

01 PROPOSED REAR ELEVATIONS

Property rear has open views of hillside grazing land with no overlooking buildings. Proposed stone face blockwork to all viewable areas of the rear elevation and extension in keeping with the natural surrounding beauty.

Proposal of first floor UPVC grey framed glazing set in sandstone surround in keeping with other local properties.

Fixed/non opening rooflights to proposed extension roof complementing the entire building's glazing envelop.

Groundfloor UPVC bi-folding doors matching first floor glazing frames.

Single piece panoramic frameless juliet balcony glass, safeguarding the bi-folding doors opening in accordance with Part K of the Building Regulations Act and BS 6180.

Fire escape glazing proposed to basement.

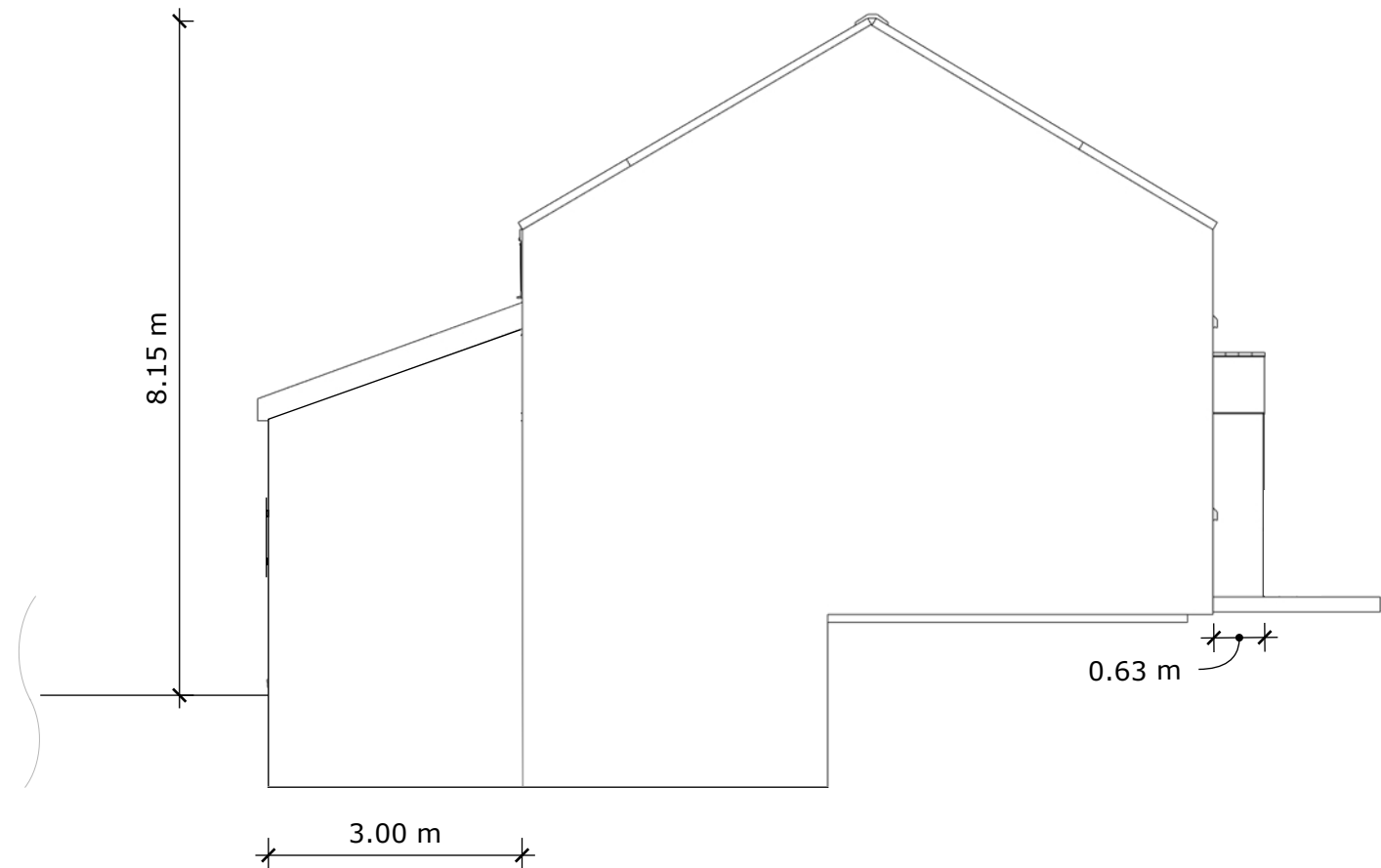
Extension roof slates/tiles to match main dwelling roof.

