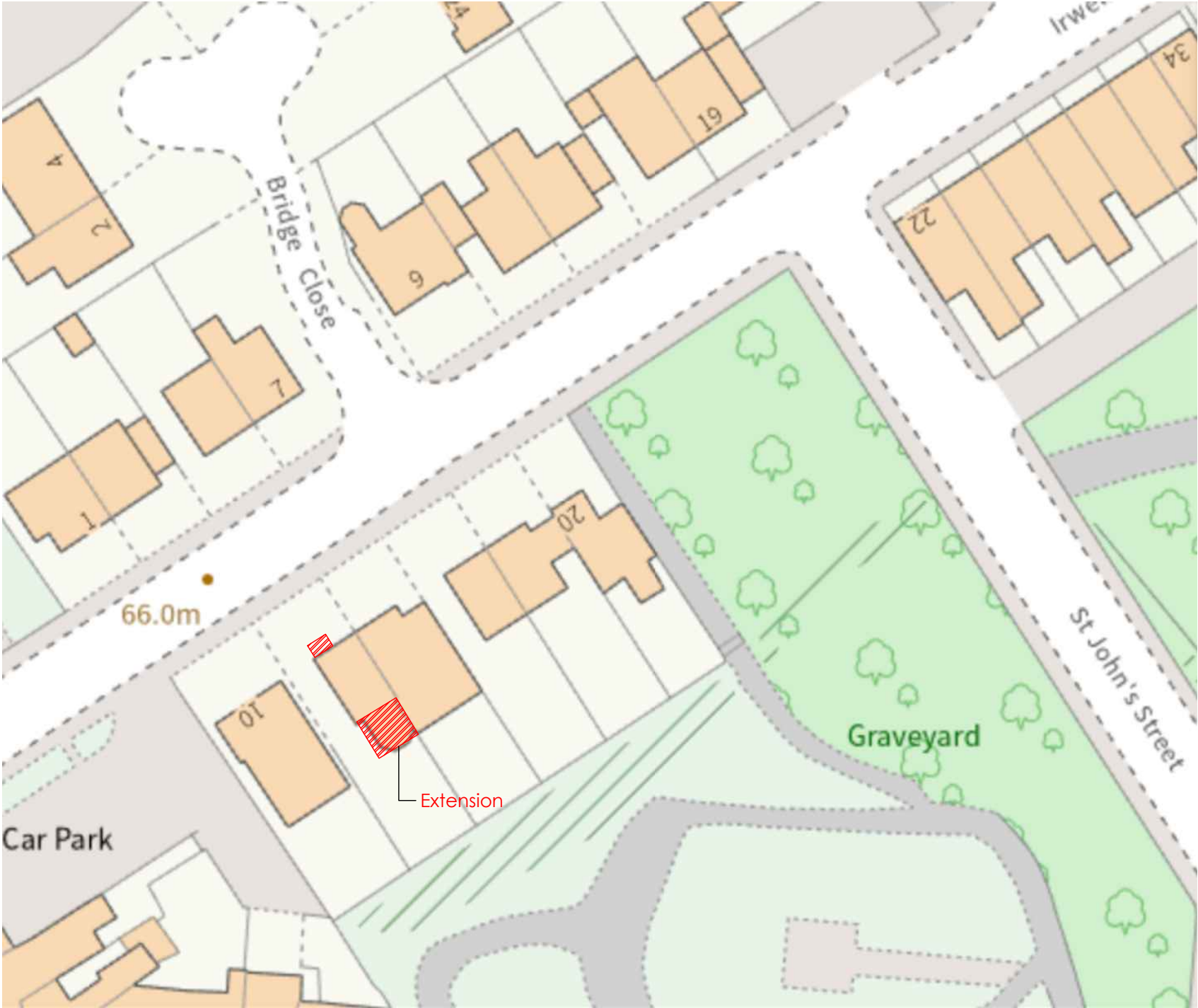


