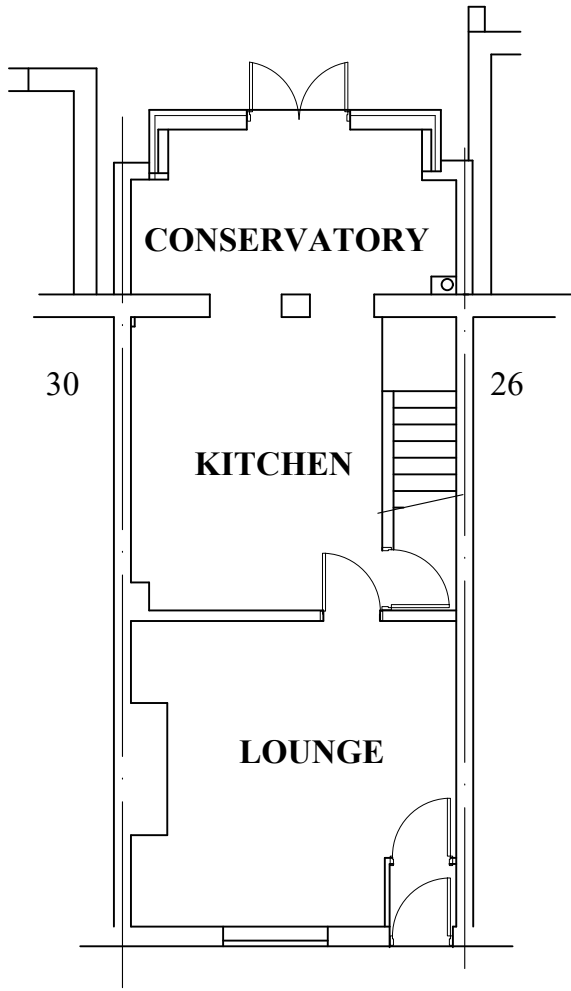
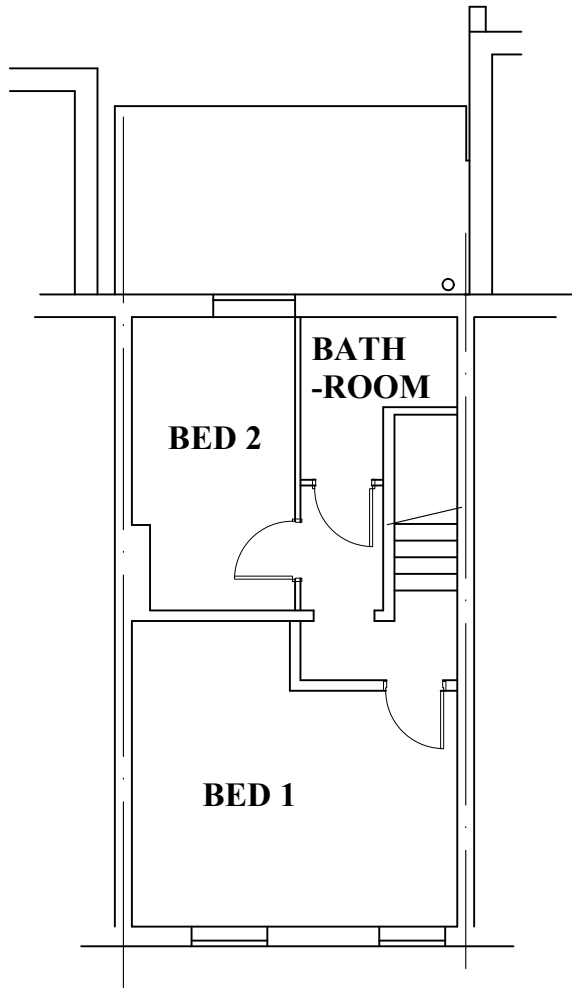


