

4 Lake View Extension Design

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1.0 - Document Details

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2.0 - Introduction

4 Lake View currently has two double bedrooms and a large partially developed attic room, currently used as a home office. This project will increase the size of the small rear bedroom and turn the attic into a master bedroom with ensuite.

Site inspection and questions are welcomed and encouraged, contact details found in Section 1.

This document has been revised following advice from Copeland Planning Office in planning pre application - PAA/22/0033.

The revised plans have been submitted as TA/2022/550 on 08/06/2022.

3.0 - Proposed Developments

This development will extend the first floor and the second floor of 4 Lake View.

3.1 - First Floor

The first-floor extension proposes the back bedroom extension to the rear of the property above the previous ground floor extension built in 2014. (Figure 1)



Figure 1: First Floor Existing

3.2 - Second Floor

The second-floor extension proposes the current attic room is converted to a third bedroom with ensuite.

3.2.1 - Second Floor Front

It is proposed that two Velux windows are to be installed on the front of the second floor, to take advantage of the Ennerdale Lake Views (Figure 2) of which the house is named and but then obscured when the bungalow was built.



Figure 2: "Lake View" and Bungalow

3.2.2 - Second Floor Rear

It is proposed that Juliet style bifold aluminium doors and a small UPVC window for the new ensuite are installed to the rear.

4.0 - Precedents

3 Lake View, 5 Lake View and 6 Lake View have completed the second-floor full with dormer extensions (Figure 3) including two Velux windows on the front.



Figure 3: 3 Lake View and 4 Lake View second-floor dormer extensions

5 Lake View and 6 Lake View have completed the first-floor extension (Figure 3)



Figure 4: 5 Lake View first-floor extension

5.0 - Existing and Proposed Building Plans

The existing and proposed CAD models are available on request.

5.1 - Existing

5.1.1 - Front Elevation

Figure 5 and Figure 6 show the existing property to the front.

