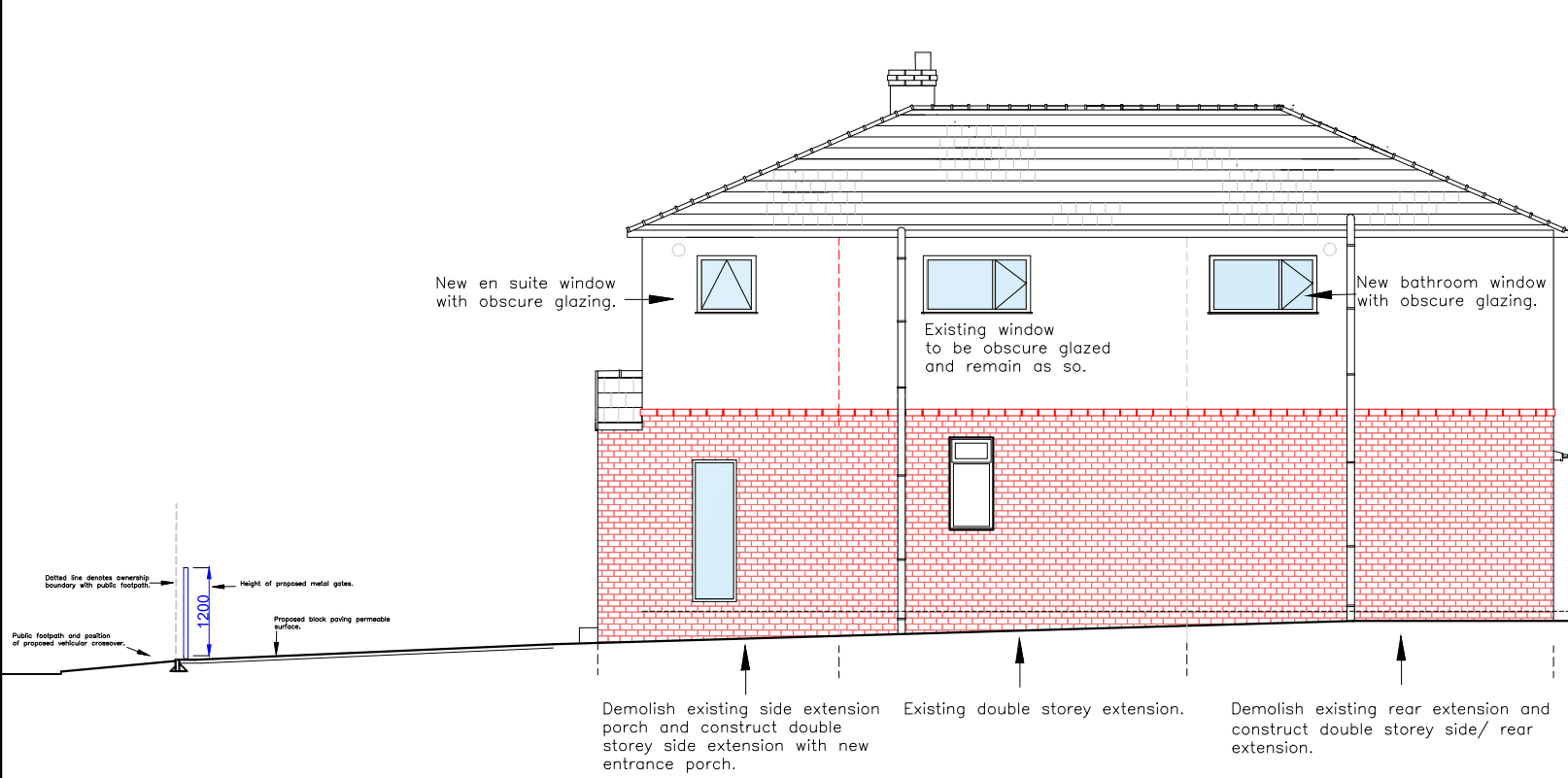
