bed
- y. New dormer extension area



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Job No. 293
Proposed Ground and First Plans

Stage 3
Status: Planning

007

REVISION: Scale 1:50 @A1
1:100 @ A3

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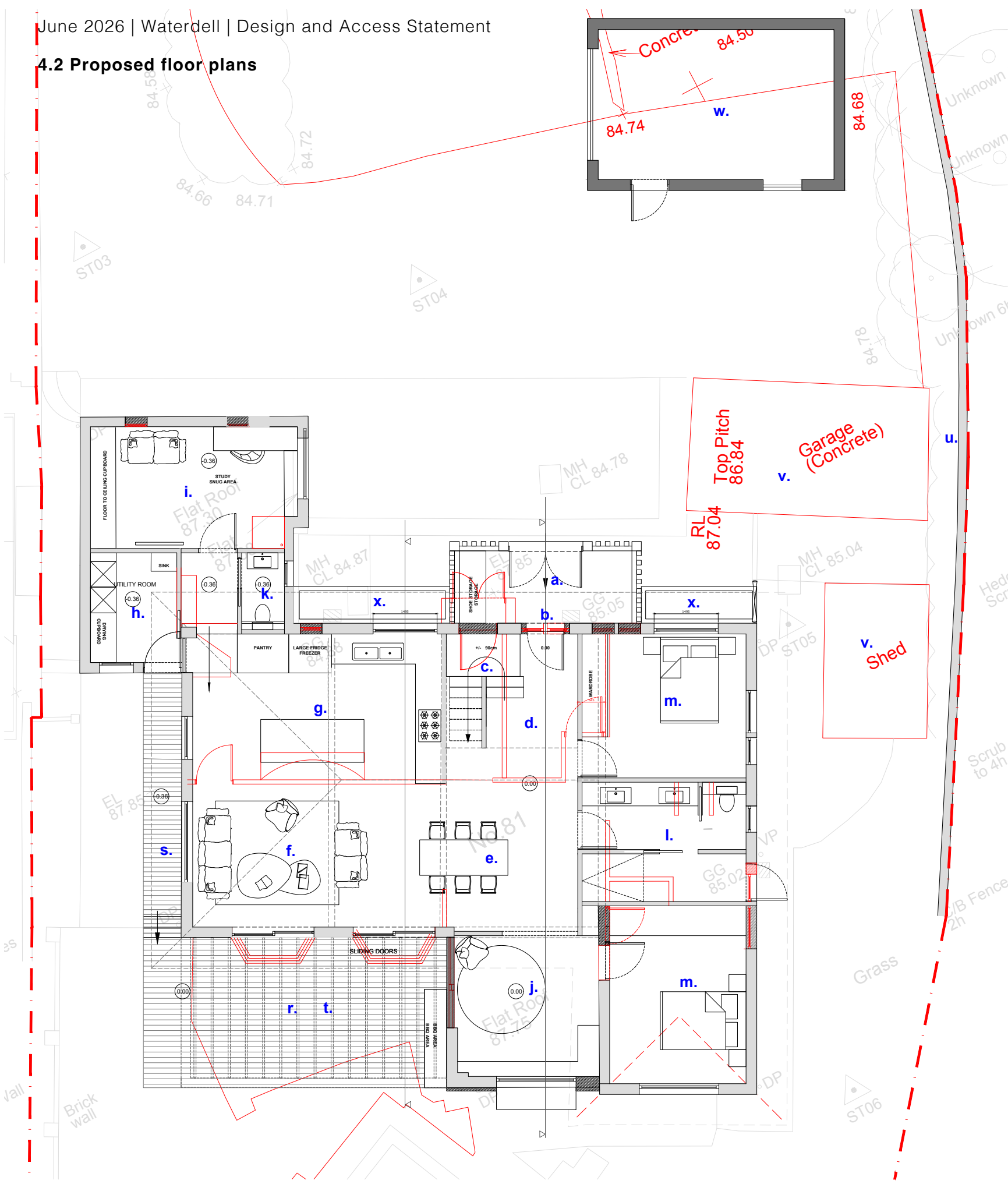
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--- Indicative site boundary - refer to title deed



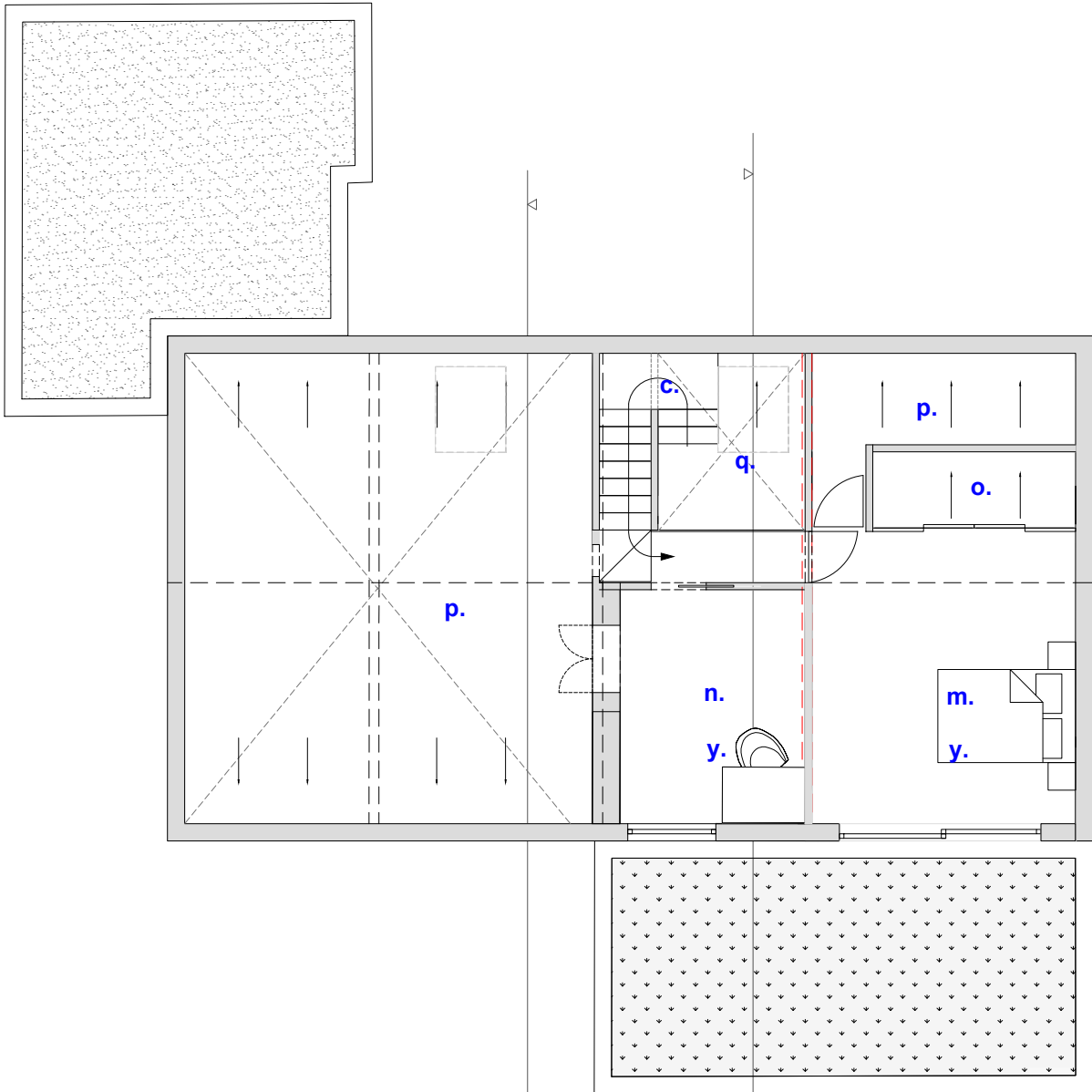
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4.2 Proposed floor plans



Notes

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- b. New front door
- c. New staircase
- d. New hallway
- e. New dining space
- f. New living space
- g. New kitchen
- h. New utility room
- i. New study/snug area
- j. New sitting room
- k. New toilet
- l. New family bathroom
- m. New bedroom
- n. New study
- o. New wardrobe
- p. New loft storage area
- q. Void
- r. New timber deck for terrace
- s. New timber bridge
- t. New pergola (above)
- u. New boundary wall 2.5m
- v. Existing sheds - down takings
- w. New front garage
- x. New vegetation bed
- y. New dormer extension area