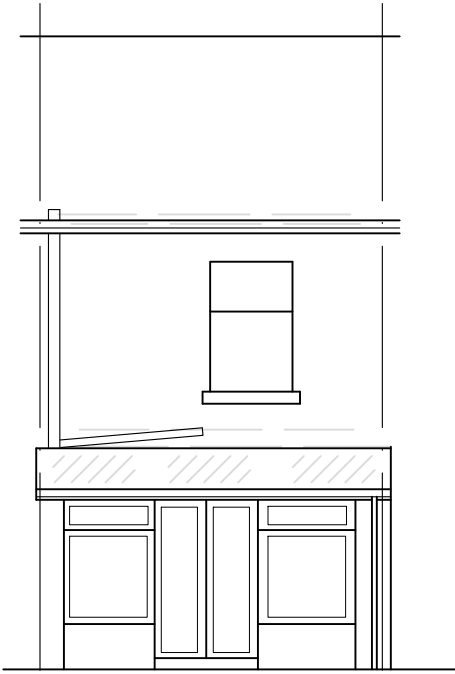
Fully demolish existing conservatory, grub up foundation and floor slab as necessary. Make good to the wall of number 26 where it abuts the conservatory. Agreement to be made with no. 26 prior to making good to wall



Existing Ground Floor Plan

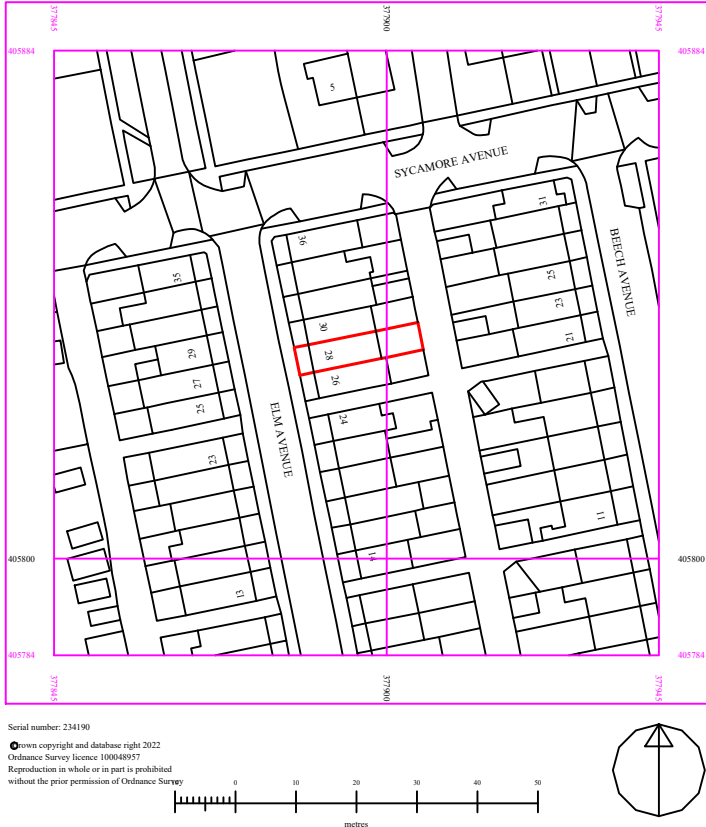


Existing First Floor Plan

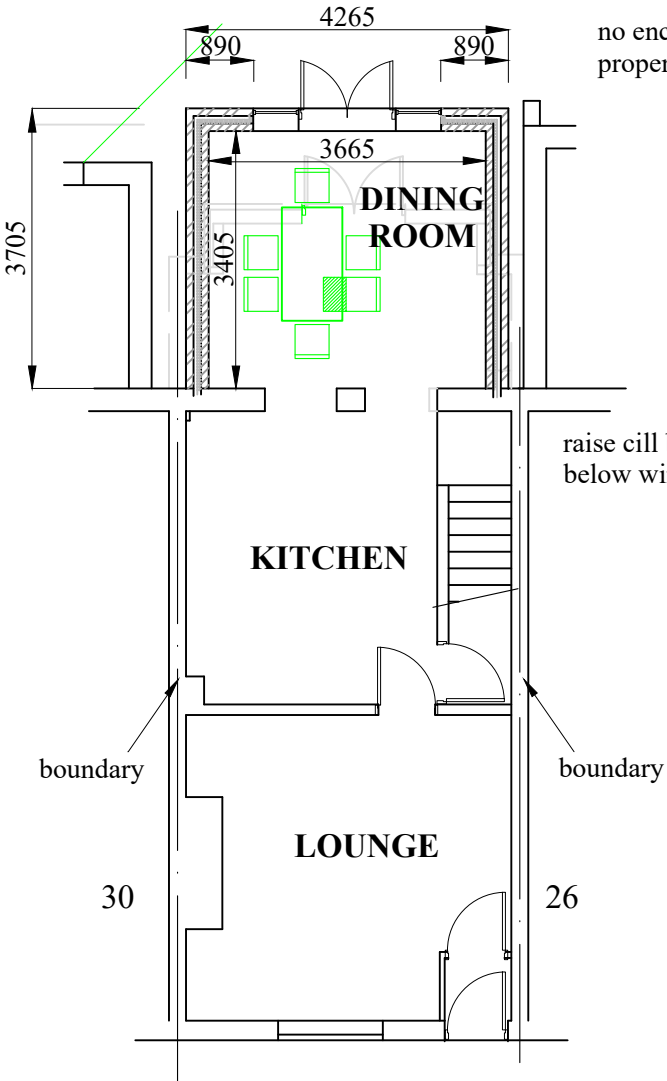


Existing Rear Elevation

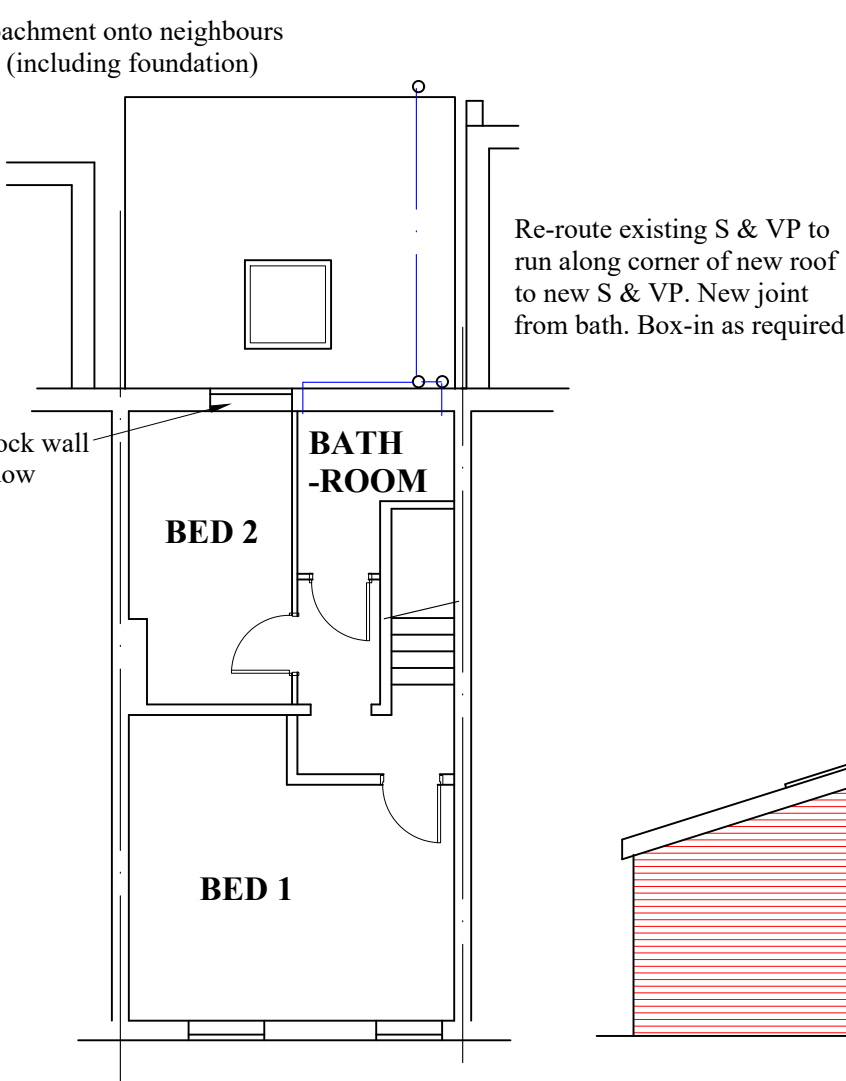
Ordnance Survey
Ukmapcentre.com



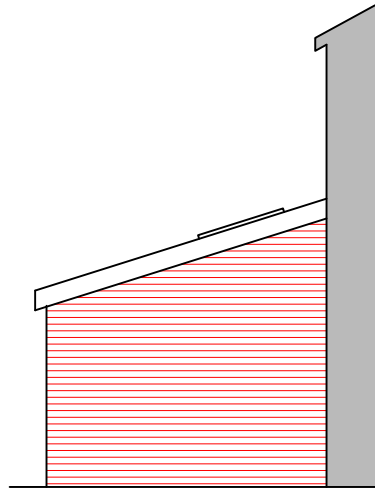
Location Plan
Scale 1:1250



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Side Elevation