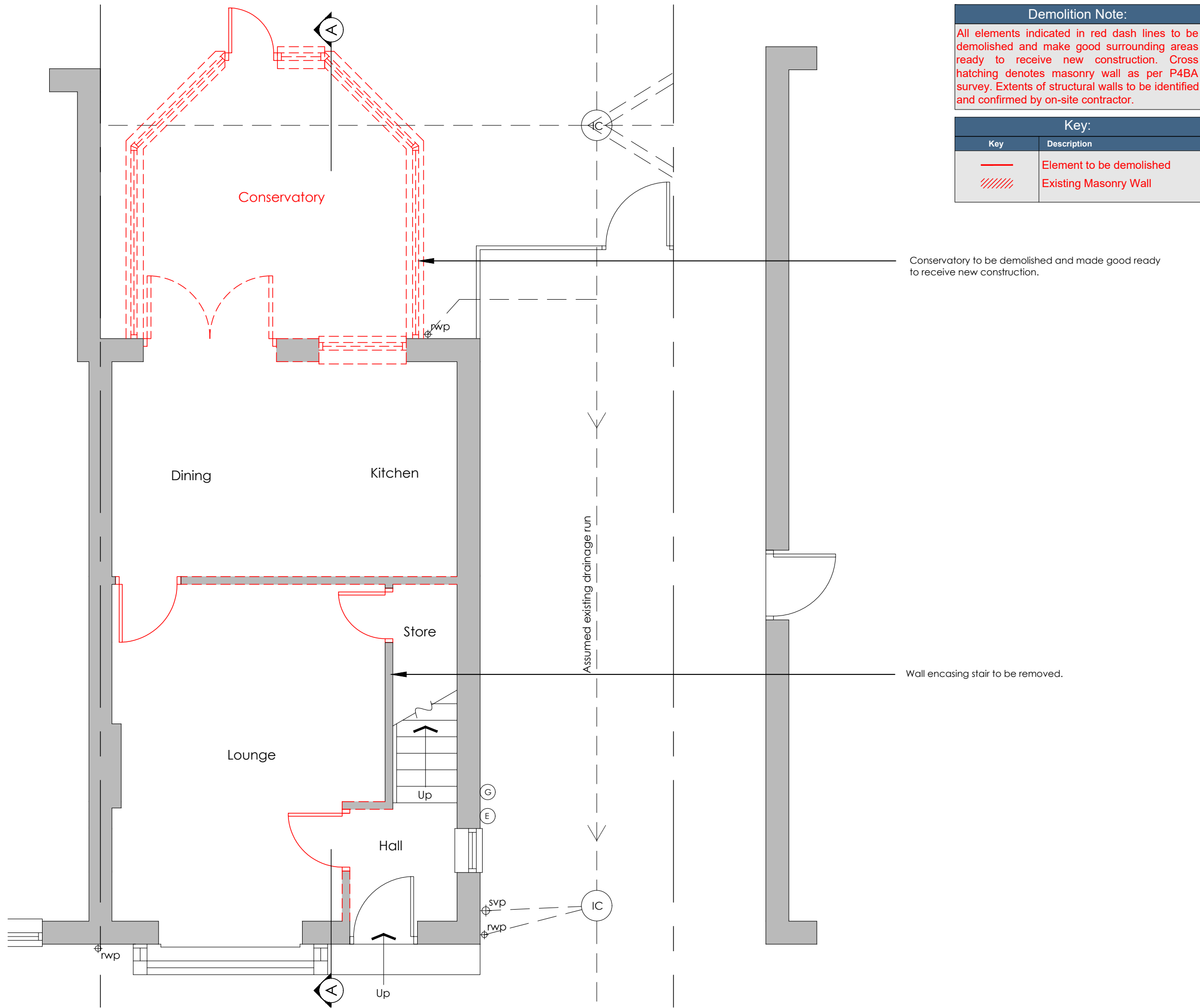
Location Plan (Scale - 1:1250)