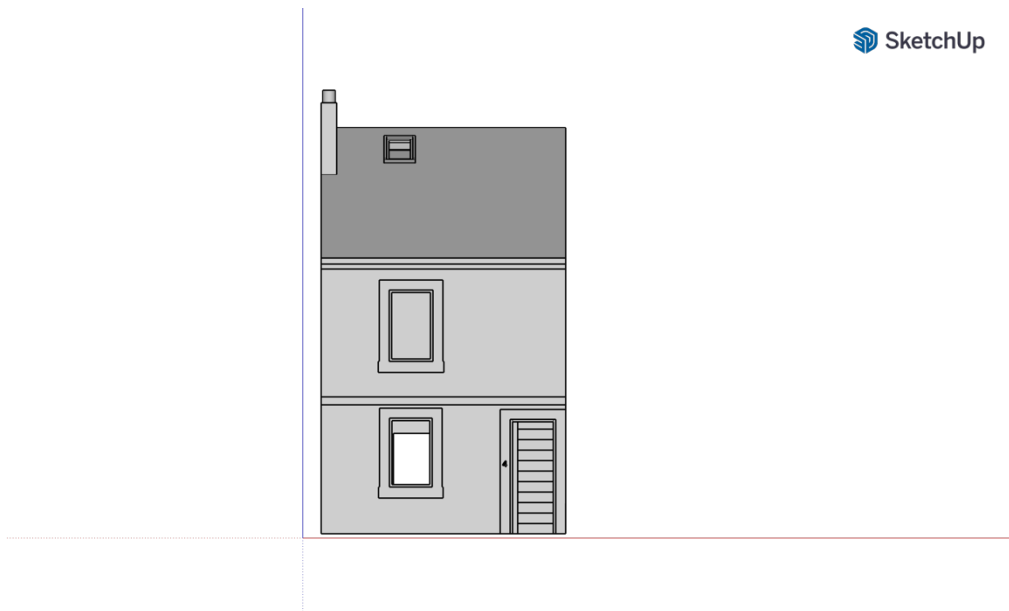


Figure 5: Front Existing

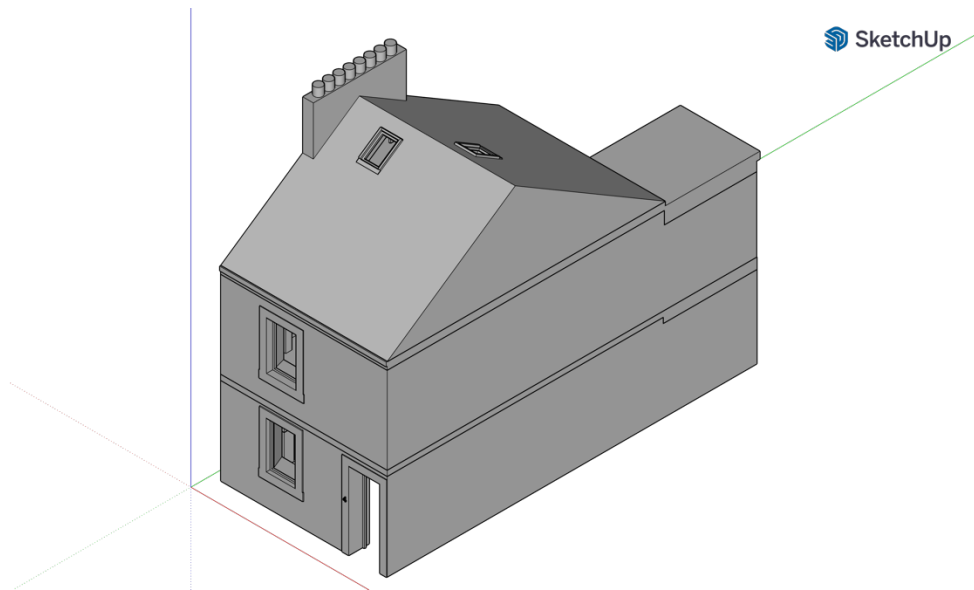


Figure 6: Front Existing

5.1.2 - Rear Elevation

Figure 7 and Figure 8 show the existing property to the rear.