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Job No. 293 Proposed Ground and First Plans (downtakings)

Stage 3 Status: Planning

008

REVISION: Scale 1:50 @A1 1:100 @ A3

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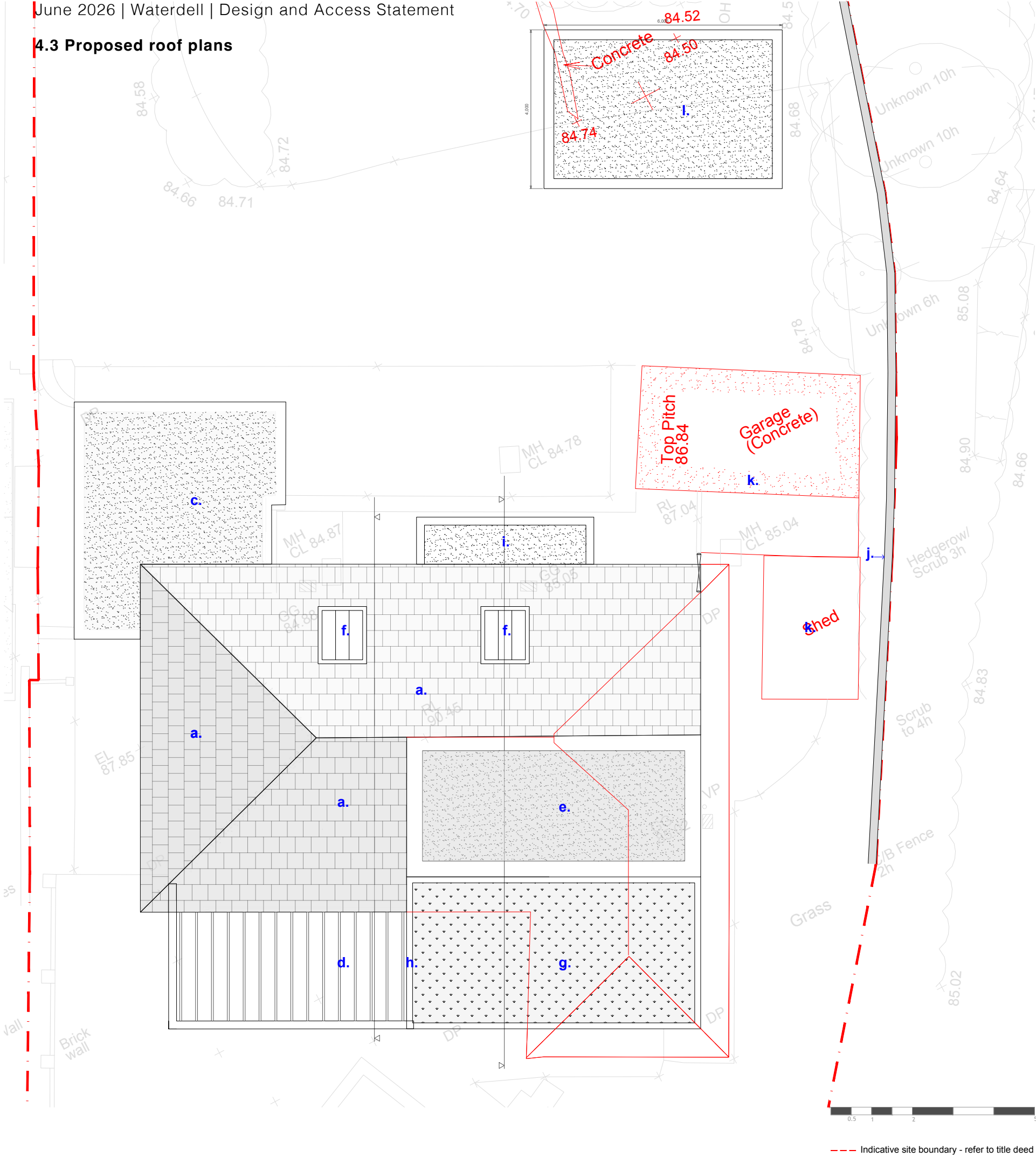
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0.5 1 2 5m 1:50

--- Indicative site boundary - refer to title deed

Note: This drawing is not a deed plan.

4.3 Proposed roof plans



Notes

- a. existing and reuse of roof tiles
- b. existing ridge height
- c. new level of flat roof - single-ply
- d. new pergolas
- e. new dormer - single plye
- f. new rooflights
- g. new flat roof - wildflower roof
- h. new parapet oxidised metal or PPC aluminium RAL TBC
- i. new front porch
- j. new boundary wall 2.5m
- k. existing sheds - downtakings
- l. new front garage
- m. existing fence / vegetation

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Job No. 293
Roof Plan (downtakings)
as proposed

Stage 3
Status: Planning

010

REVISION: 1:50 @A1
1:100 @ A3

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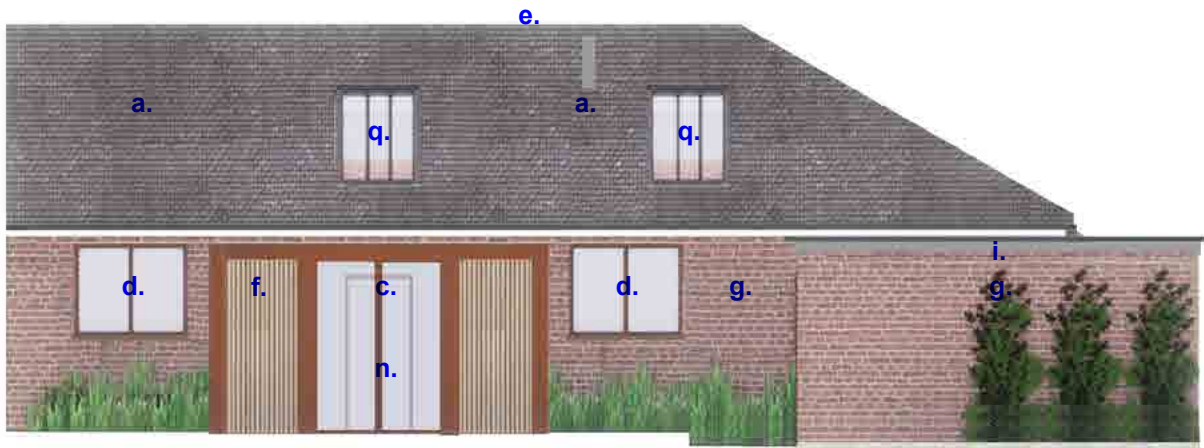
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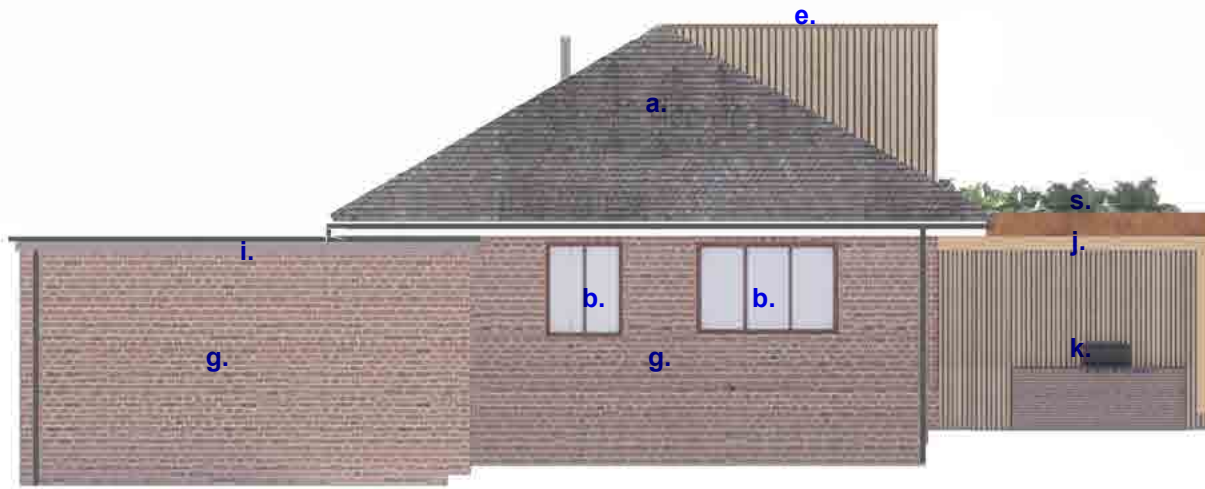
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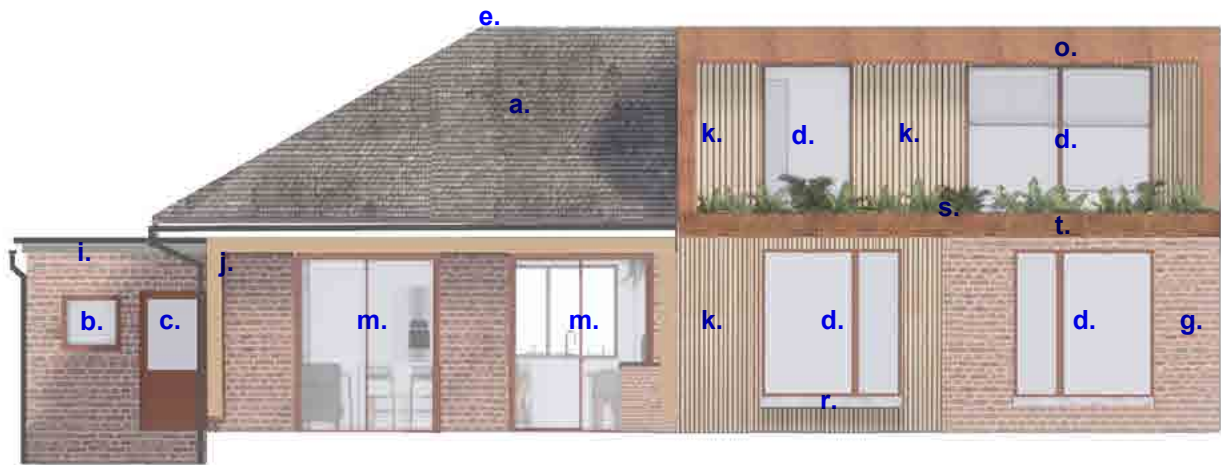
4.4 Proposed elevations