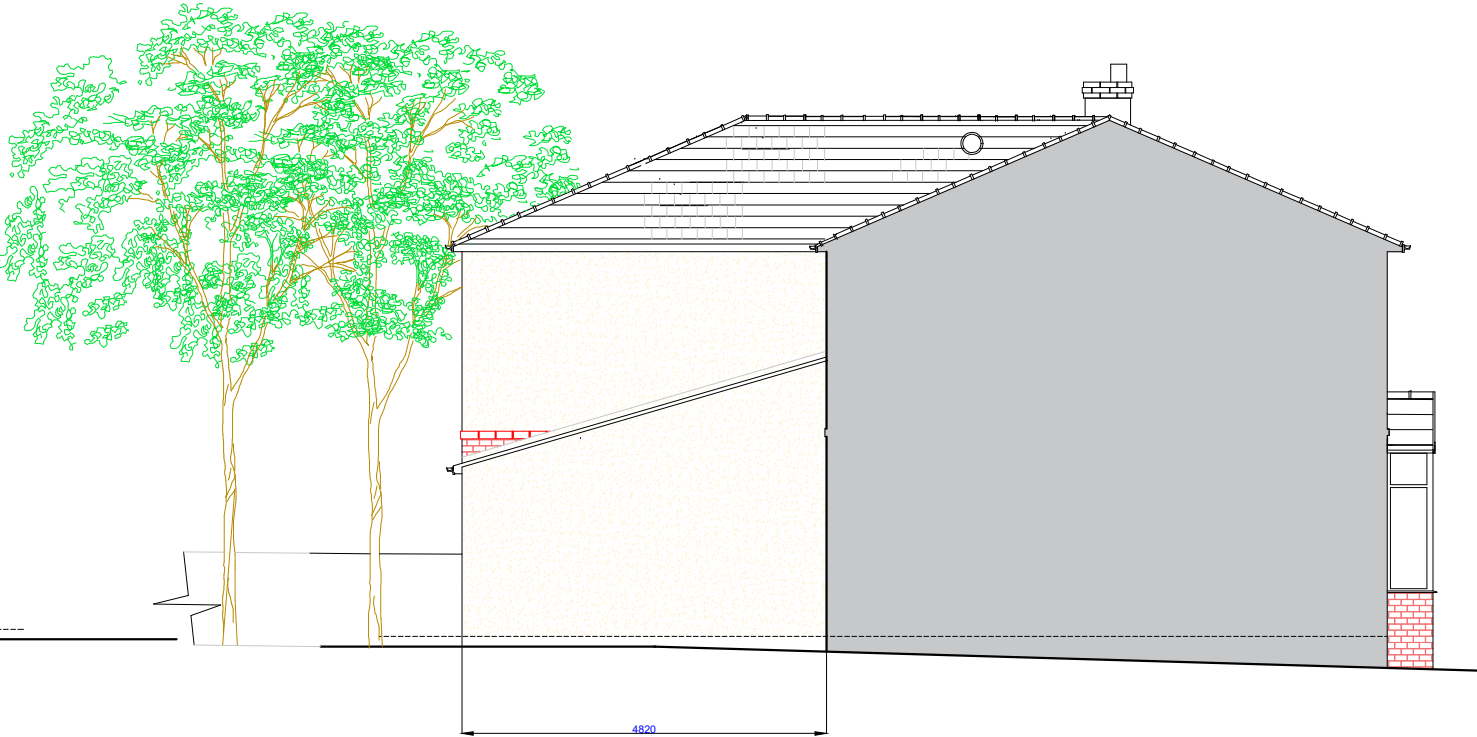