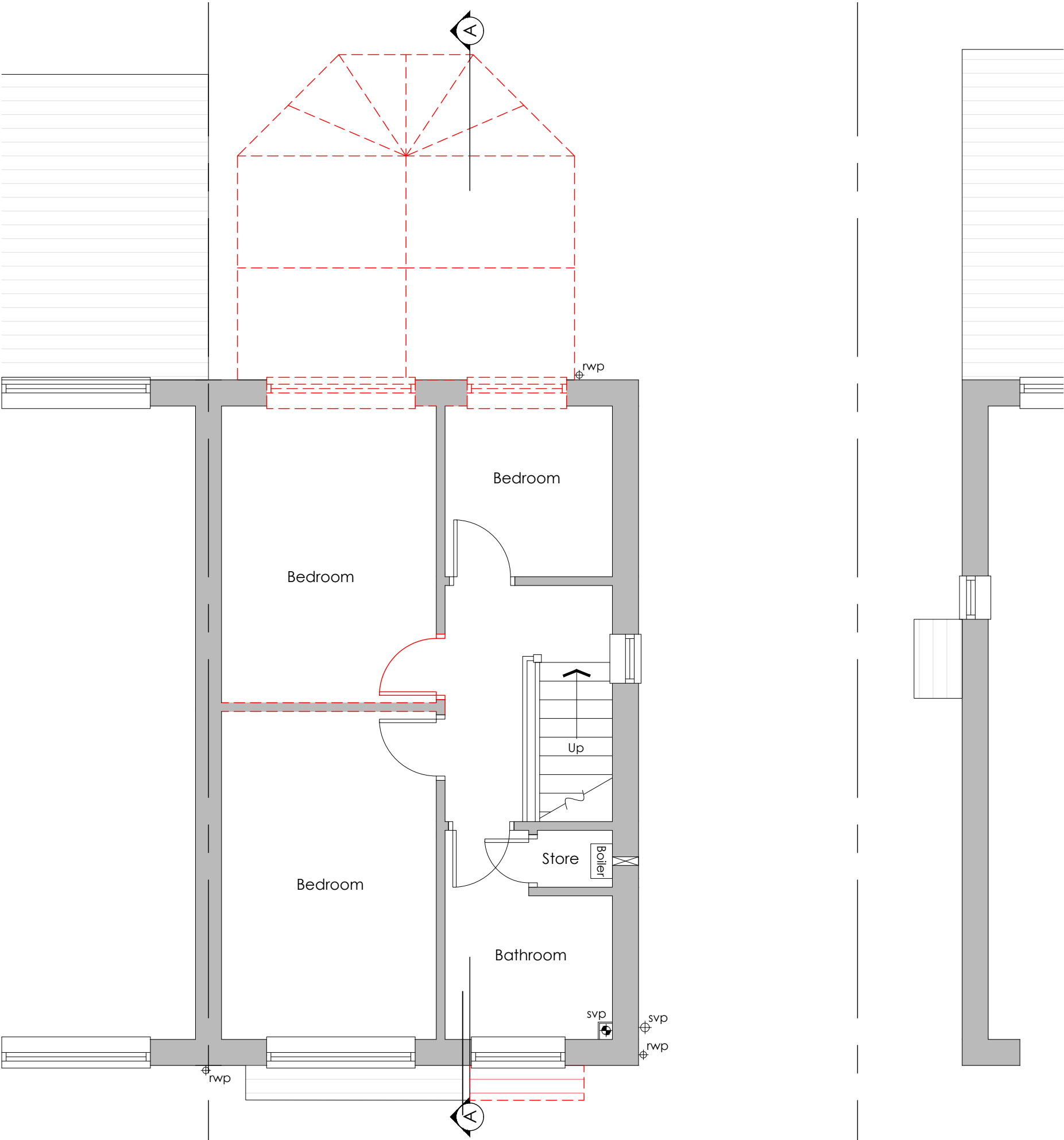
0m 10 20 30 40 50 60m



Site Plan (Scale - 1:500)

0m 10 20 30m





Demolition Note:

All elements indicated in red dash lines to be demolished and make good surrounding areas ready to receive new construction. Cross hatching denotes masonry wall as per P4BA survey. Extents of structural walls to be identified and confirmed by on-site contractor.

Key:

Key	Description
	Element to be demolished
	Existing Masonry Wall

03.

24049

Existing First Floor Plan



1:50 @A3

Dwelling Extension

12 Irwell street Radcliffe M26 1LR



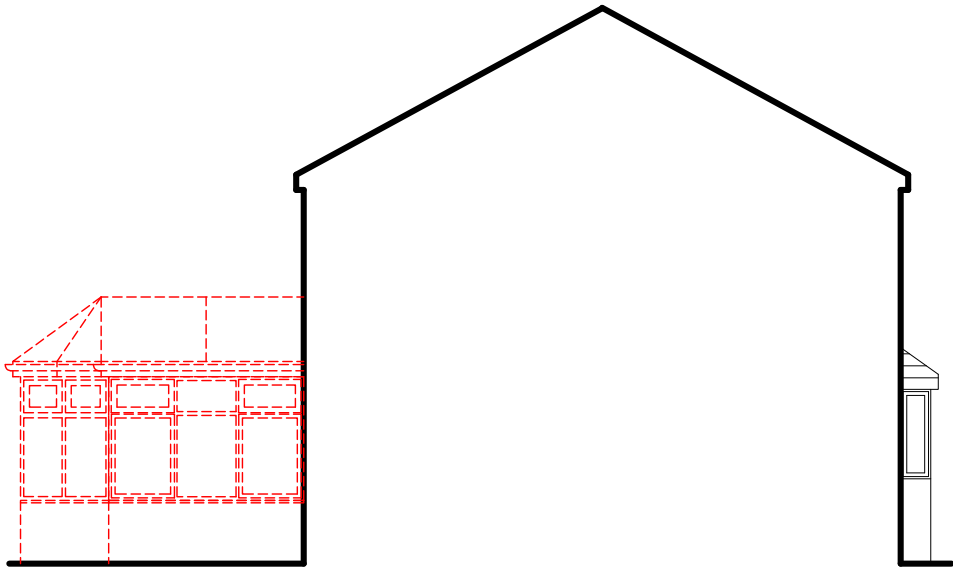
P4BA ARCHITECTURE
EXTEND.P4BA.CO.UK
INFO@P4BA.COM
0800 731 4707

