

Existing side door to the loft area to be removed including the rails and replaced with new side window with New pediments added to the front elevation opening sashes as shown and cut into the existing front elevation roof New windows to be added to the front elevation matching the style of the existing using pvcU double glazed frames and units New windows added to the partially blocked up opening originally the front door Lantern to the extension Composite door and double glazed side frame to the new utility room Existing canopy around the side of the existing house to

(FACING NORTH WEST)

PROPOSED FRONT ELEVATION (Scale 1:100)

PROPOSED SIDE ELEVATION

Remove the existing front door and frame and block up the opening with matching brickwork. Fix new window to the bottom of the staircase at the half landing level Form new opening in the area of the former chimney breast to create new access into the house and large hall Remove and replace all existing Fix new windows to the existing windows to the house with new pvcU openings either side of the new door. double glazed windows in a style to Internally remove the wall between be agreed but indicated on the the hall and the staircase forming lounge elevation drawings opening staircase and remove ex staircase and fix new staircase within Internal partition walls shown the existing space with void below dashed to be removed and all wall staircase floor and ceiling finishes made good Widen opening between hall and snug Existing rear windows to be removed Remove internal walls shown and opening blocked up and made dsashed and block up former door openings as indicated hatched New walls as before 320mm thick Form new opening in the side finished with facing brickwork elevation walls in the location of the --3220--- former front door and alter the New combination door and frame opening to allow new window to be added to the new utility room wit installed within the snug room -internal openings blocked up and Form new opening (former rear wall) utility room made good and fix new double doors into the new kitchen/dining/family room New cavity wall to create stability to the existing remaining house and to Wall dashed to be removed retaining carry the cavity wall to be rear of the part of the existing structure to upper floor extension support new steelwork New kitchen/dining/family room New extension to be formed 320mm extension to be formed with flat roof thick consisting of 100mm blockwork over with double glazed lantern and render with 100mm fully filled lights over the main part of the cavity and 100mm thermal lounge/dining blockwork inner leaf Kitchen designed by specialist New full height pvcU double glazed contractor, all waste to be connected windows to the side elevation to existing foul water drainage dashed line indicated the proposed foundations to the perimeter of Flat roof extension to drain towards the new extension the rear of the building and to drain off to gullies connected to soakaway Rear elevation to have 2 sets of located within the garden area a aluminium powder coated sliding minimum of 5.0m from any building folding doors and frame either side or foundation. of supporting steel column to support the beams carrying the floor

PROPOSED GROUND FLOOR PLAN

(Scale 1:100)

PROPOSED ALTERATIONS AND EXTENSION TO REAR OF THE EXISTING HOUSE (PLANNING PERMISSION)

THE EXISTING HOUSE IS A BRICK BUILT MODERN HOUSE CONSTRUCTED IN A TRADITIONAL STYLE WITH BRICKWORK OUTER SKIN, STONE DETAILING TO THE HEAD OF THE WINDOW AND STONE CILLS AND AROUND THE DOORS

WINDOWS ARE TIMBER SINGLE GLAZED

above and the beams over the rear

THERE IS A CANOPY ALONG BOTH SIDE ELEVATIONS SUPPORTED ON CAST IRON BRACKETS AND FINISHED WITH GREY SLATES

MAIN HOUSE ROOF IS GREY SLATES WITH ALL FASCIA, BARGE BOARDS AND SOFFITS IN TIMBER

MAIN FRONT DOOR IS A TIMBER DOOR AND FRAME WITH CANOPY OVER THE OPENING

THERE IS A BRICK BUILT OUTRIGGER AT THE REAR OF THE PROPERTY WHICH IS TO BE REMOVED AND REPLACED WITH THE NEW EXTENSION.

THE HOUSE IS TO BE EXTENDED AND ALTERED THROUGHOUT THE ENTIRE PROPERTY TO CREATE THE NEW LAYOUT

THE ALTERATIONS ARE TO CREATE A NEW MAIN ENTRANCE INTO THE HOUSE AND FORM A NEW HALL AND STAIRCASE

CREATE A SNUG/OFFICE AND CLOAKROOM AND WC ACCESSED FROM THE MAIN HALL AREA.

IMPROVE THE LOUNGE

EXTEND AT THE REAR TO CREATE NEW KITCHEN / DINING / FAMILY ROOM WITH SEPARATE UTILITY ROOM AND SLIDING FOLDING REAR DOORS OVERLOOKING THE GARDEN AREA

FIRST FLOOR EXTENSION IS TO IMPROVE AND ENLARGE BEDROOM 3, FORM A NEW BEDROOM 4 WITH ENSUITE AND CREATE A FAMILY BATHROOM.

