









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Contractors must verify all dimensions on site before commencing works.
Contractors shall co-ordinate works with all other trades.

Planning Notes

1. Unless otherwise specifically stated, all facing building materials to be used shall be selected to closely match the existing materials.
2. Samples of building materials shall be provided to the local planning authority for approval upon their request and prior to construction commencing.
3. New or replacement Windows and External doors shall be of similar style and design to that of the existing.
4. Feature brickwork and general feature detail present on the existing property, i.e. window cill details, eaves detailing etc, shall be replicated upon the extended structure where appropriate.
5. Any upper floor window located in a wall or roof slope forming a side elevation shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Facing Materials Legend

-  Brickwork to closely match the existing bricks
-  Rendered block finished to closely match existing
-  Brickwork to closely match the existing bricks
-  Pitched roof with tiles to match existing
-  Hung tile cladding with tiles to match existing
-  EPDM Rubber Roofing
-  Window to closely match existing frame style
-  Obscured window to closely match existing frame style

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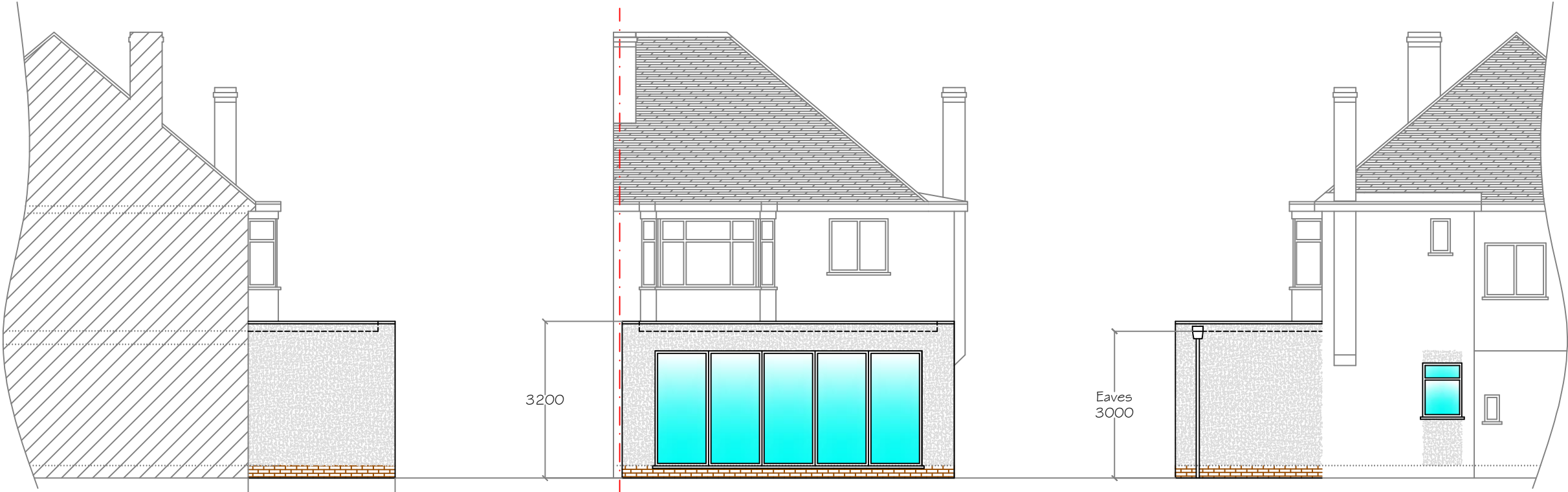
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Client
Andrew Flanagan