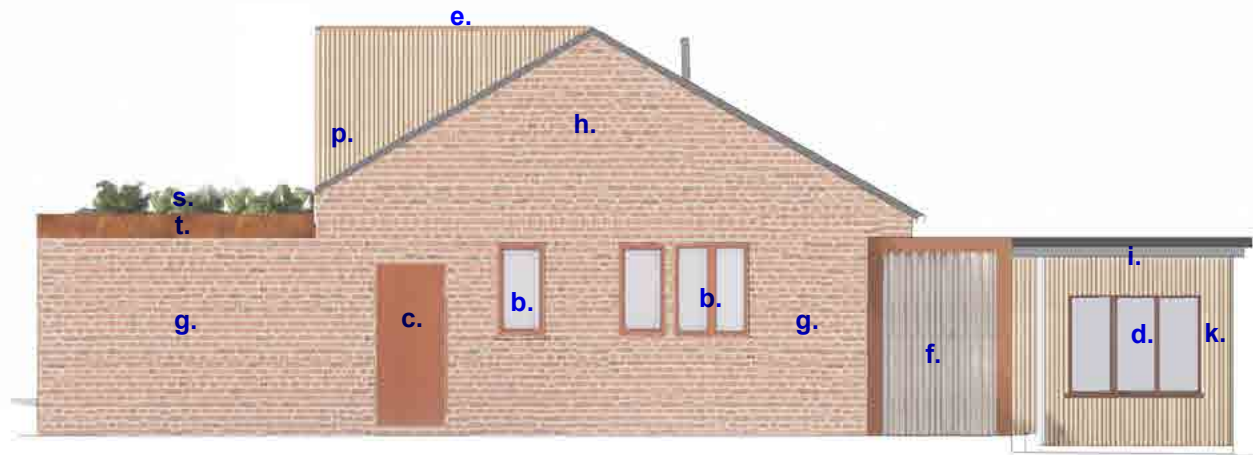
Elevation A - Front



Elevation B



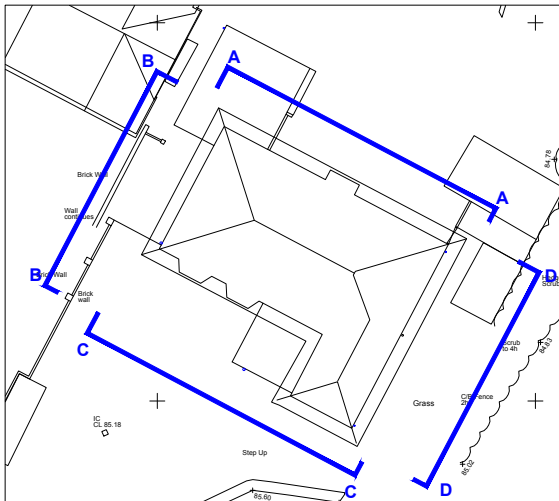
Elevation C - Rear



Elevation D

Notes

- a. existing and reuse of roof tiles
- b. replacement windows - dark red aluminium RAL TBC
- c. replacement new external doors
- d. new aluminium windows dark red or RAL TBC
- e. existing ridge height
- f. new entrance porch - timber green oak or similar
- g. existing brickwork
- h. new brickwork to match existing
- i. new level of flat roof
- j. new pergolas
- k. new wood cladding
- l. existing white fascia and soffits
- m. new glazed slimline sliding doors RAL TBC
- n. new glazed french door (uninsulated)
- o. new dormer - oxidised metal or oxidised color aluminium cladding, RAL TBC
- p. new dormer - timber cladding
- q. new rooflights
- r. integrated external bench to window
- s. wildflower roof
- t. new parapet oxidised metal or PPC aluminium RAL TBC
- u. existing shed and garage downtaking



0.5 1 2 5m 1:50

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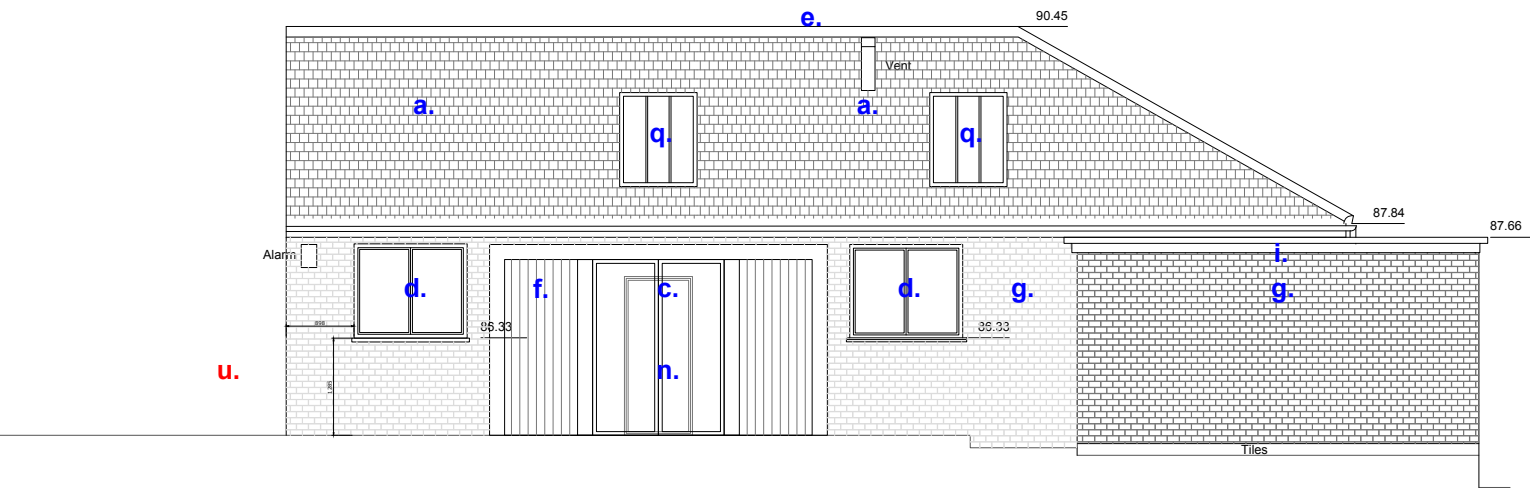
Job No. 293 Proposed Elevations