All soffits matching window frames.

External stone capped steps leading from groundfloor to garden.

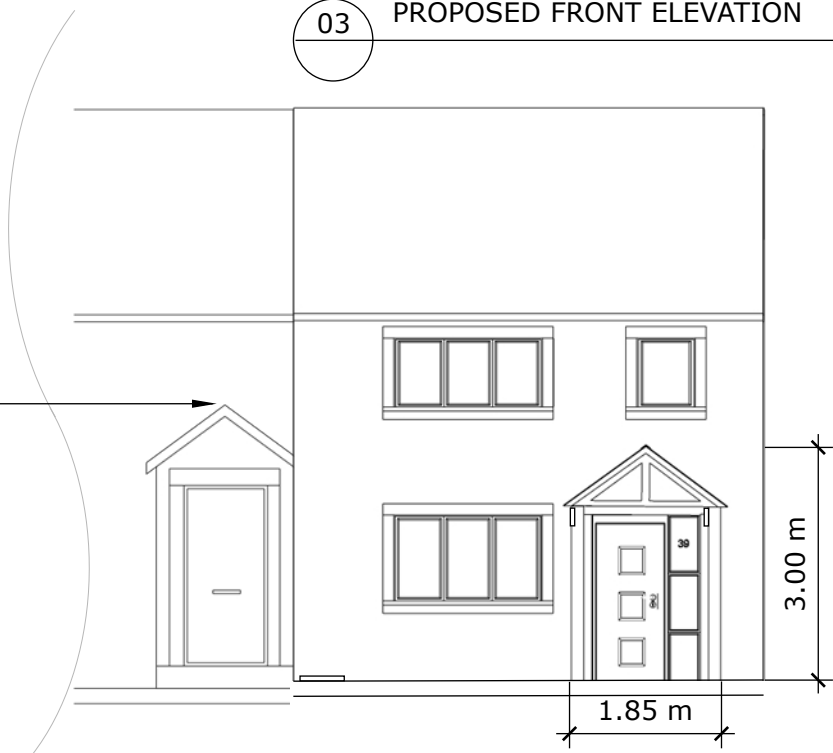


02 PROPOSED SIDE ELEVATIONS



03 PROPOSED FRONT ELEVATION

Adjacent Property Existing Porch



All viewable areas of principle elevation proposed to be rebuilt with stone blockwork insulated cavity wall in keeping with local buildings and the natural surrounding beauty while improving the building energy efficiency.

Proposed UPVC glazing set in sandstone surround in keeping with local buildings and improving energy efficiency.

Cottage style front door entrance extension proposed to provide immediate space on entry for shelter from adverse weather as the front of the building opens out to fields and moorland.

Door entry extension built with door and panel glazing set in a sandstone surround and stone blockwork sides, an insulated slate/tile roof matching main dwelling roof, door + doorframe, apex front framed glazing and door side fixed/non opening toughened panel glazing in keeping with other local buildings and providing a gain in energy efficiency.

First floor central glazing fire escape window with frame matching other floor level windows.

All soffits matching with window frames.

Sandstone flagged area to front ground area of the elevation.

The building location suffers from a lack of street lighting therefore up/down warm white LED lighting is proposed to the front sides of the main entry.

39 Bradshaw Rd
Tottington
Bury
BL8 3PW

MR KENYON

Title: Proposed Elevations

Property Address:
39 Bradshaw Rd,
Tottington Bury, BL8 3PW

Scale

Date

Drawn by

Drawing No.

1:90@A3

21/05/2021

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