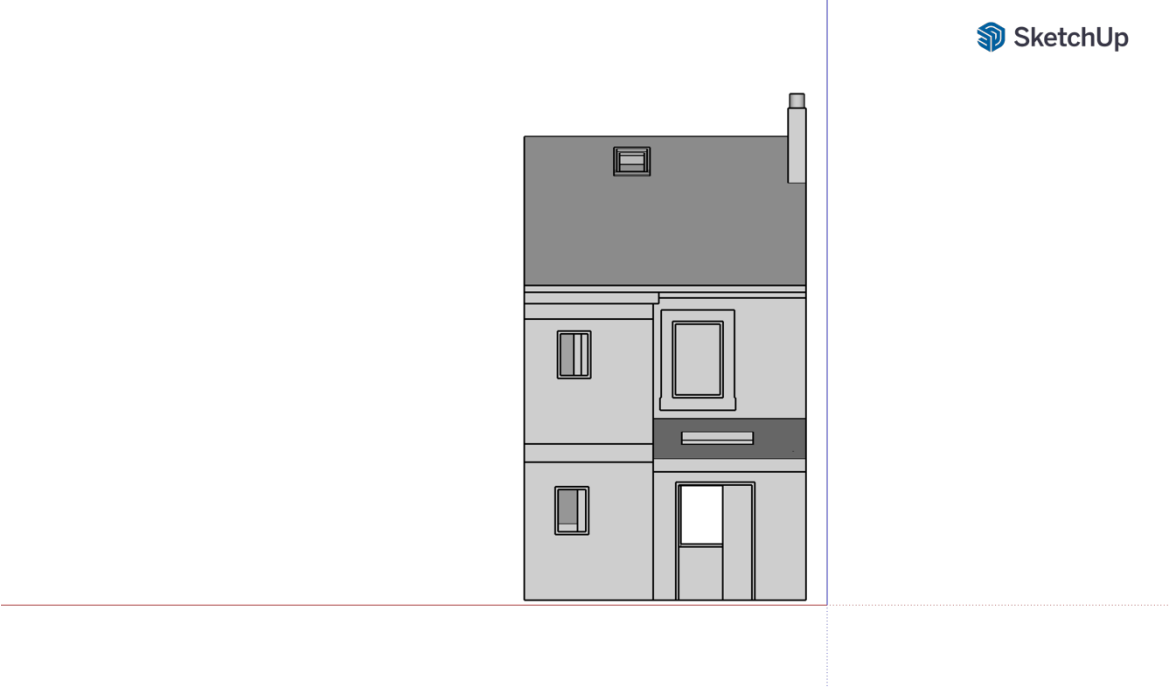


Figure 7: Rear Existing

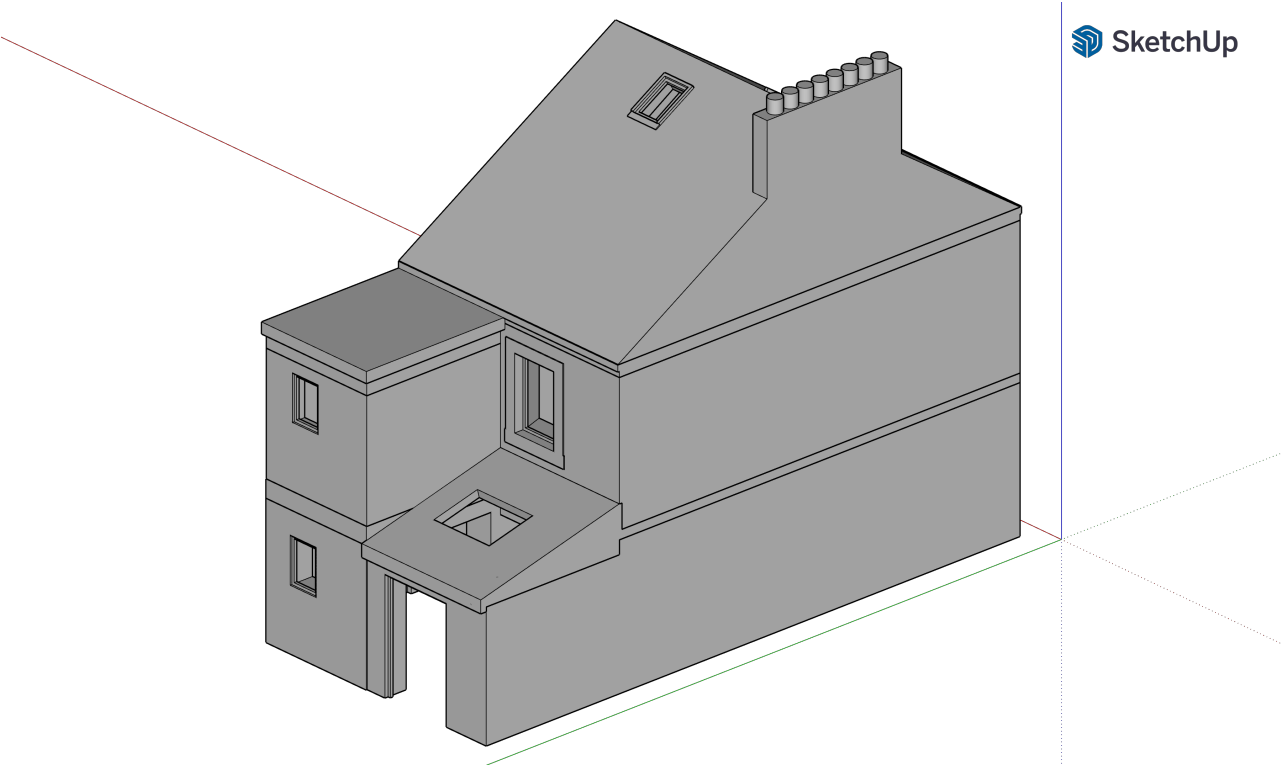


Figure 8: Rear Existing

5.2 - Proposed

5.2.1 - Front Elevation

Figures 9 and 10 show the proposed property to the front including two Velux windows