Stage 3
Status: Planning

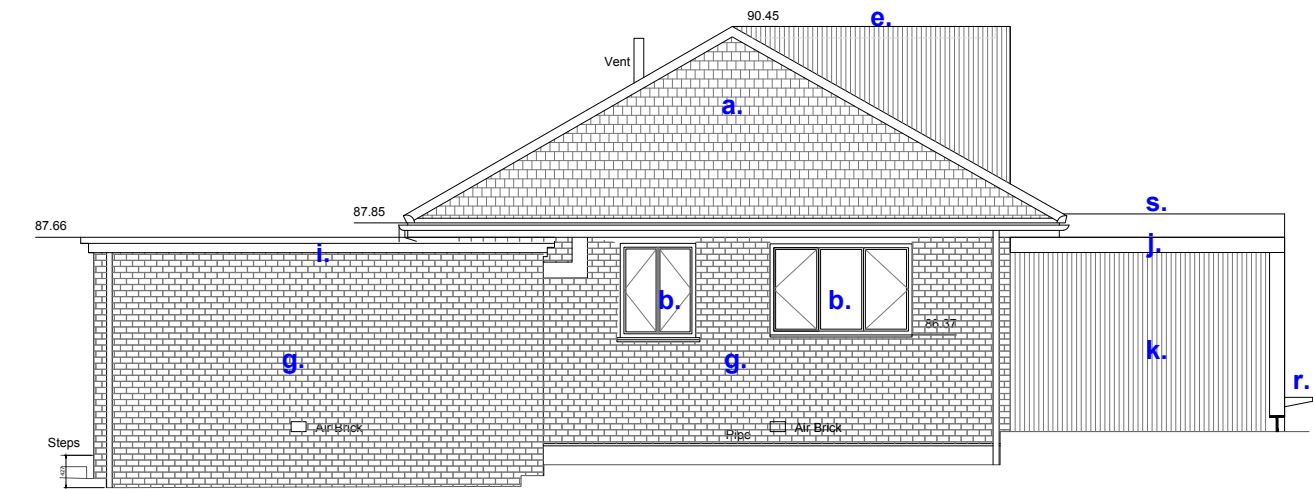
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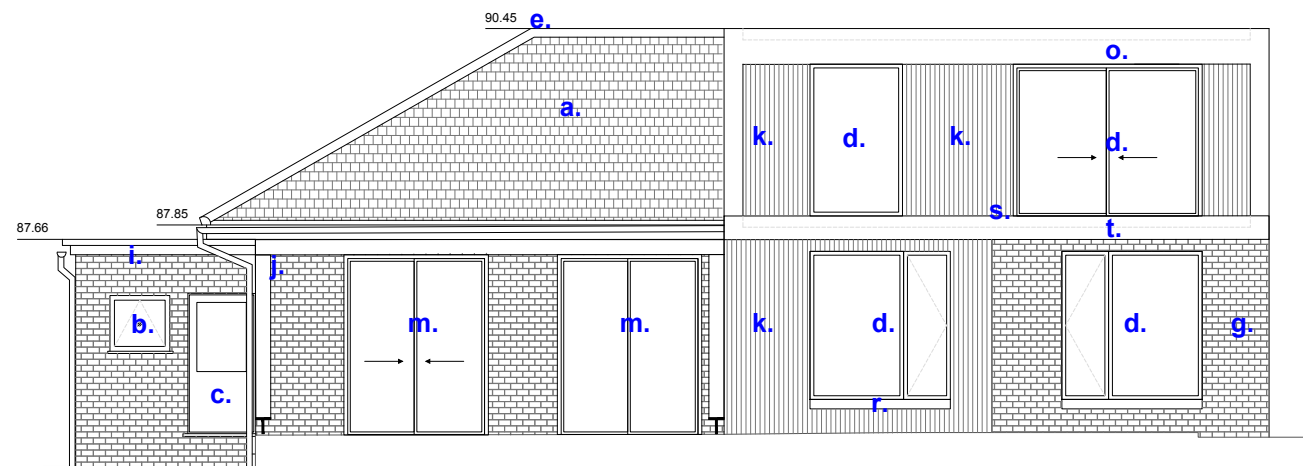
4.4 Proposed elevations



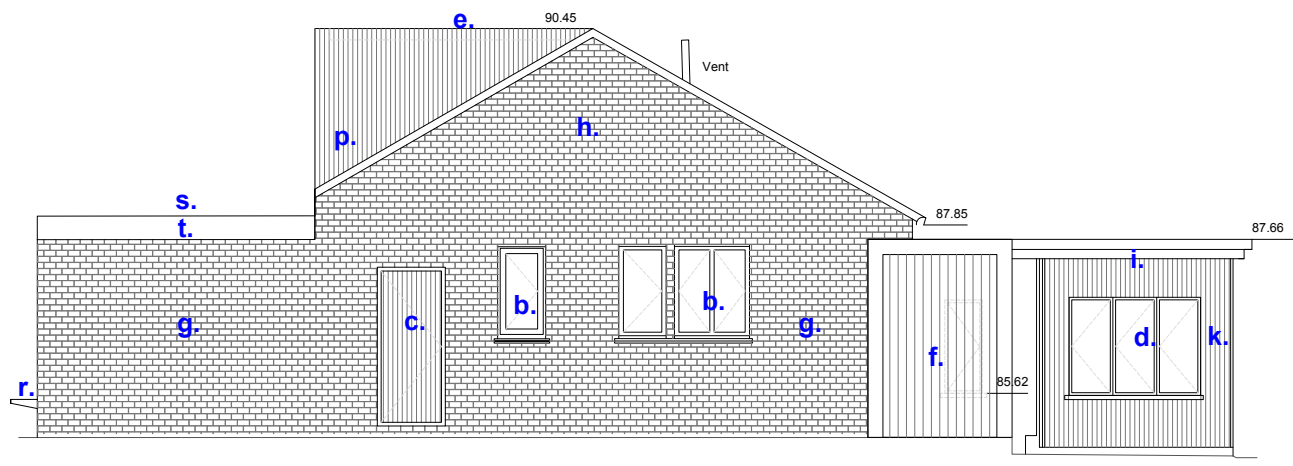
Elevation A - Front



Elevation B



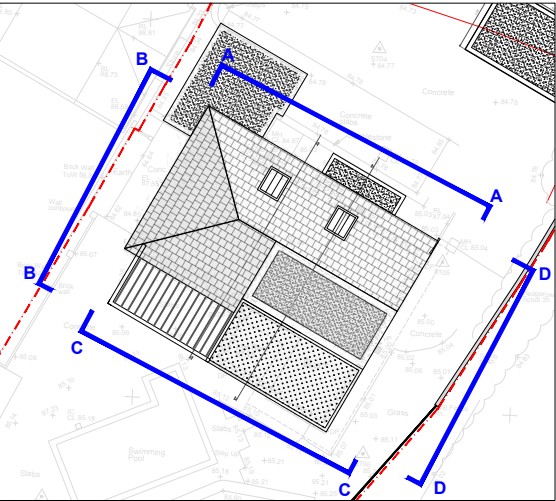
Elevation C - Rear



Elevation D

Notes

- a. existing and reuse of roof tiles
- b. replacement windows - dark red aluminium RAL TBC
- c. replacement new external doors
- d. new aluminium windows dark red or RAL TBC
- e. existing ridge height
- f. new entrance porch - timber green oak or similar
- g. existing brickwork
- h. new brickwork to match existing
- i. new level of flat roof
- j. new pergolas
- k. new wood cladding
- l. existing white fascia and soffits
- m. new glazed slimline sliding doors RAL TBC
- n. new glazed french door (uninsulated)
- o. new dormer - oxidised metal or oxidised color aluminium cladding, RAL TBC
- p. new dormer - timber cladding
- q. new rooflights
- r. integrated external bench to window
- s. wildflower roof
- t. new parapet oxidised metal or PPC aluminium RAL TBC
- u. existing shed and garage duntaking



