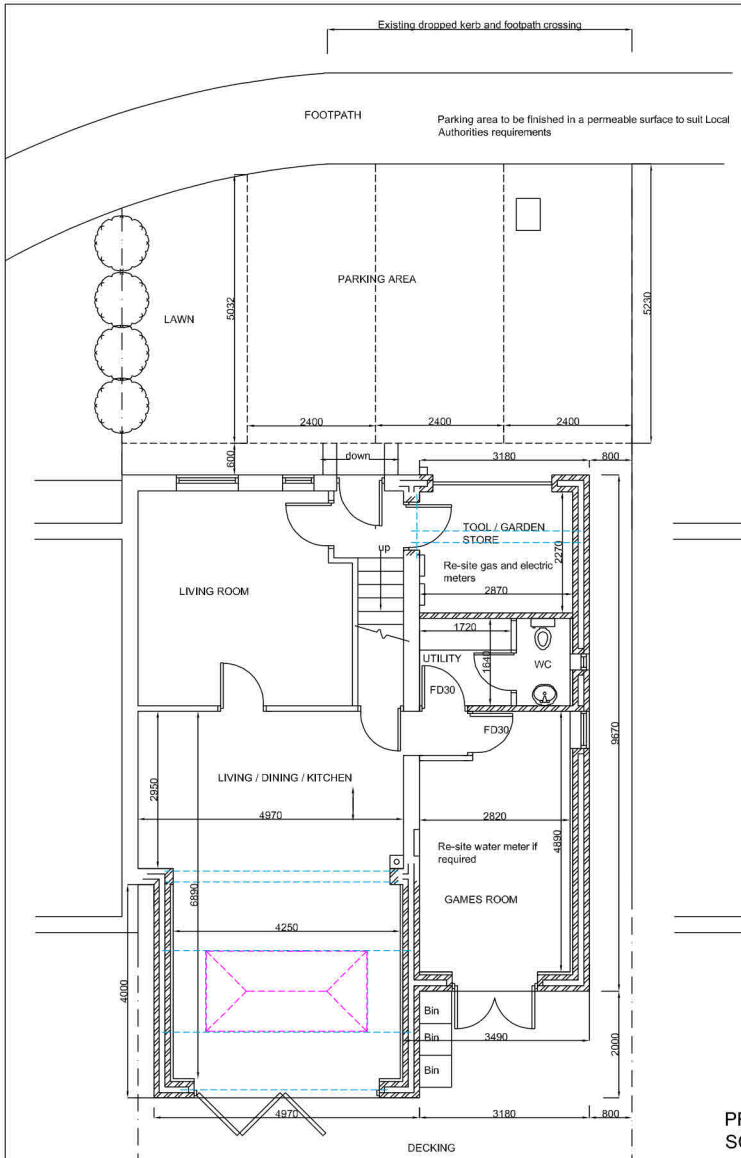
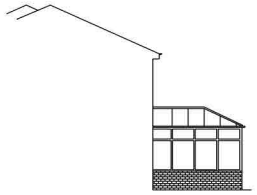
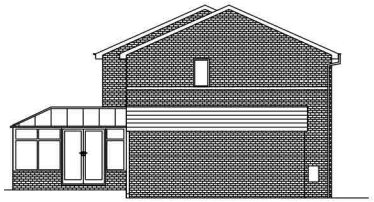