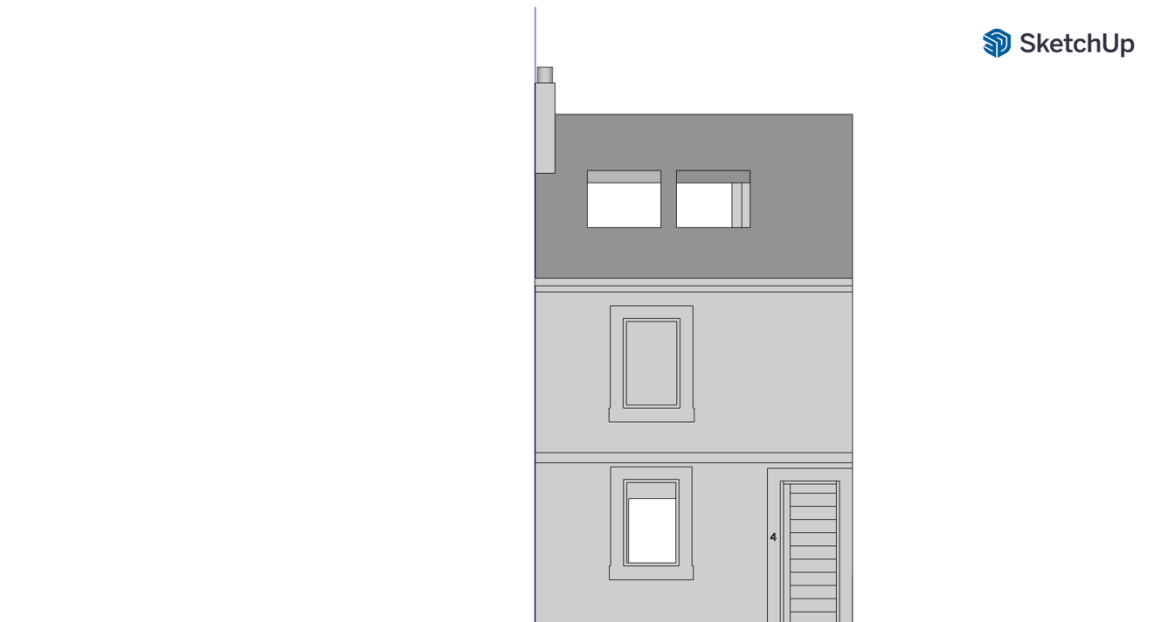


Figure 9: Front Proposed

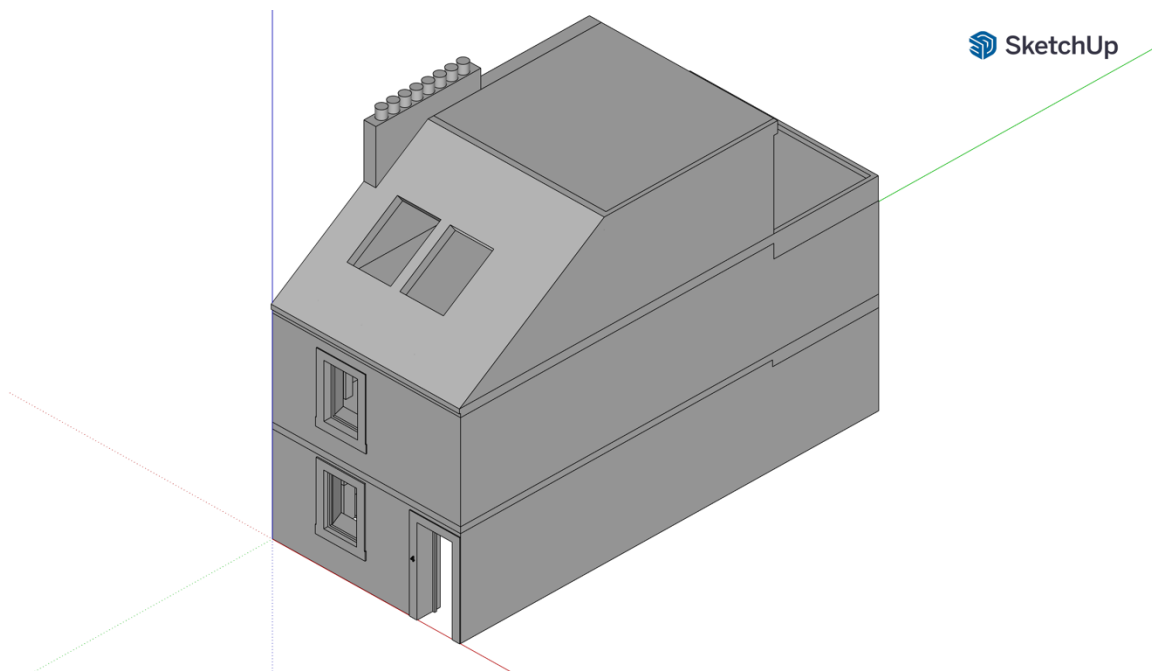


Figure 10: Front Proposed

5.2.2 - Rear Elevation

Figure 11 and Figure 12 show the proposed property to the rear including Juliet style aluminium bifold doors to the rear, with small UPVC ensuite window to the north of the doors on the second floor and the first floor extension including UPVC panoramic window.