0.5 1 2 5m 1:50

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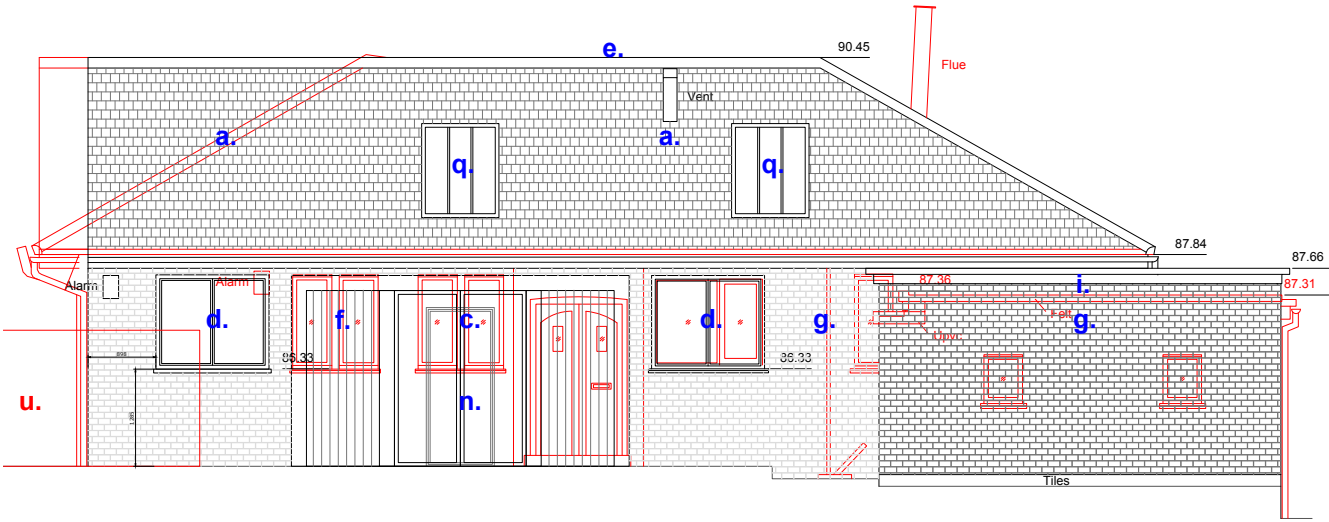
Job No. 293 Proposed Elevations

Stage 3
Status: Planning

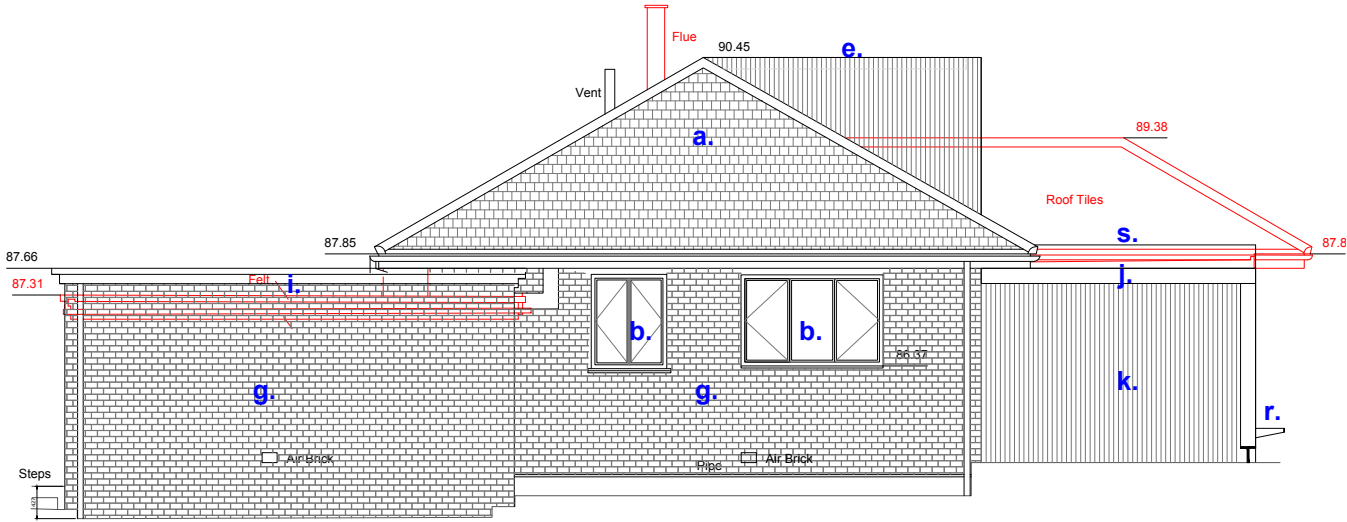
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REVISION Scale 1:50@A1

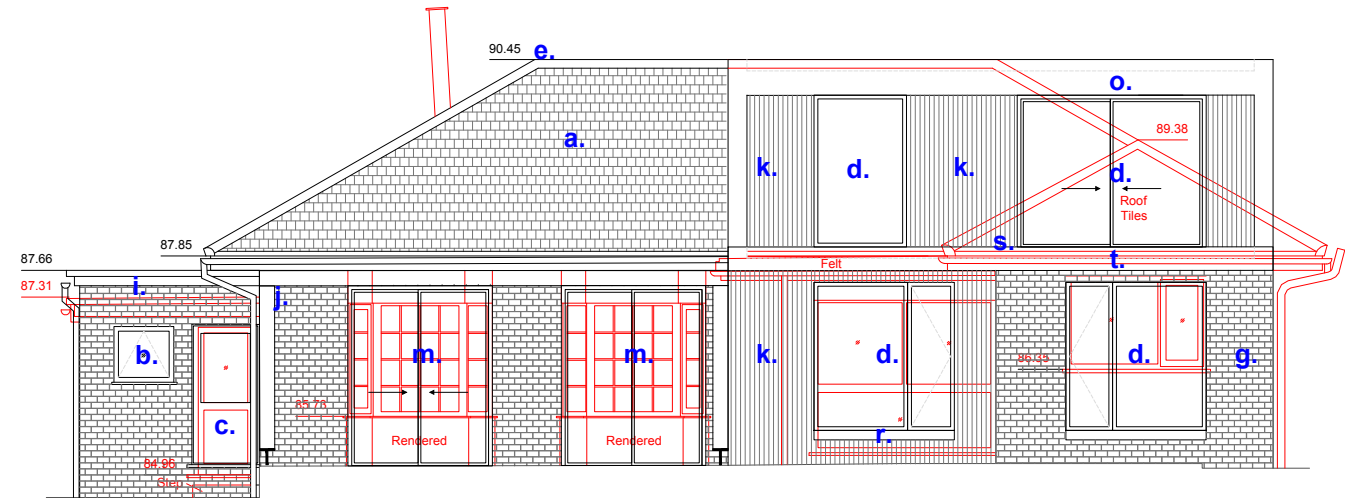
4.4 Proposed elevations



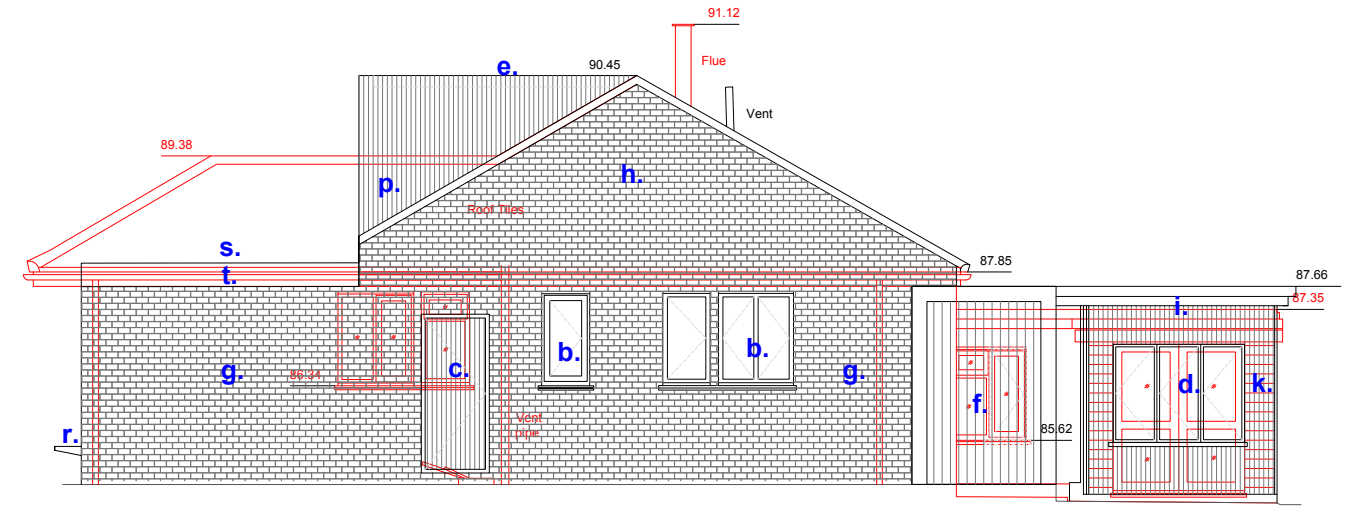
Elevation A - Front



Elevation B



Elevation C - Rear



Elevation D

Notes

- a.