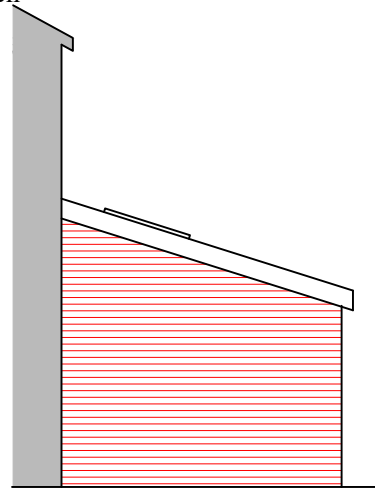
Opening lights to be greater than 1/20th floor area. Trickle ventilation equal to 10000mm2.
brickwork and tiles to match as close as possible to existing, to sat. Planers and Client.

Re-route existing S & VP to run along corner of new roof to new S & VP. New joint from bath. Box-in as required
1140 x 1180 Velux style DG window. U-value assumed to be 1.4
Marley Edgemere or similar tiles to suit roof pitch
150 dia. S & VP to extend 900mm above roof. S & VP to have cage at top.
French doors in combined overall 2485 x 2100 UPVC DG doors and glazing. Openers in side panels. U-value assumed to be 1.2.

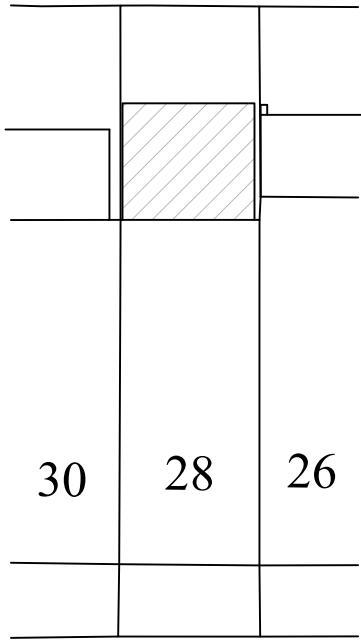
Proposed Rear Elevation

New approx 1090 x 1275 UPVC DG means of escape window to suit new opening. Block wall below, match externally as much as possible.
New 100 hr PVC R/W gutters connected into new 63 dia PVC R/W pipes as shown

63 sink waste



Proposed Side Elevation



Site Plan
1:250

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Job No. 22-3278/D **Drg. No. L1**

Date: Feb. 2022 **Scales. 1:100, 1:250, 1250 @ A**

Plans, Elevations, Site Plan and Location Plan

Proposed Rear Extension

28 Elm Ave, Radcliffe M26 1DR

A2 SHEET