15 MEMORIAL ROAD
WORSLEY
MANCHESTER
M28 3AQ

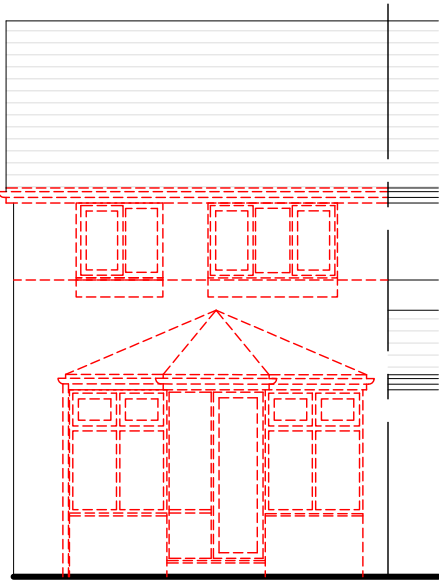
NOTE:
All elements indicated in
red dash lines to be
demolished and make
good surrounding areas
ready to receive new
construction



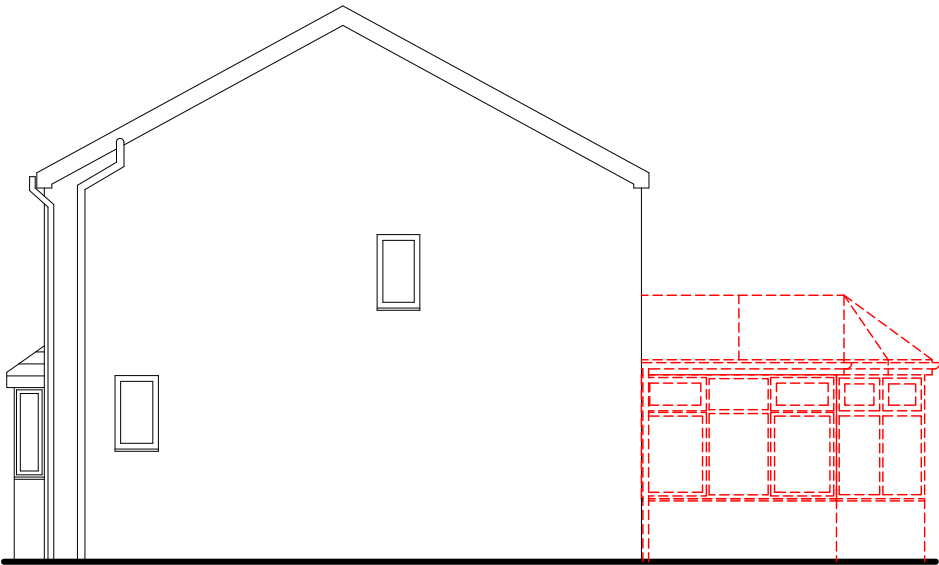
Front Elevation



Side Elevation

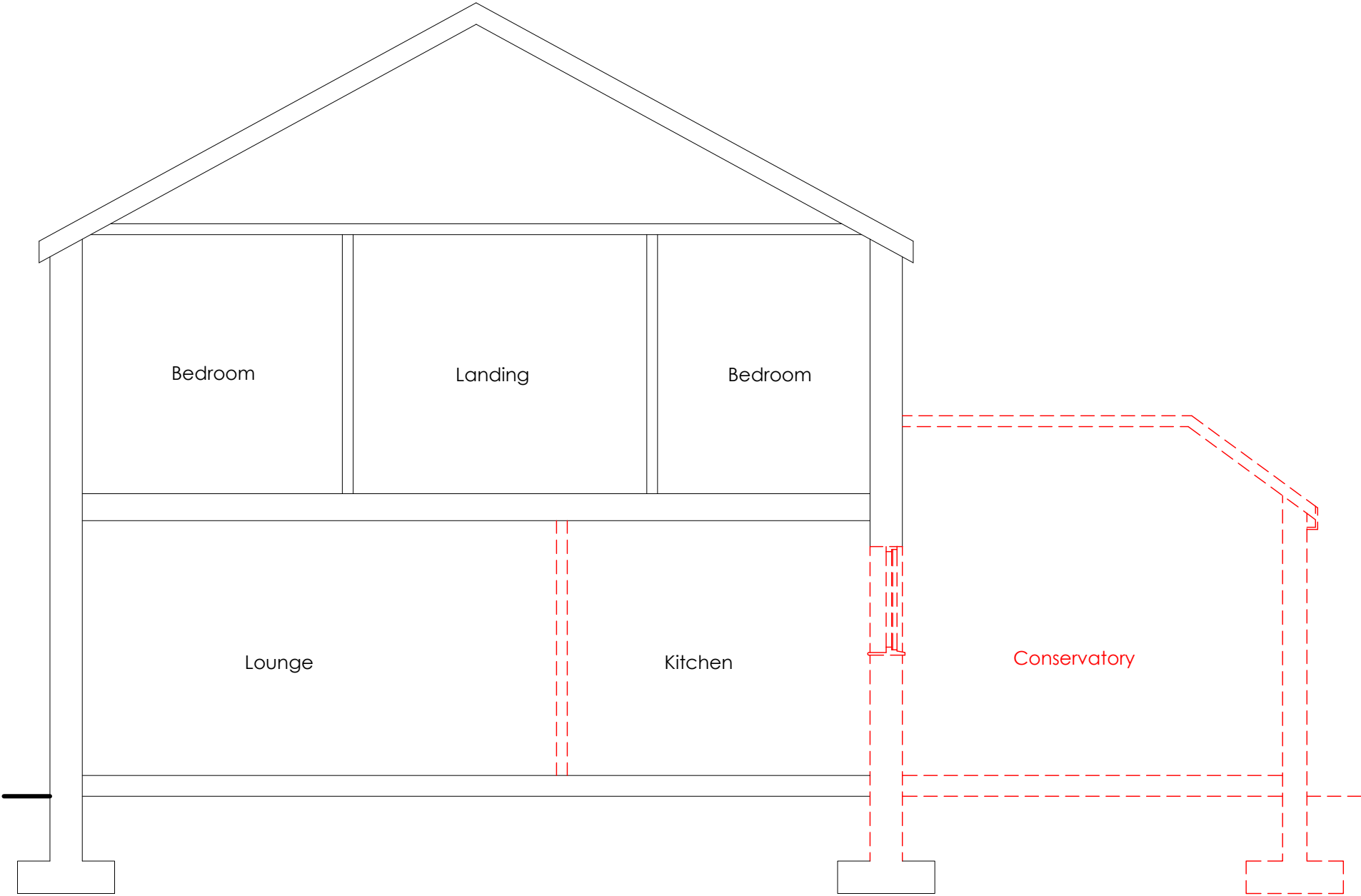


Rear Elevation



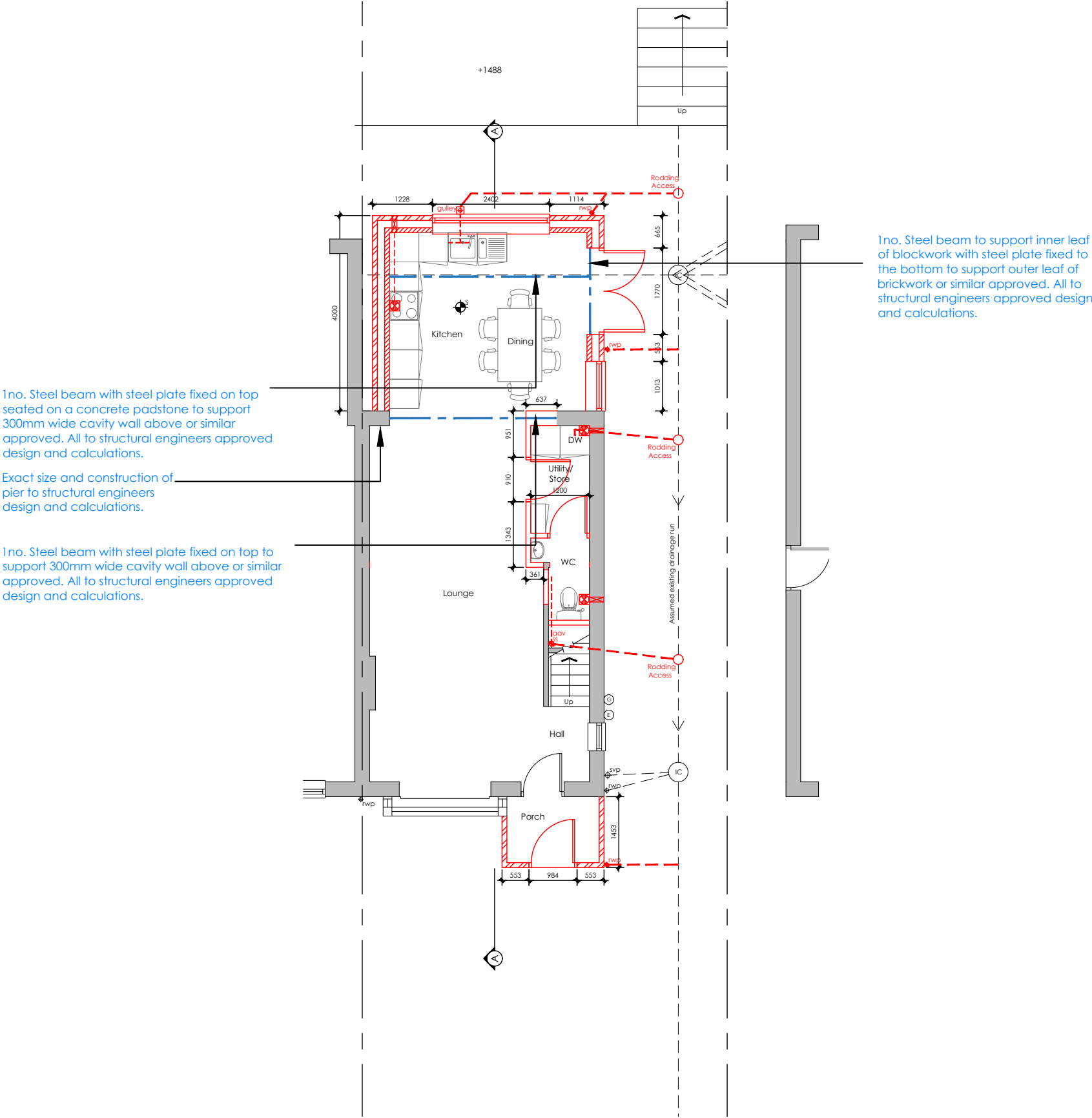
Side Elevation

NOTE:
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Section A-A

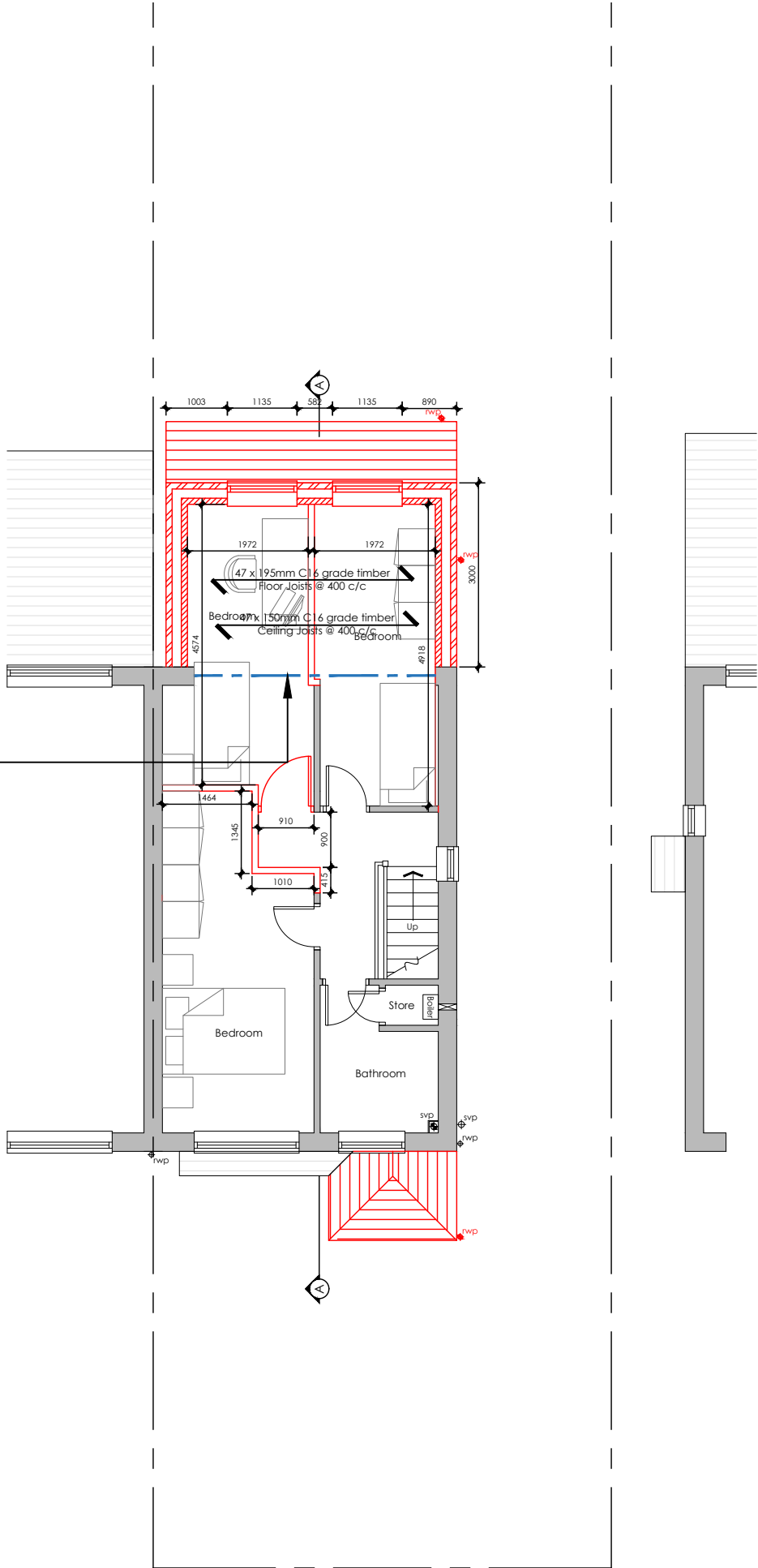
DESIGN DRAWING NOTE:
All elements indicated in RED
colour are proposed
construction to be read in
conjunction with the details
and specification to the rear
of this document.



Structural Design	
All structure shown on EXTEND drawings is indicative only, it is the structural engineer's responsibility to identify all structural works required.	
Planning Disclaimer	
This drawing has been prepared as part of a planning application and is subject to Local Authority Planning and Conservation, Fire Engineering and Structural review and approval.	
Key	Description
	Mechanical extract fan and switch
	Ceiling mounted smoke detector with sounder
	Ceiling mounted heat detector with sounder
	Consumer unit
	Electric meter box / cupboard
	Gas meter box / cupboard
	water meter
	Internal drainage run
	External drainage run
	Steel beam above
	Soil vent pipe
	Rain water pipe
	Stub stack with air admittance valve
	Boiler
	30 minute fire resisting door
	20 minute fire resisting door
	joist direction
	External cavity wall
	Stud wall
	Svp within plasterboard encasement

DESIGN DRAWING NOTE:
All elements indicated in RED
colour are proposed
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of this document.

New supporting beam to structural
engineers design and calculations.