existing and reuse of roof tiles
- b.

replacement windows - dark red aluminium RAL TBC
- c.

replacement new external doors
- d.

new aluminium windows dark red or RAL TBC
- e.

existing ridge height
- f.

new entrance porch - timber green oak or similar
- g.

existing brickwork
- h.

new brickwork to match existing
- i.

new level of flat roof
- j.

new pergolas
- k.

new wood cladding
- l.

existing white fascia and soffits
- m.

new glazed slimline sliding doors RAL TBC
- n.

new glazed french door (uninsulated)
- o.

new dormer - oxidised metal or oxidised color aluminium cladding, RAL TBC
- p.

new dormer - timber cladding
- q.

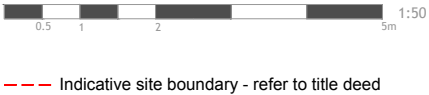
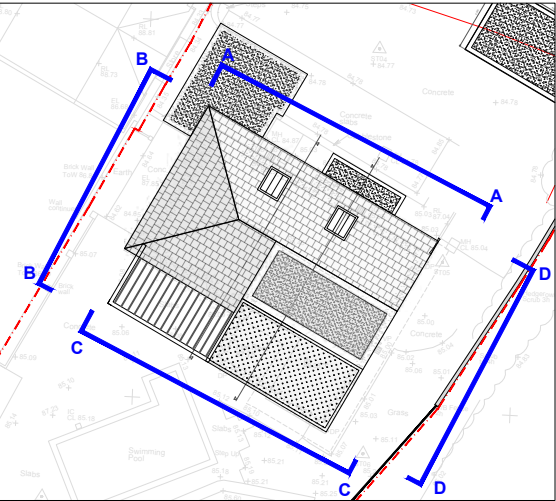
new rooflights
- r.

integrated external bench to window
- s.

wildflower roof
- t.

new parapet oxidised metal or PPC aluminium RAL TBC
- u.

existing shed and garage downtaking



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Job No. 293

Proposed Elevations (downtakings)

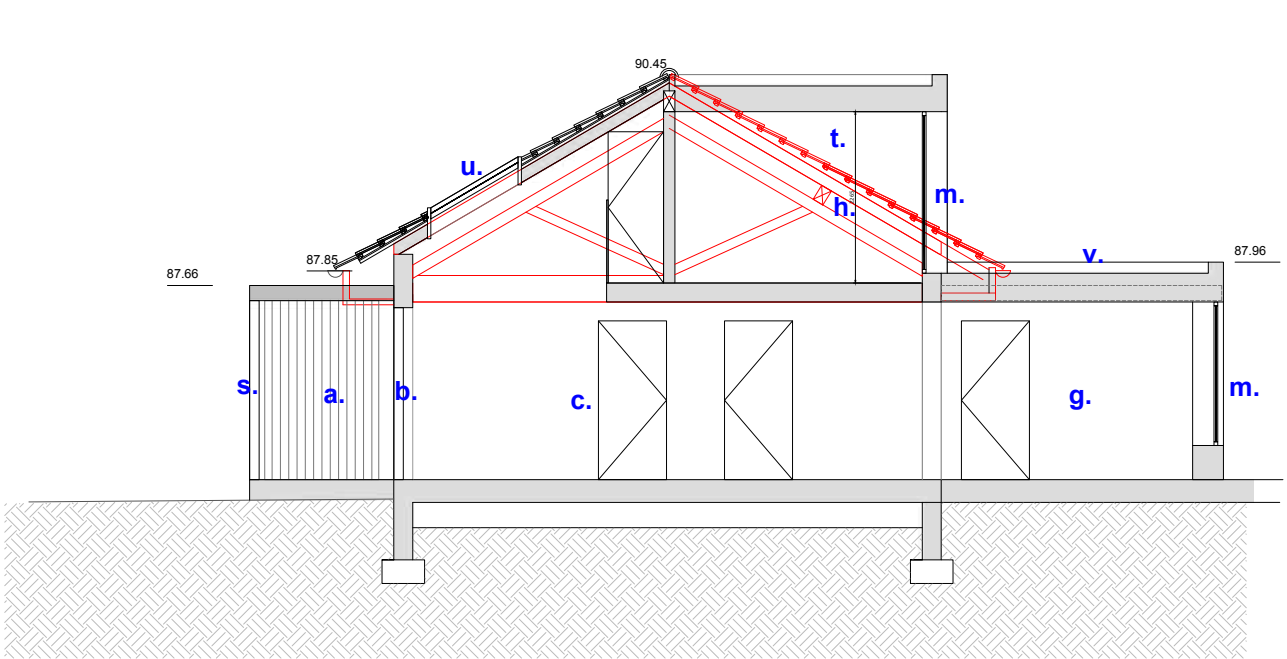
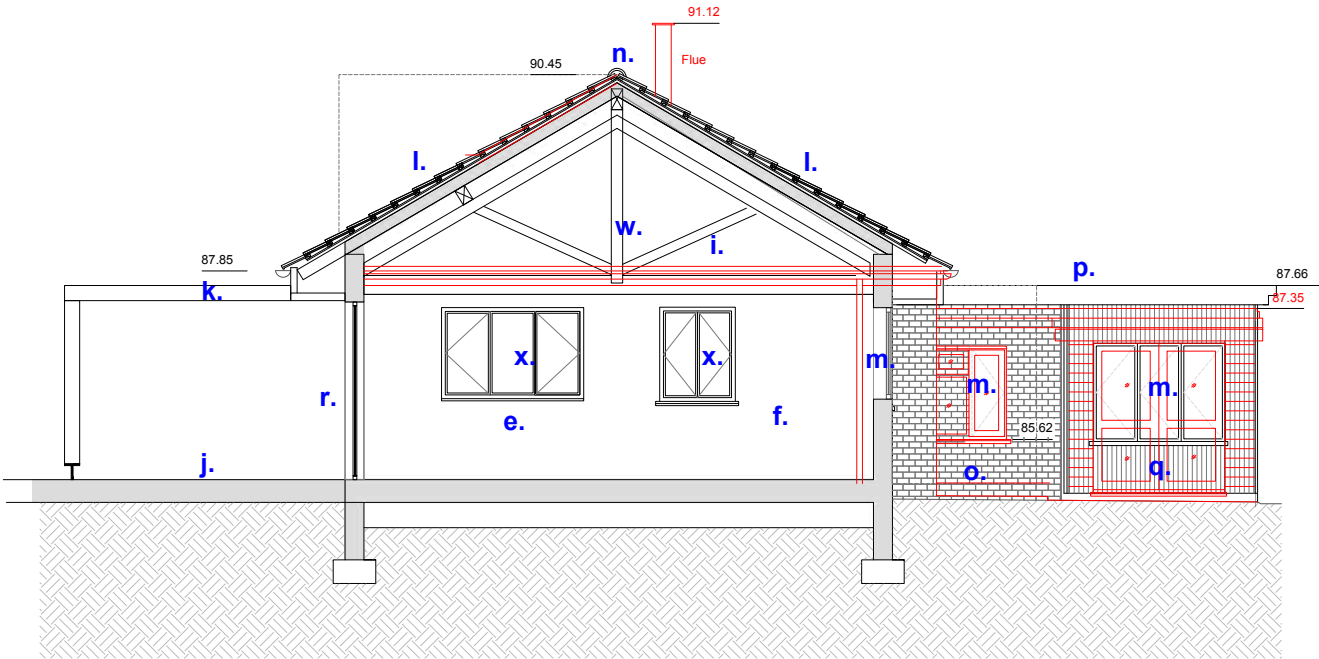
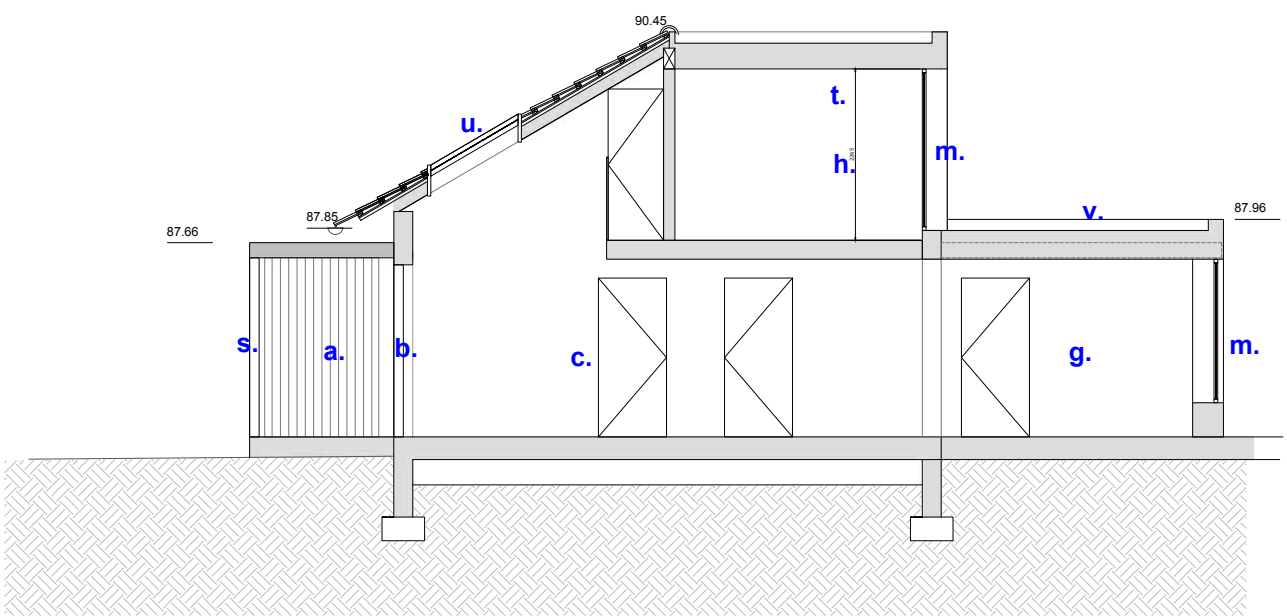
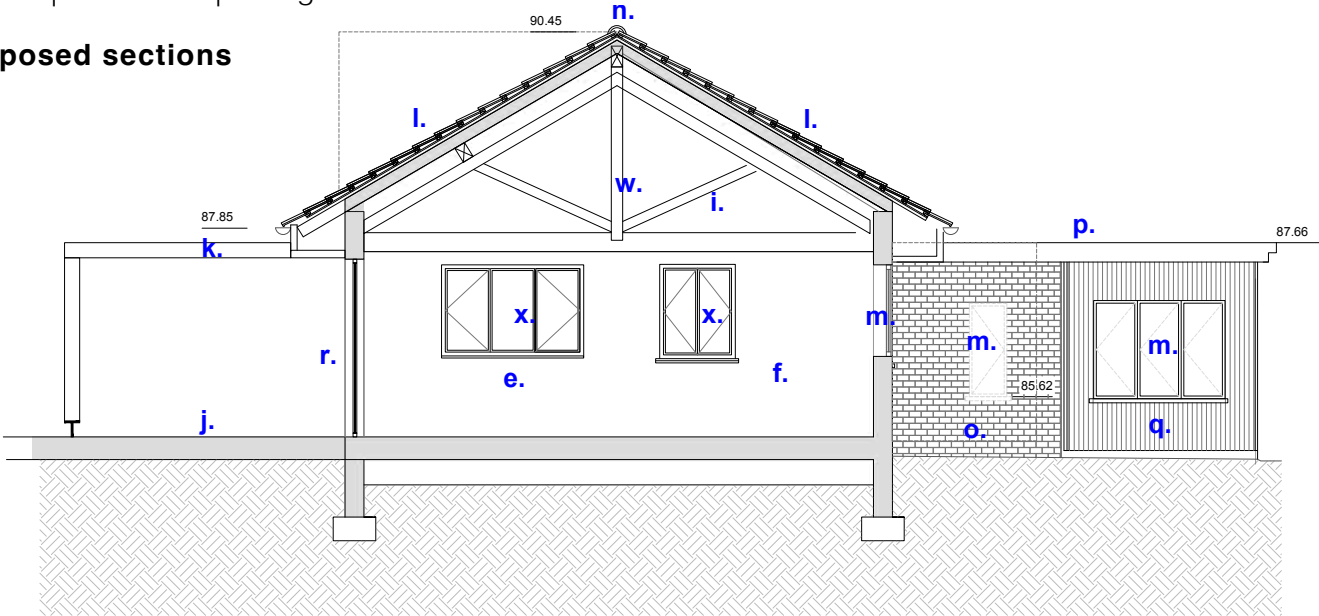
Stage 3