Project
43 Burwood Avenue,
HA5 2RY

Drawing
Proposed Floor Plans
and Elevations

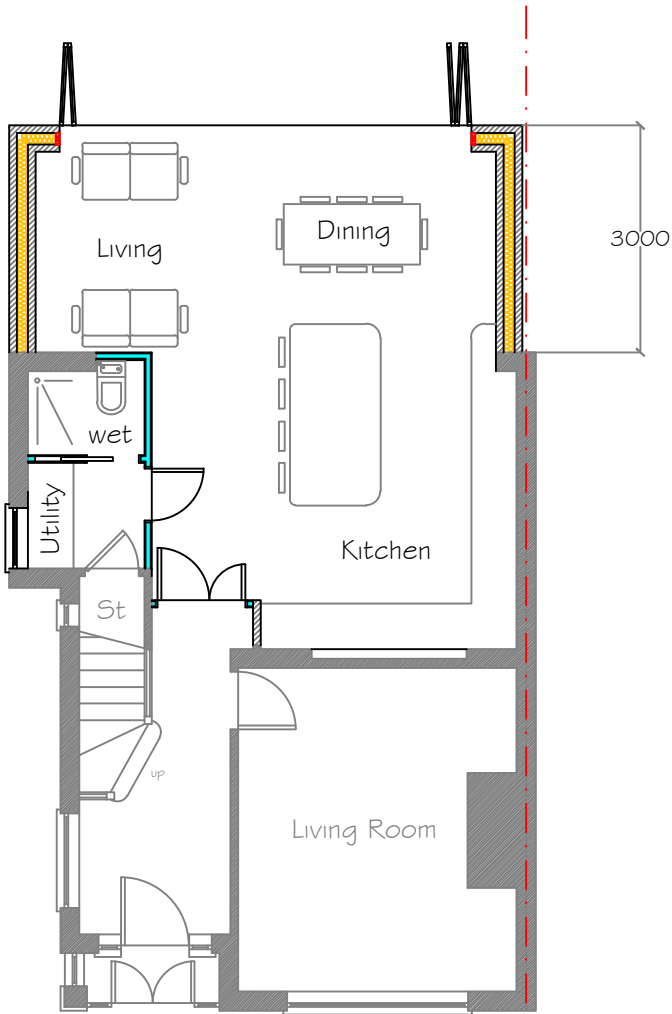
Scale 1:100 @ A3	Date October 2023
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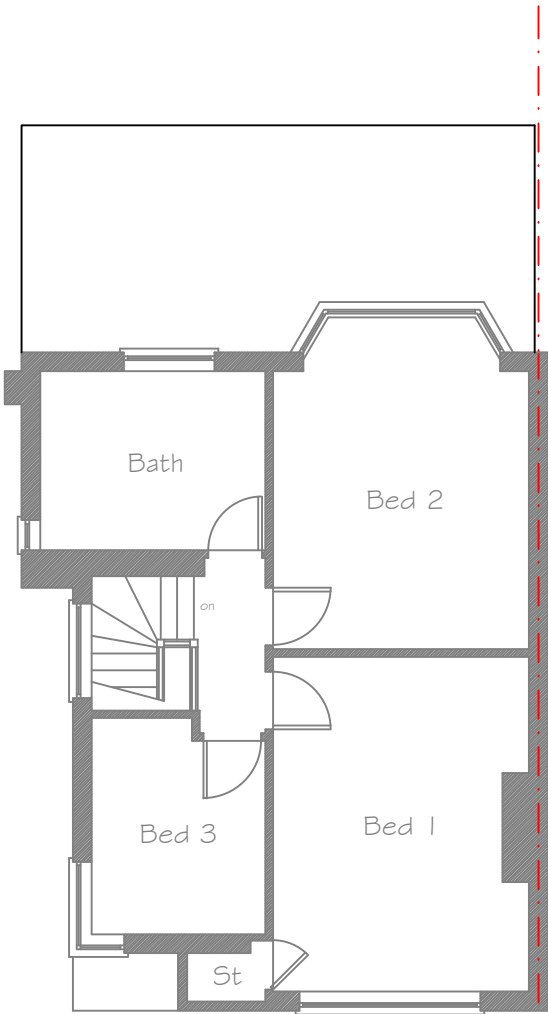
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Layout



First Floor Layout

