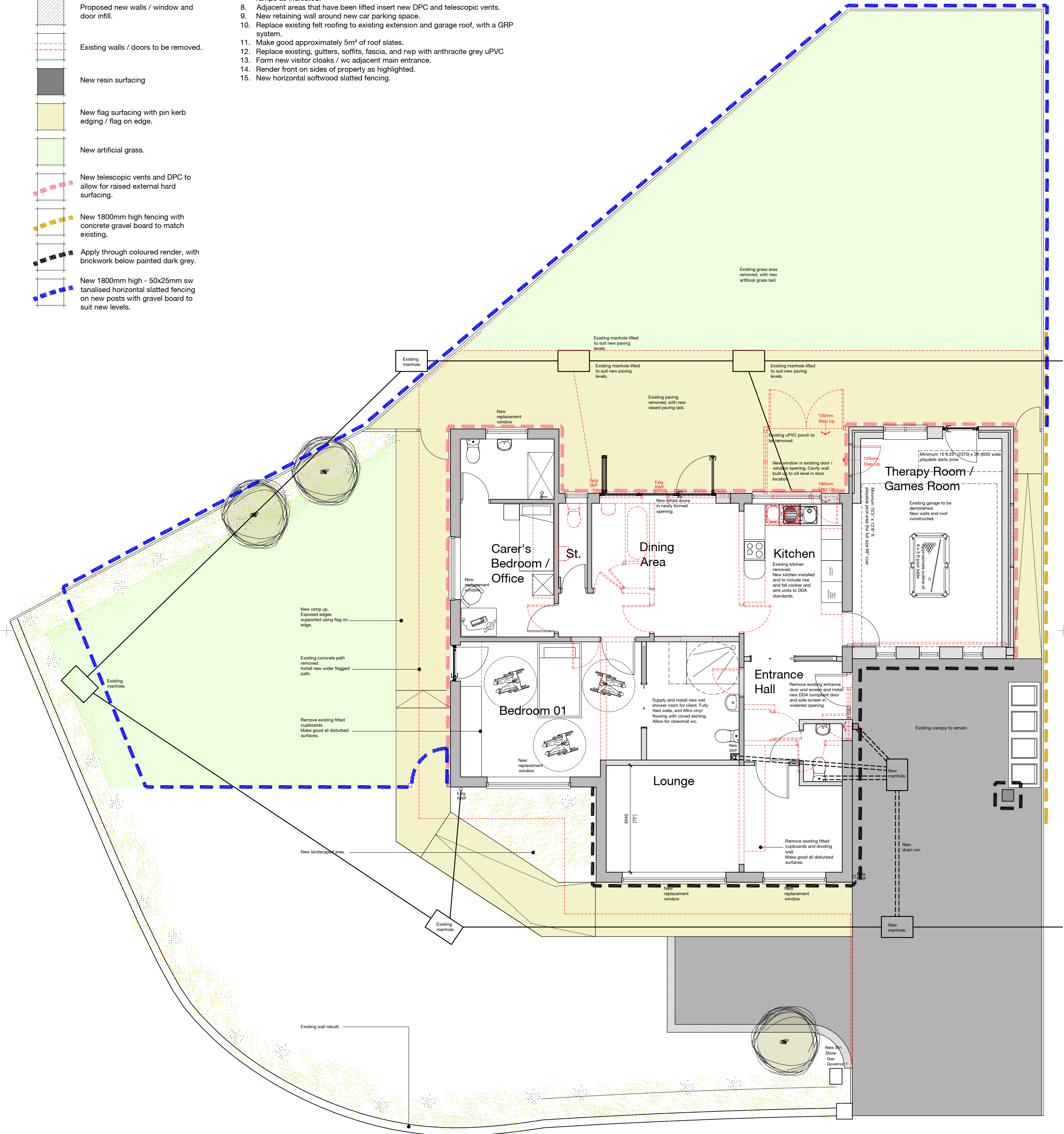




Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

- Extension
- Existing walls retained
- Proposed new walls / window and door infill.
- Existing walls / doors to be removed.
- New resin surfacing
- New flag surfacing with pin kerb edging / flag on edge.
- New artificial grass.
- New telescopic vents and DPC to allow for raised external hard surfacing.
- New 1800mm high fencing with concrete gravel board to match existing.
- Apply through coloured render, with brickwork below painted dark grey.
- New 1800mm high - 50x25mm sw tanalised horizontal slatted fencing on new posts with gravel board to suit new levels.

- Allowances to be made for:
1. New uPVC windows. (Anthracite Grey externally / internally)
 2. Repair existing drainage system as outlined in report.
 3. Carefully removing moss build up on roof.
 4. Lift, clean and re bed existing concrete ridge and hip tiles.
 5. Repair existing gutters and fascia's as highlighted in report.
 6. ACO drain to full rear of property.
 7. Remove existing concrete drive and paving. Lift paths to suit proposals with new ramps as indicated.
 8. Adjacent areas that have been lifted insert new DPC and telescopic vents.
 9. New retaining wall around new car parking space.
 10. Replace existing felt roofing to existing extension and garage roof, with a GRP system.
 11. Make good approximately 5m² of roof slates.
 12. Replace existing, gutters, soffits, fascia, and rwp with anthracite grey uPVC
 13. Form new visitor cloaks / wc adjacent main entrance.
 14. Render front on sides of property as highlighted.
 15. New horizontal softwood slatted fencing.



F	22.02.2022	Rear window and bifolds relocated	po	rsg
E	11.11.2021	Rear bifolds to garage amended to single door and window. Escape door added to bedroom 01. External lighting added	-	-
D	12.10.2021	Fence height added	rsg	-
C	31.08.2021	Fence height added	rsg	-
B	17.06.2021	Notes updated	rsg	-
A	16.06.2021	Fence line adjusted along Newton Drive in line with LA comments	rsg	-

Rev Date Description Drawn Checked

Project	For & on behalf of Irwin Mitchell 30 Belvedere Avenue Bury BL8 4ED					Drawing	Proposed Site and Ground Floor Plan							
Client	AB													
BIM Suitability Description						SUITABLE FOR INFORMATION						BIM Suitability Code		S2
Status	preliminary		2 Riverside Way Whitehall Waterfront		320 City Road Angel						edward architecture			
Date	feb21		LEEDS ■		LONDON □									
Drawn	rsg		L51 4EH t 0113 819 8041		EC1V 2NZ t 0203 883 8602									
Checked	-		w edwardarchitecture.co.uk											
Scale (A2)	1:75		e info@edwardarchitecture.co.uk											
Project	0888	Originator	EA	Discipline	A	Drawing No	PL04	Rev	F					

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