PROPOSED GROUND FLOOR PLAN
SCALE 1:50



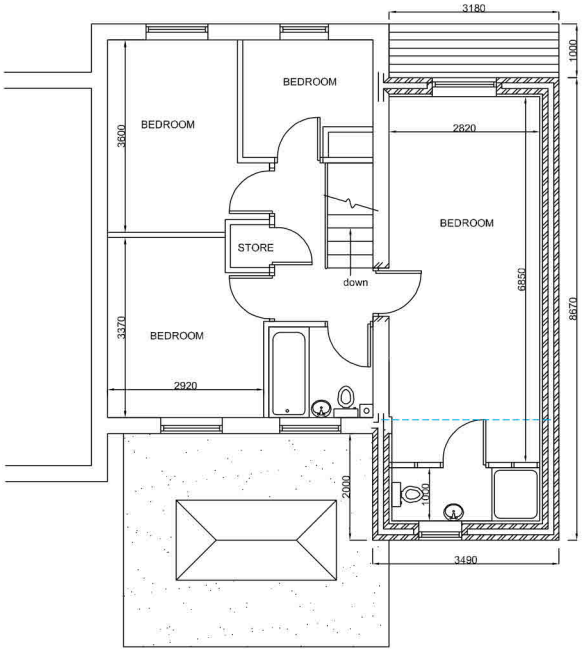
EXISTING SIDE ELEVATION
(Fence omitted for clarity)
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

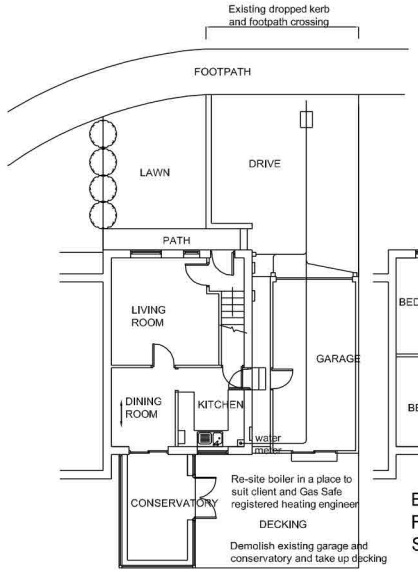


EXISTING GABLE ELEVATION
SCALE 1:100

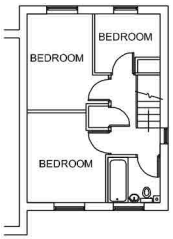
EXISTING FRONT ELEVATION
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

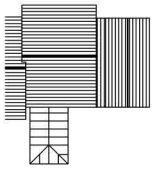


EXISTING GROUND
FLOOR PLAN
SCALE 1:100

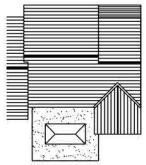


EXISTING FIRST
FLOOR PLAN
SCALE 1:100

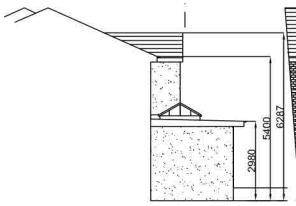
Notes:-
Two storey and single storey roof to front finished in concrete tiles to match existing. Roof to rear extension to be Butyl flat rubber roofing system with glass atrium. New walls to be facing brick to front to match existing and render to all remaining sides, including rendering over existing brick to rear. New windows and doors to be finished in Grey anthracite PVC. RWP's, gutters and fascias to be black PVC. Decking to rear to be composite decking boards coloured grey or black. New boundary dence to be timber to match existing



EXISTING
ROOF PLAN
SCALE 1:200

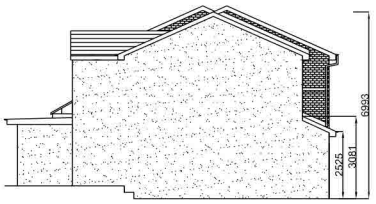


PROPOSED
ROOF PLAN
SCALE 1:200



PROPOSED SIDE ELEVATION
(Fence omitted for clarity)
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED GABLE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

NOTES

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely to be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

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FOSTER & WALSH
Architectural Services Ltd

Office 1 Remec House, Summit Works
Manchester Road, Burnley.

[redacted]

REVISIONS

Rev A:- Bin store details and dim to nearest adjoining window added Oct 2023

PROJECT

Proposed two-storey and single storey extensions with decked area to rear
1 Merlin Grove
Burnley

DRAWING TITLE

Existing and proposed plans, elevations and roof plans

DRAWING NUMBER M.G 1 / 1A

SCALE	DRAWN BY	DATE
1:50, 1:100	L.F	OCT 2023

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