THE EXISTING ATTIC ROOM IS TO BE IMPROVED WITH NEW DORMER TO THE REAR AND PEDIMENTS TO THE FRONT ELEVATION

including the ensuite Wall between bathroom and bedroom 2 bedroom 1 bedroom 1 retained Bathroom space to be stripped out and split into house bathroom and bedroom 5 new ensuite to the new rear bedroom Both rooms to have mechanical ventilation Part of the existing house retained with openings/windows blocked up and new walls added to create the bathroom new layout bedroom 3 New extension to the rear of the house formed 320mm thick consisting blockwork and render with fully filled cavity and thermal block inner leaf finished with plasterboard bedroom 4 and skim New pvcU double glazed windows and doors to the rear elevation New flat roof over the ground floor kitchen/dining/family room to have double glazed lantern lights to the roof area Bedroom 3 to opposite side to be extended using the existing room and extending into the new extension

Bedroom 1 retained as existing

PROPOSED FIRST FLOOR PLAN

ensuite

(Scale 1:100)

PROPOSED SECOND FLOOR PLAN (Scale 1:100)

NEW EXTENSION TO THE REAR OF THE HOUSE:

CAREFULLY TAKE DOWN PART OF THE REAR OUTRIGGER RETAINING SOME OF THE EXISTING STRUCTURE TO SUPPORT THE EXISTING HOUSE AND THE NEW **EXTENSION WORKS** THE EXTENT OF THE DEMOLITION IS INDICATED WITH DASHED LINES ON THE PLAN.

BLOCK UP EXISTING OPENINGS AND FORM NEW OPENINGS TO CREATE THE PROPOSED LAYOUT.

NEW EXTENSION FULL FILL CAVITY WALL WITH BRICKWORK OUTER, CAVITY AND THERMAL BLOCKWORK INNER AND FINISHED WITH PLASTERBOARD AND

CONCRETE FOUNDATIONS AND INSULATED CONCRETE SLAB

PVCu DOUBLE GLAZED WINDOWS AND ALUMINIUM POWDER COATED DOORS AND FRAME

STEEL BEAMS SUPPORTING THE REAR ELEVATION, THE NEW FLOORS AND SUPPORTING THE FIRST FLOOR WALLS

KITCHEN/DINING/FAMILY ROOM TO HAVE A FLAT ROOF WITH DOUBLE GLAZED LANTERN LIGHTS OVER THE KITCHEN AND DINING AREAS

FIRST FLOOR EXTENSION BUILT OVER THE GROUND FLOOR BUILDING AND CREATING THE NEW BEDROOMS

FLAT ROOF OVER THE BEDROOMS CREATING A TERRACE TO THE SECOND FLOOR AND THE EXISTING SECOND FLOOR

CONSTRUCTION:

CONCRETE STRIP FOUNDATION BRICKWORK WALLS UPTO DPC LEVEL

CONCRETE SLAB WITH INSULTED FLOOR AND DAMP PROOF MEMBRANE

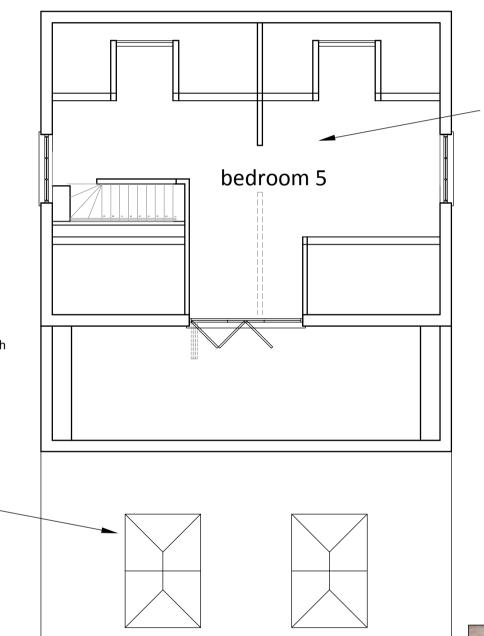
WALLS 320mm THICK CONSISTING OF 100mm FACING BRICKWORK, 100mm FULLY FILLED CAVITY AND 100mm THERMAL BLOCKWORK AND PLASTERBOARD

FLAT ROOF JOISTS WITH SPAB INSULATION AND GRP ROOFING SYSTEM AND DOUBLE GLAZED LANTERN LIGHTS

PVCu DOUBLE GLAZED WINDOWS AND ALUMINIUM DOUBLE GLAZED SLIDING FOLDING DOORS

FIRST FLOOR AS GROUND FLOOR WITH PVCU DOUBLE GLAZED WINDOWS AND DOORS FLAT ROOF AS GROUND FLOOR

SECOND FLOOR: CONVERSION OF ATTIC SPACE TO CREATE NEW DORMER TO THE REAR FINISHED WITH SLATES TO MATCH THE MAIN HOUSE PEDIMENTS TO THE FRONT ELEVATION



pediments added to the front elevation and a central dormer roof added to the rear elevation with sliding folding doors located centrally overlooking the rear garden area

Attic room to remain but with new



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

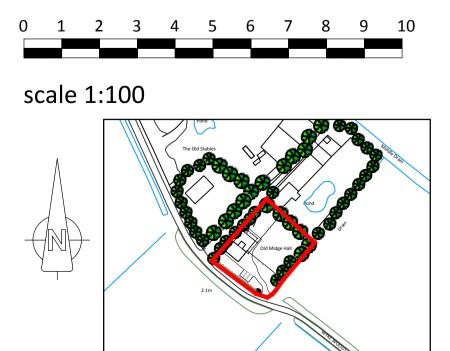


PROPOSED ROOF PLAN



PROPOSED REAR ELEVATION

Ms Jane Evans Old Midge Hall Wyke Wood Lane Scarisbrick Lancashire Proposed extension to rear of house and internal alterations Proposed plans and elevations (02) June 2022 Scale 1:50; 1:100; 1:1250



LOCATION PLAN SCALE 1:2500

TYPICAL ROOF LIGHT