

71940 – 108 Windsor Road, Prestwich

We have applied for planning permission seeking 2 storey front, side and rear extension including loft conversion.

The design scheme aims to provide maximum family accommodation which will involve front extension following demolition of the existing bay and replaced with double fronted gables and rendered to match next door. The existing roof is in bad state of repair and also involves 3 sides new roof to be constructed, so it's proposed to take advantage of roof space to slightly increase roof height i.e. the new roof will be built at 45 degrees to allow a guest bed and additional recreational space for the enjoyment of the family.

As the original ground and first floor maximum will be retained except demolishing the existing garage. Following demolition of the garage and kitchen new trench foundation will be dug, existing hallway walls and side bay wall to be extended and toothed into a new front wall. When ground floor brick work completes, new first floor joists are installed and brick work to carry for the 1st floor once its complete 2nd floor joists installed, strapped to new walls, new walls already toothed and built into existing walls. existing roof to be removed to allow new roof being built. new floor joists tied to new and existing walls with steel straps and noggins provided to provide lateral restraint. the existing structure will remain stable during the whole construction process. We have to involve a structural engineer for steel beams design and calculations and his advice regarding existing structure stability will be sought.