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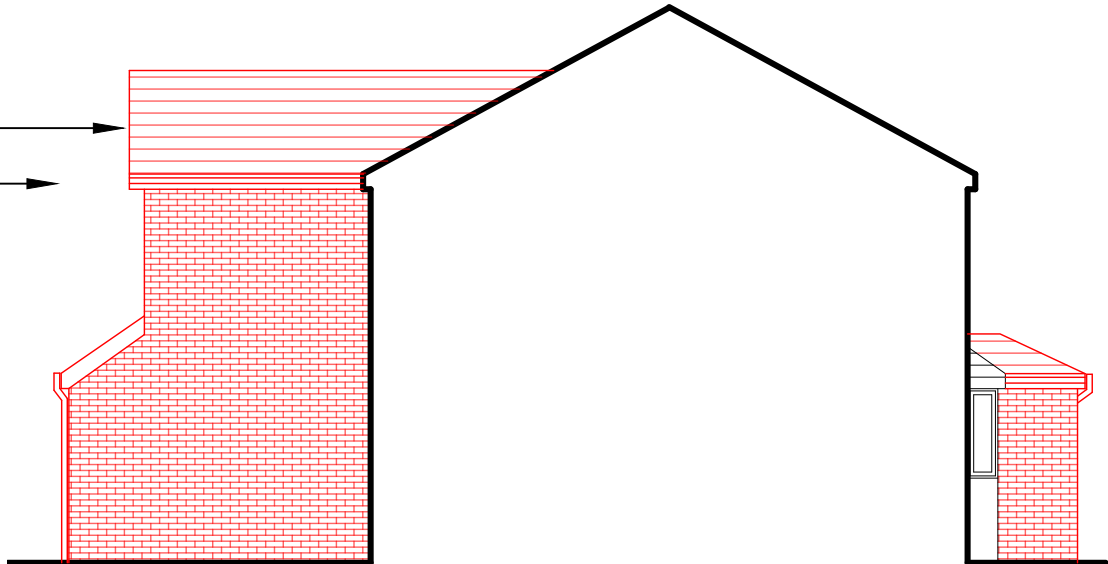
DESIGN DRAWING NOTE:
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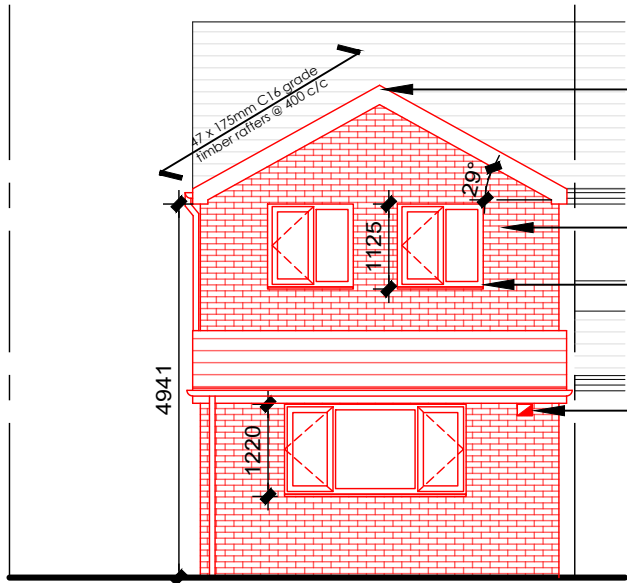
Front Elevation

Roof tiles to match existing.

Upvc barge / fascia boards to match existing.



Side Elevation



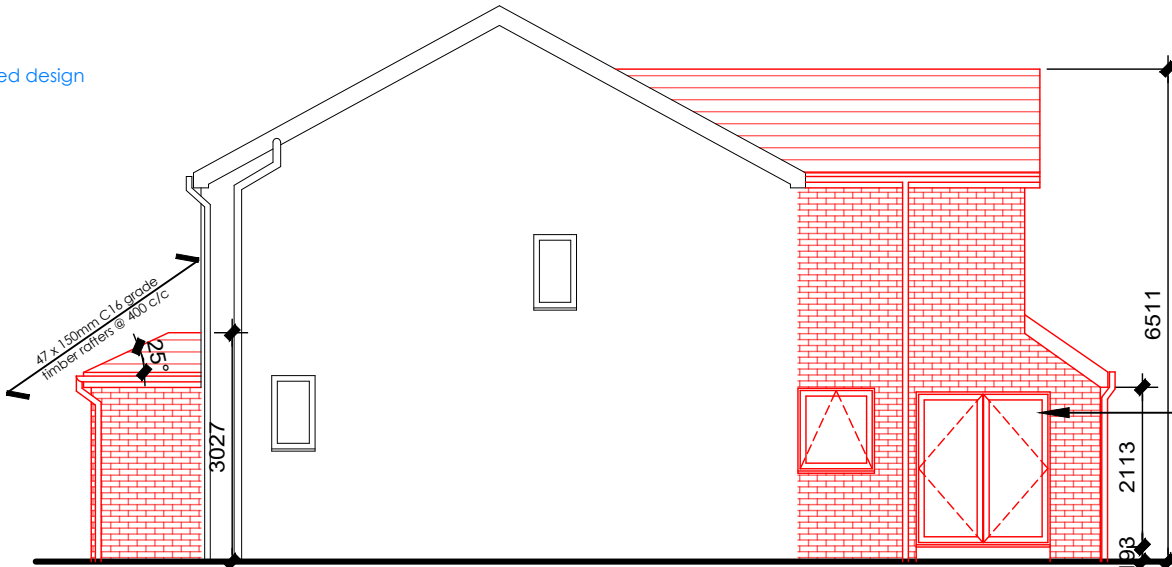
Rear Elevation

Ridge beam to structural engineers approved design and calculations.

Facing brickwork to match existing.

New double glazed upvc window.

Fan extract from cooker in kitchen.



Side Elevation

Existing french doors.