Proposed drawing

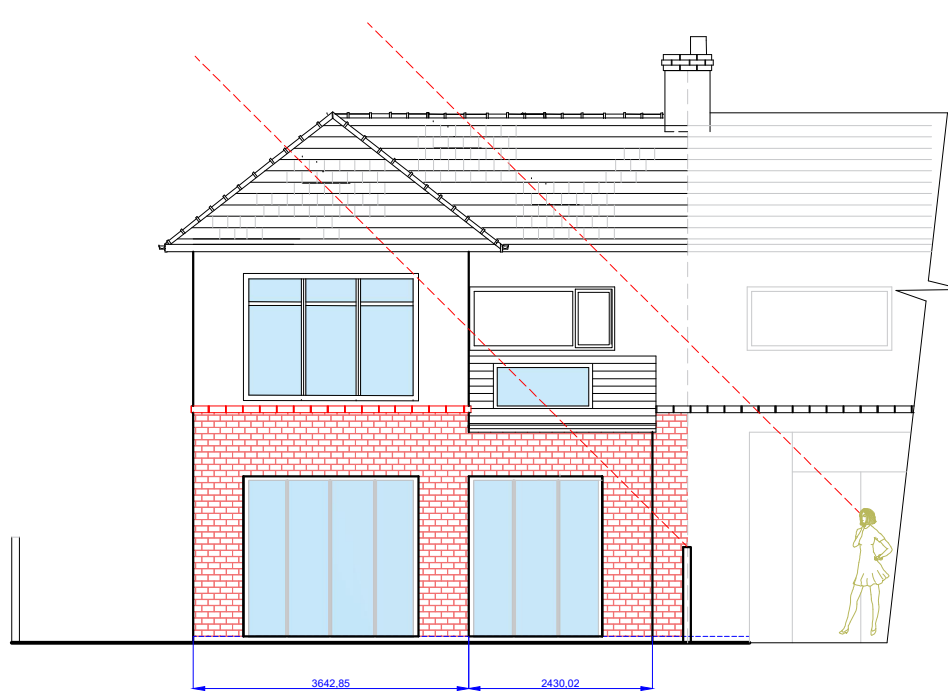
Proposed side
East elevation



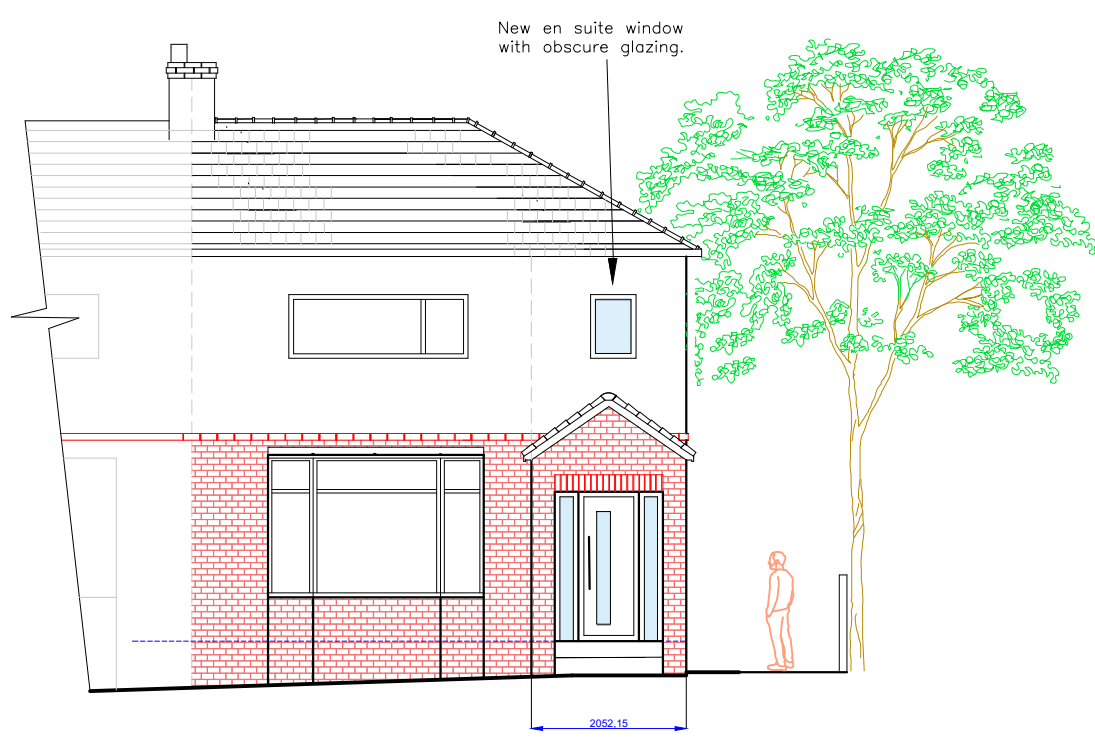
Proposed side
West elevation



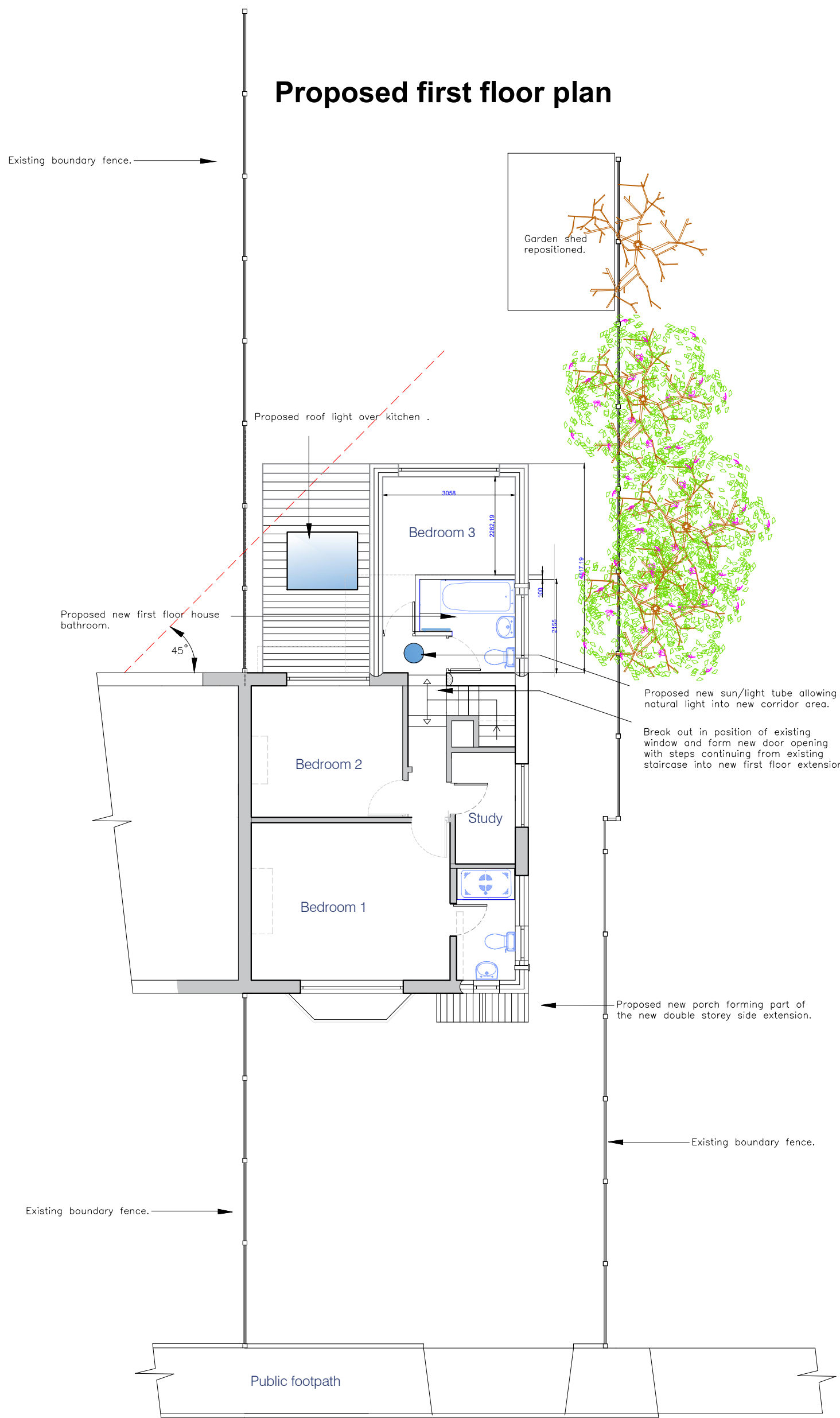
Proposed rear
North elevation



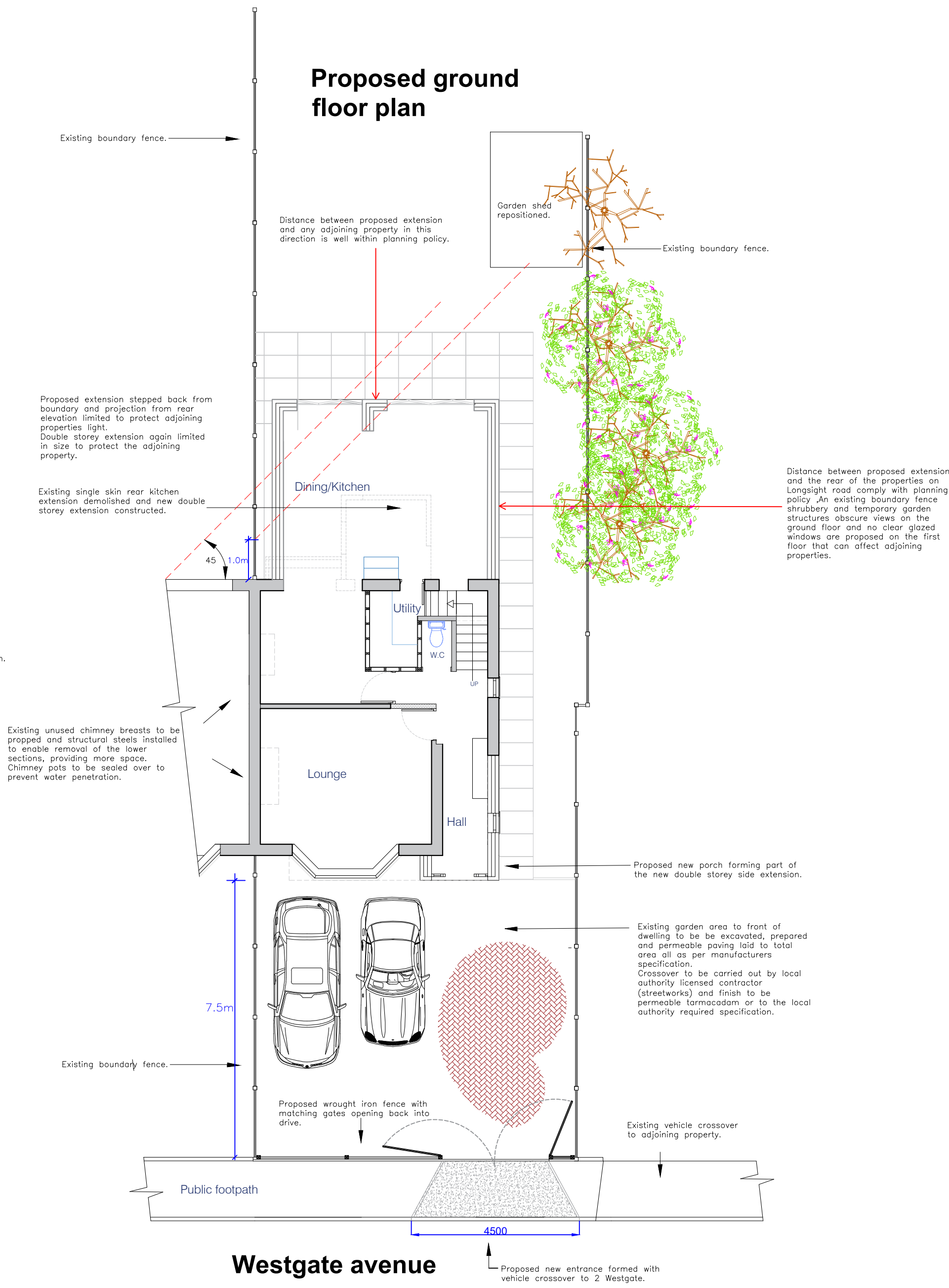
Proposed front
South elevation



Proposed first floor plan



Proposed ground
floor plan



NOTES:

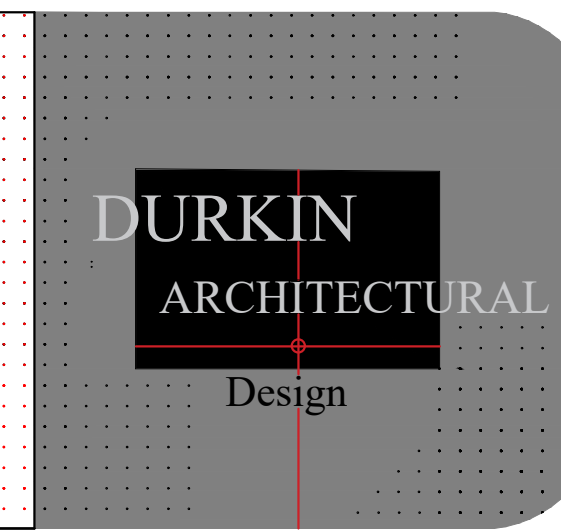
The proposals in this application are to demolish the existing single storey rear extension that is a single wall construction and build a new single storey section to the boundary with the adjoining property (4) and a double