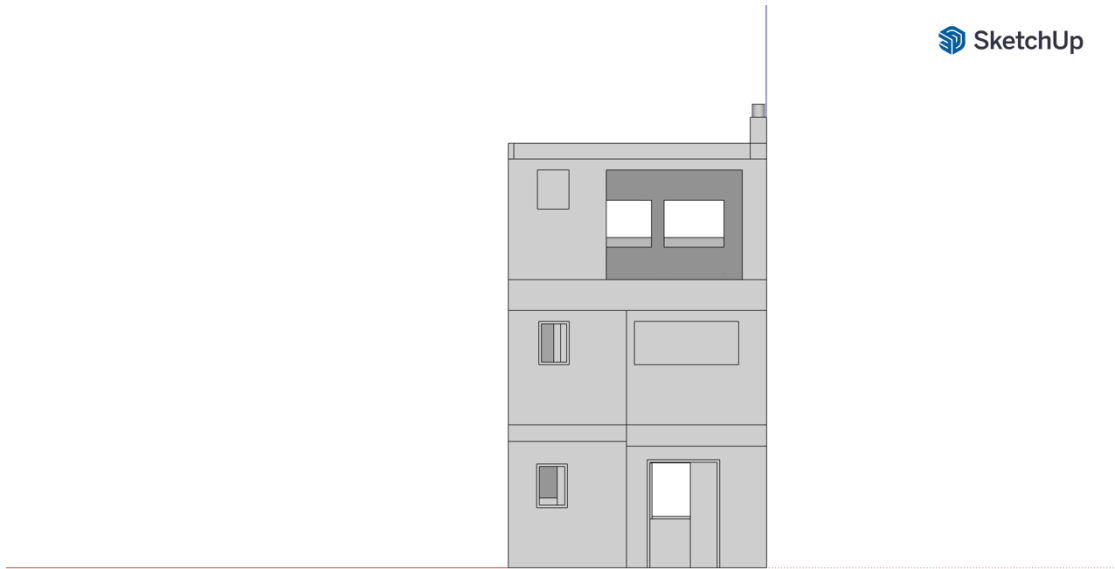


Figure 11: Rear Proposed

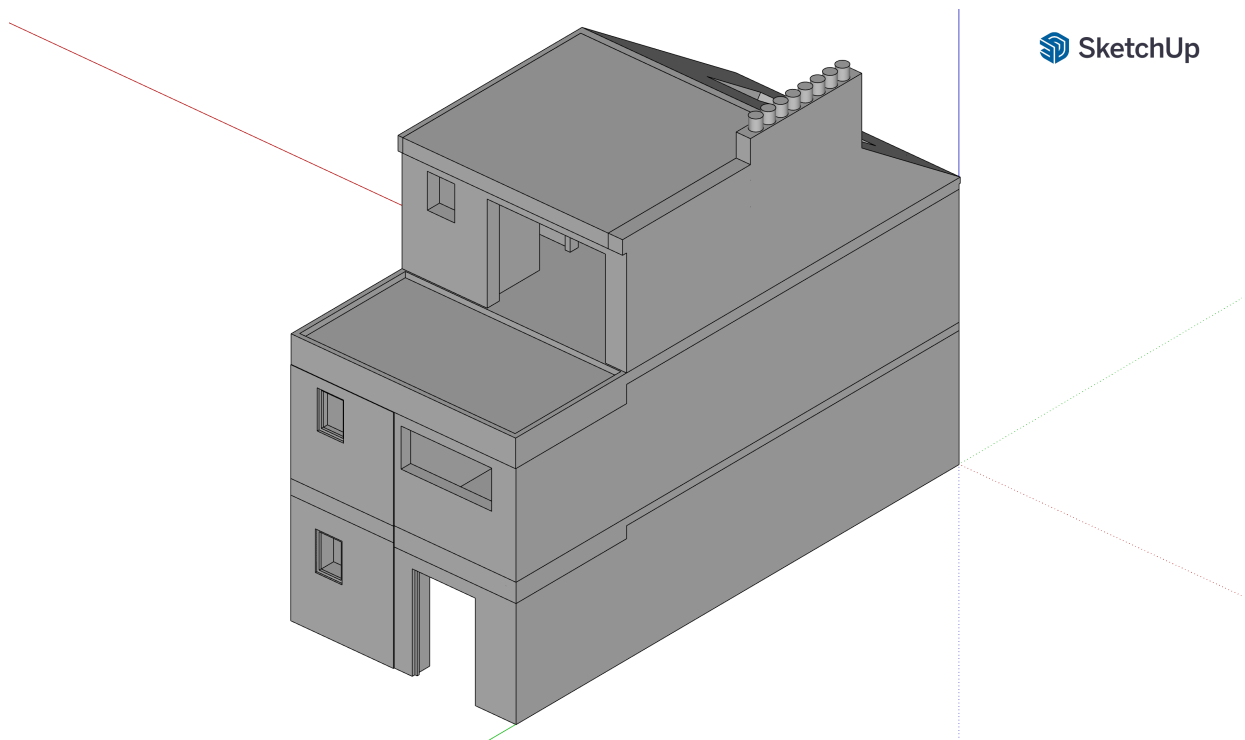


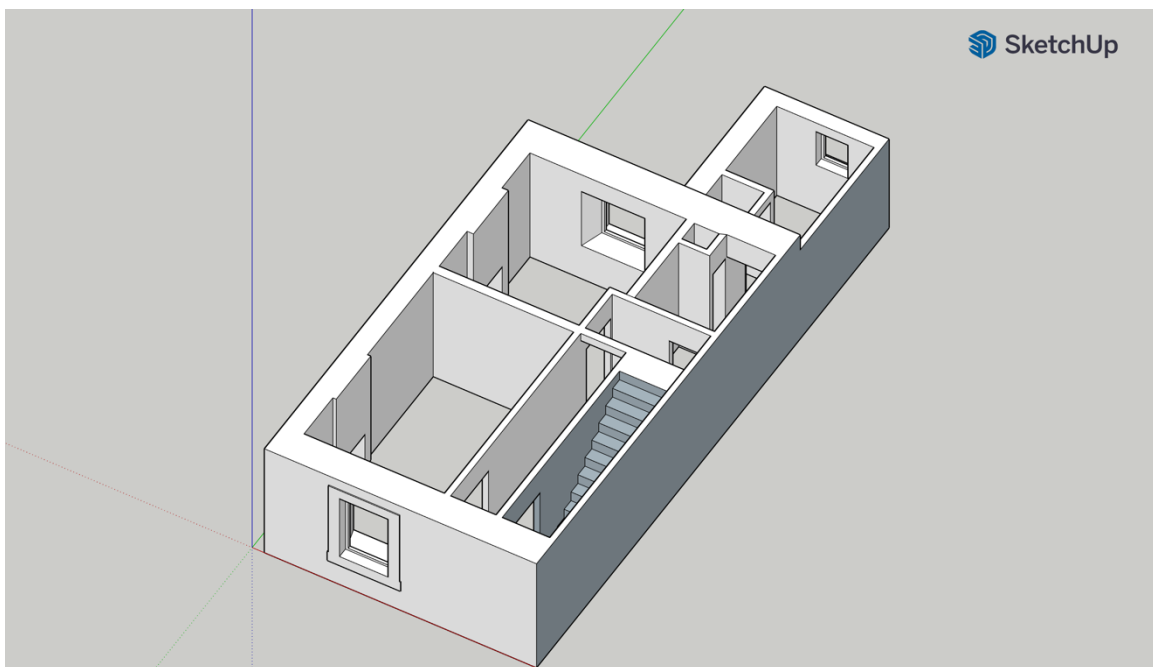