Status: Planning

012

REVISION: Scale 1:50@A1

4.5 Proposed sections



— dountakings

Section AA

— dountakings

Section BB

- Notes**
- a. New entrance porch - timber green oak or similar
 - b. New front door
 - c. New hallway
 - d. New dinning space
 - e. New living space
 - f. New kitchen
 - g. New sitting room
 - h. New study
 - i. New loft storage area
 - j. New timber deck for terrace
 - k. New pergola
 - l. existing and reuse of roof tiles
 - m. new aluminium windows dark red or RAL TBC

- n. existing ridge height
- o. existing brickwork
- p. new level of flat roof
- q. new wood cladding
- r. new glazed slimline sliding doors RAL TBC
- s. new glazed french door (uninsulated)
- t. new dormer - timber cladding
- u. new roof lights
- v. wildflower roof
- w. existing trusses
- x. replacement windows - dark red aluminium RAL TBC



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Job No. 293 Proposed Sections AA & BB

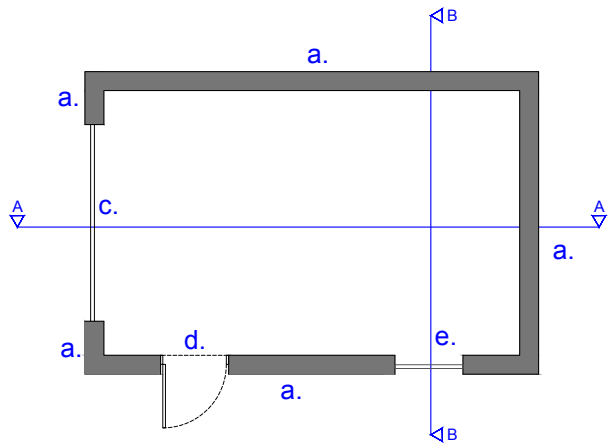
Stage 3
Status: Planning

013

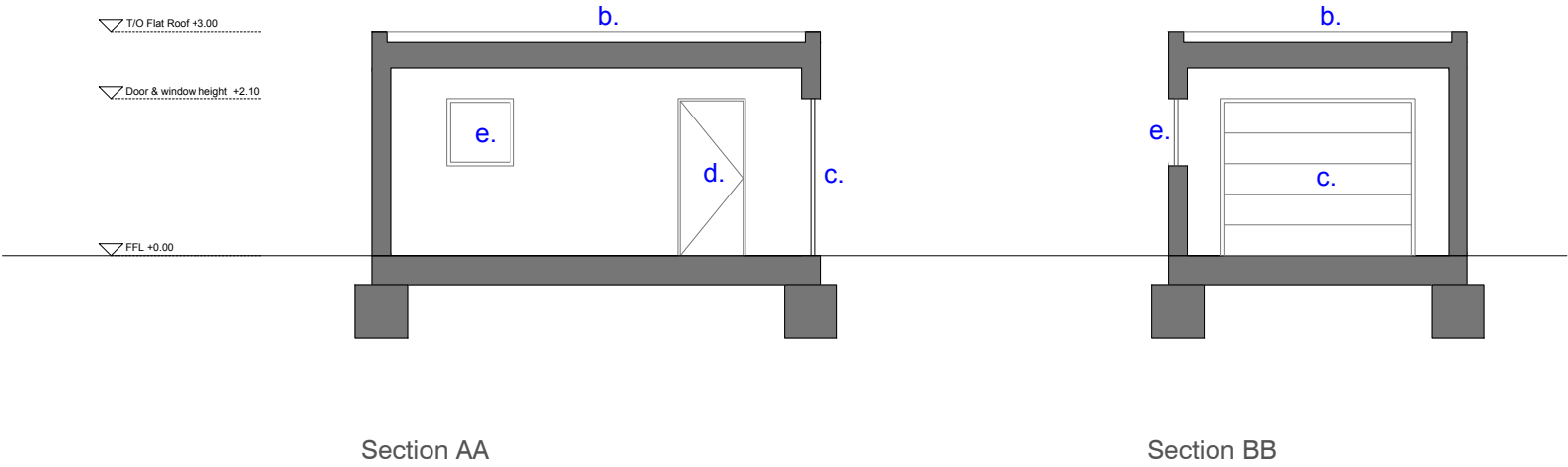
REVISION: Scale 1:50@A1

4.6 Front garage as proposed

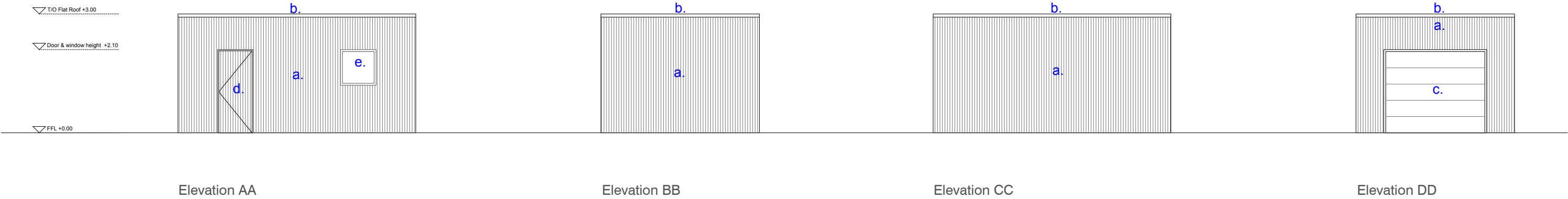
Proposed Plan



Proposed Sections

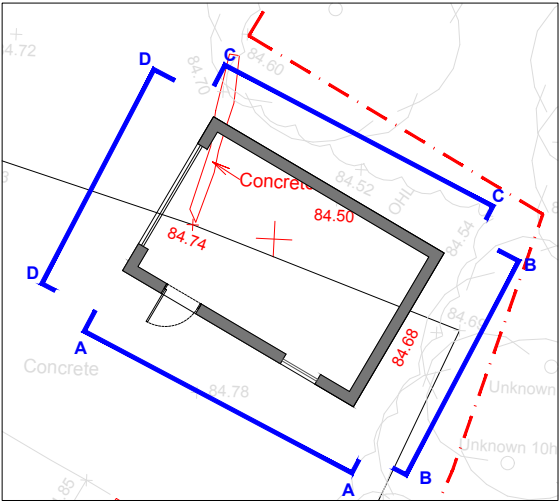


Proposed Elevations

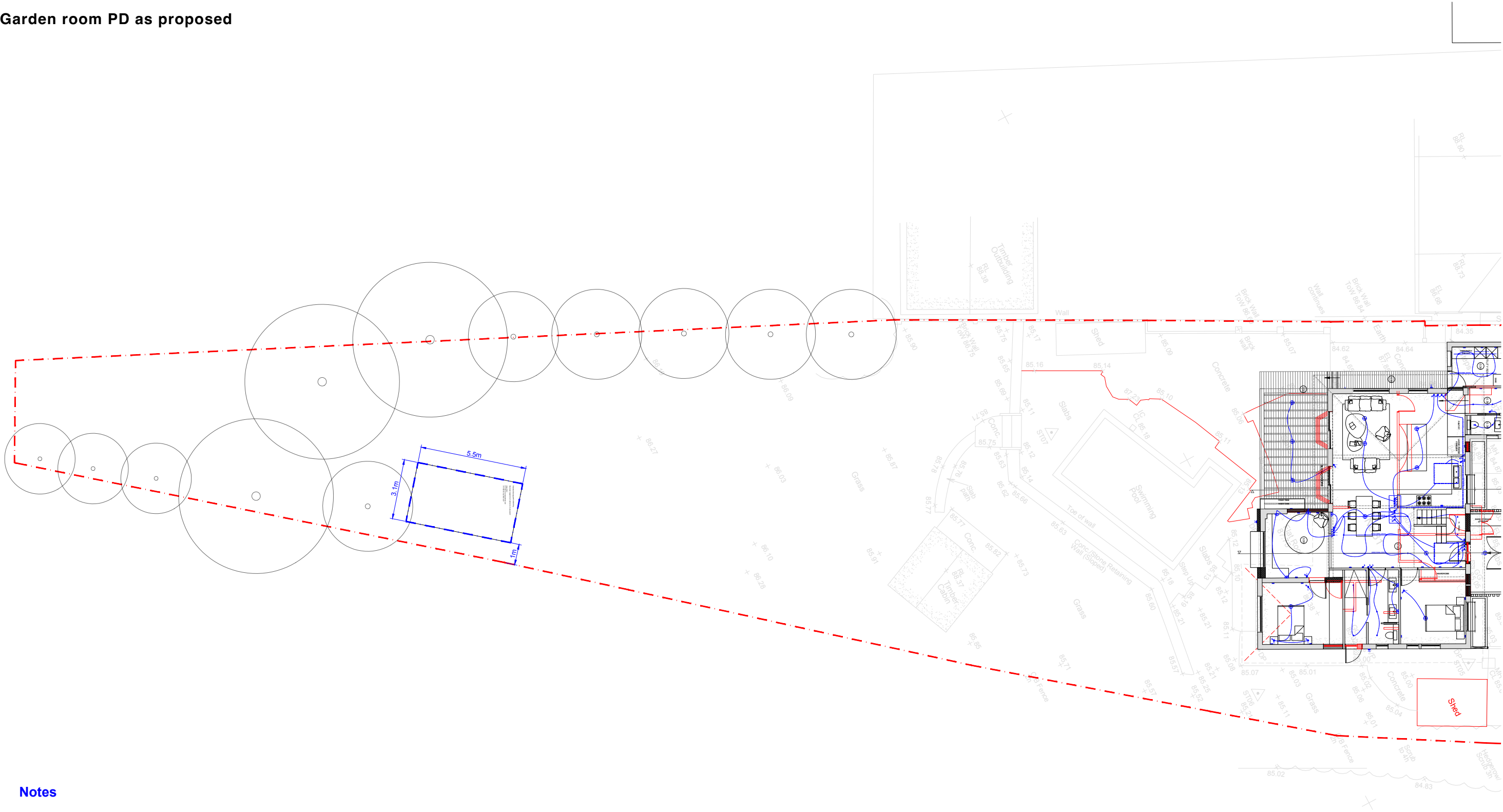


Notes

- a. New wall with black timber cladding
- b. New flat roof with PPC aluminium parapet capping
- c. New sectional garage door
- d. New door
- e. New glazing



4.7 Garden room PD as proposed



Notes

Permitted Development Outbuilding

Maximum height 2.5m if within 2m of a boundary

Otherwise:
4m max for a dual-pitched roof
3m max for any other roof

Indicative Garden Room as proposed,
Permitted Development

Indicative vegetation location

Indicative site boundary - refer to title deed

1:100

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Job No. 293

Stage 3

Status: Planning

Garden room as proposed
Permitted development
outbuilding

015

REVISION: Scale 1:100@A1

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5.0 PRECEDENTS & VISUALISATIONS

5.1 Design and Material Precedents

5.1.1 Pergola



5.1 Design and Material Precedents
5.1.2 Internal



5.1 Design and Material Precedents

5.1.3 Dormer



5.2 External Visualisations



5.2 External Visualisations



5.2 External Visualisations



5.2 External Visualisations





Second floor, 99 Bancroft
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