storey section to the opposite side. The existing porch to the side/ front elevation is also to be demolished and a new double storey extension would be constructed as detailed with a new entrance porch to the front. The external walls would be in matching engineering brick and the inner wall would be blockwork with a partial fill insulated cavity. New windows would be in uPVC to match existing frames. New porch door would be in composite with uPVC side panels and glazing. Rear patio doors would be bi-fold aluminum or uPVC. Rain water and waste pipes would all be in plastic matching the existing pipes, guttering and fittings. The new roof areas are to match the existing tiles, ridges and hip tiles in colour, texture and profile. New windows to house bathroom and en suite are to have obscure glazing fitted.

Parking and turning.

The existing front garden area is to be excavated and a new parking and turning area created allowing vehicles to be parked off the main road and allowing visitors to park outside the house. A new vehicle crossing would be constructed from the main highway by Bury council streetscene (Highways) section. The width of the crossover will not exceed 4.5 meters.

This drawing is for planning discussion and design purposes and the content can change so must not be relied on for accurate details of this project. This drawing is a proposed drawing so the existing drawing must be referred to for comparison purposes. The Architect/ Designer must be contacted for confirmation of any detail.

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Project: Proposed front and rear extensions and refurbishment

Site location: 2 Westgate Avenue
Ramsbottom
Bury
BLO 9SS

Applicant: Mr A Taiwo

Scale:	1:100	Proposed site layout
	1:100	Proposed ground floor layout
	1:100	Proposed Elevation drawings

Date: 1st October 2022
Drawn: PCD

Previous application No:

Application No: 68687

Dwg : 0694PCD/22