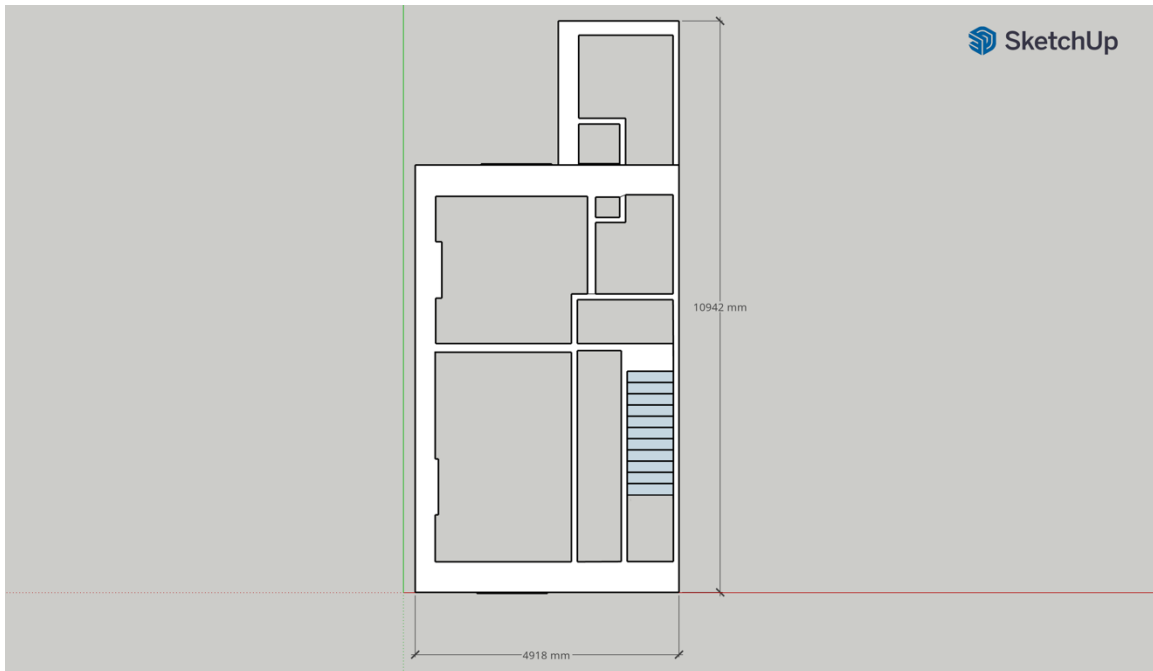
Figure 12: Rear Proposed

6.0 Existing and Proposed Floor Plans

The existing and proposed CAD models are available on request.

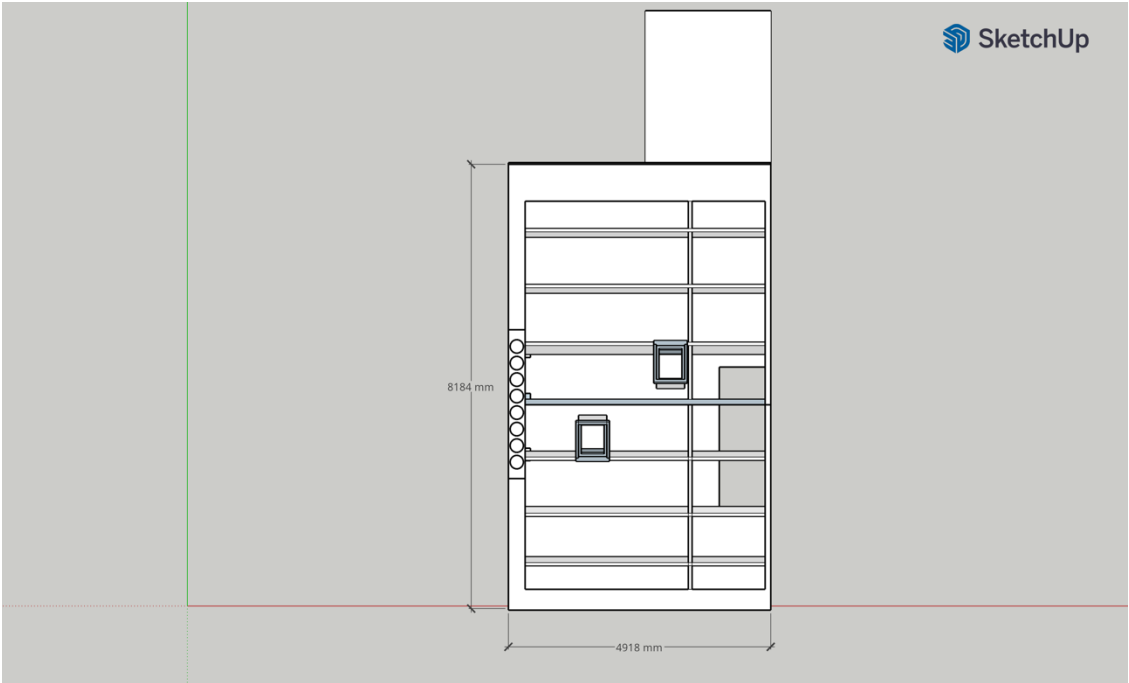
6.1 - Existing Floor Plans

6.1.1 - First Floor Plan Existing



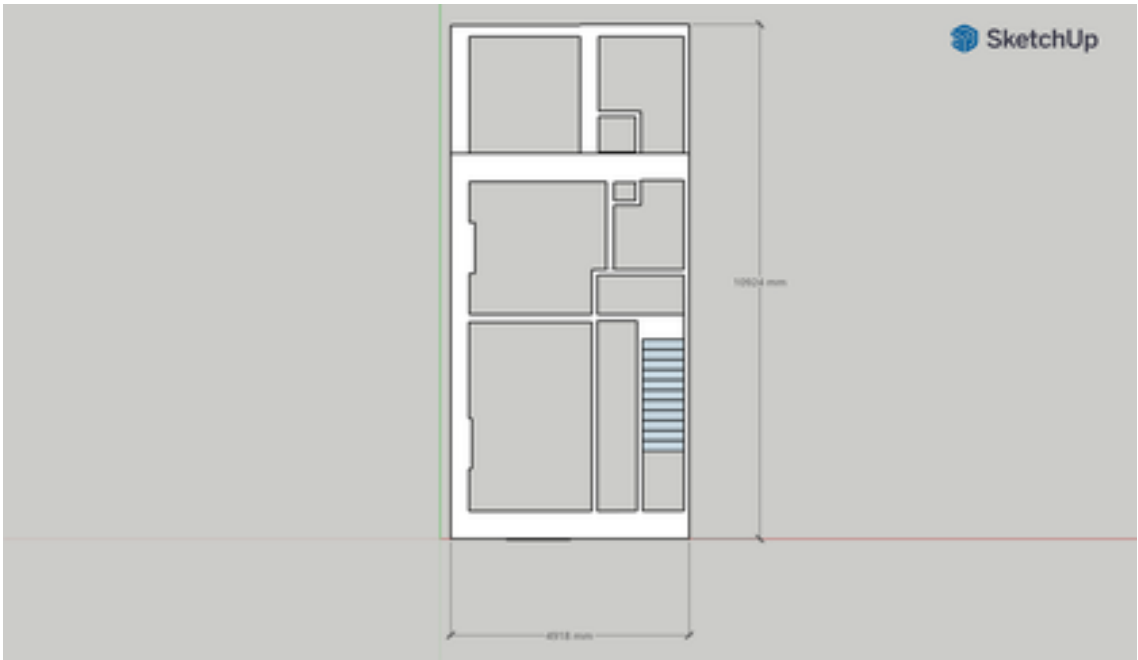
6.1.2 - Second Floor Plan Existing

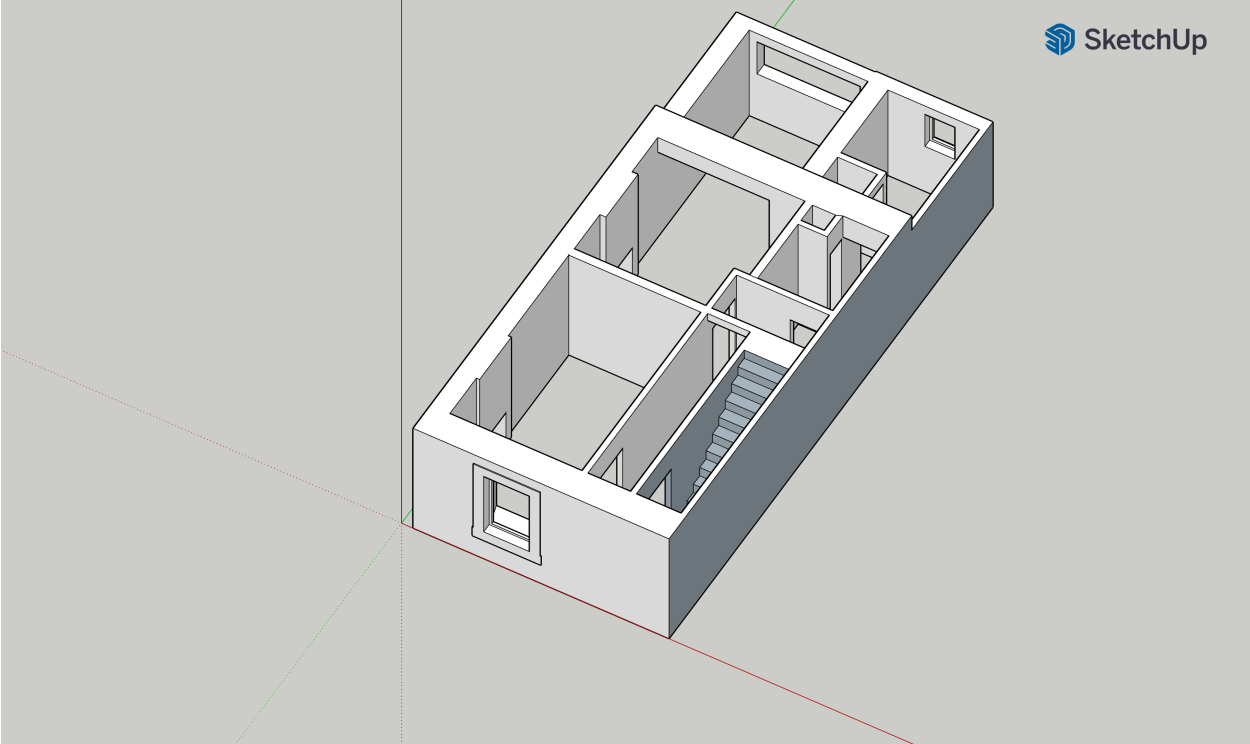
Existing with roof removed



6.2 - Proposed Floor Plans

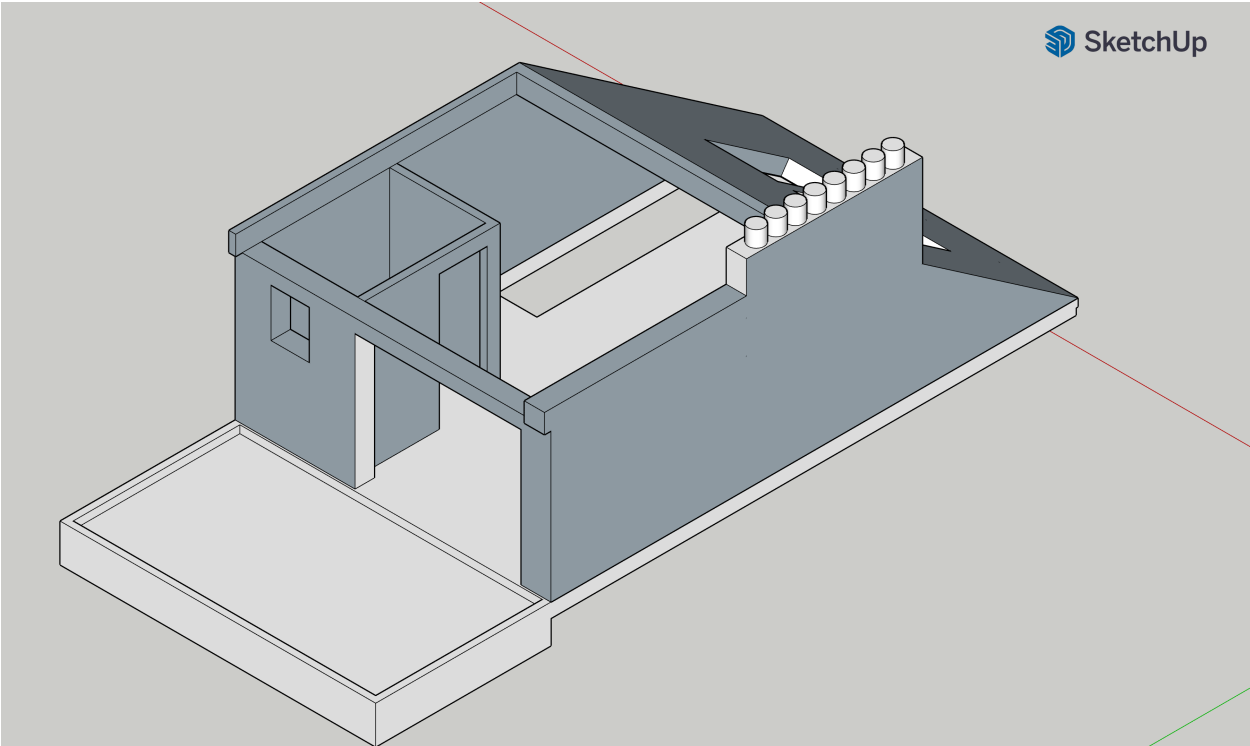
6.2.1 - First Floor Plan Proposed





6.2.2 - Second Floor Proposed

Rear roof removed to show ensuite location.



7.0 Proposed Balustrade

The Juliette balcony on the second floor requires a balustrade for safety. This design is both modular for ease of installation, has a low visual impact and satisfies building regulations.

