

This drawing was produced by DMG of Glynn Property Consultants Ltd and is an official document. The drawing is not to be copied, modified or sent to any unauthorised persons without consent.

DO NOT scale from this drawing

All specified dimensions are to be checked on site and referenced to the drawing, any major discrepancies should be referred back to Glynn Property Consultants Ltd.

This drawing contains **NO STRUCTURAL CALCULATIONS OR SPECIFIED STRUCTURAL COMPONENTS**. Please refer to allocated engineer.

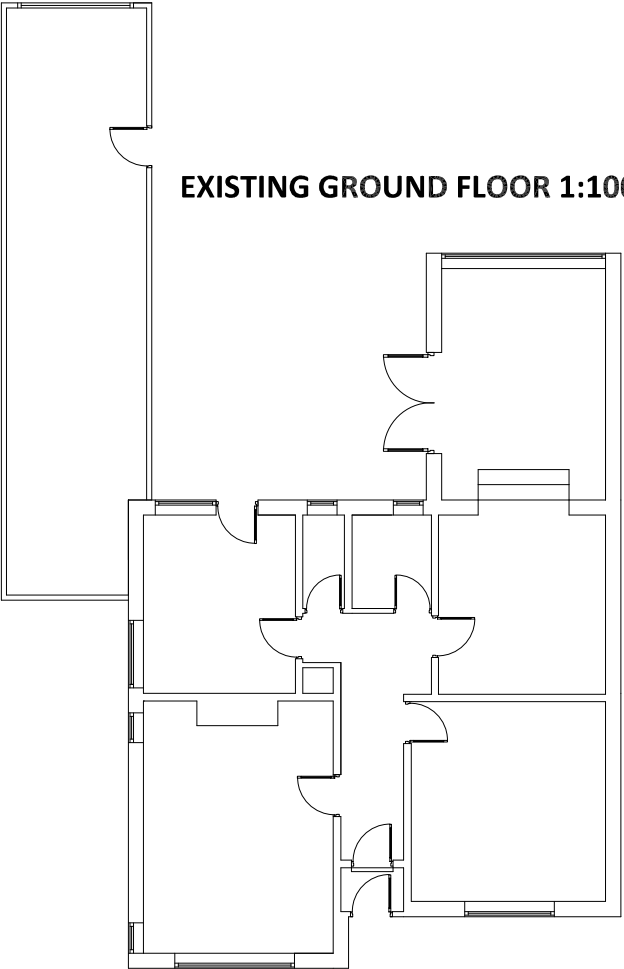
All materials and workmanship to be carried out to British standards and follow up to date Building Regs with the approval of any nominated building inspector.

It is the clients responsibility to check if the property is leasehold or freehold

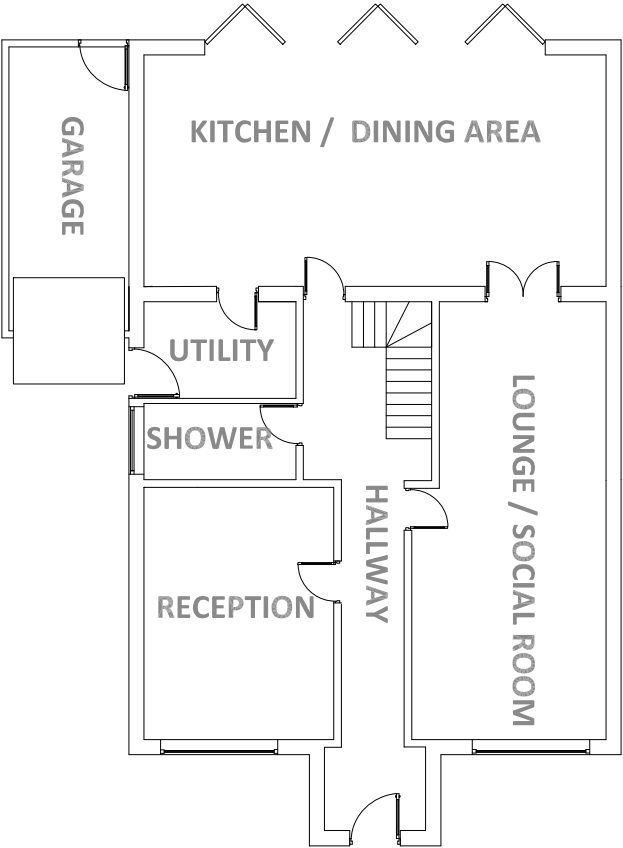
The Party Wall Act 1996 should be followed at all times

The designer (if needed) will identify any suspected dangerous materials, the client is then responsible to take further action.

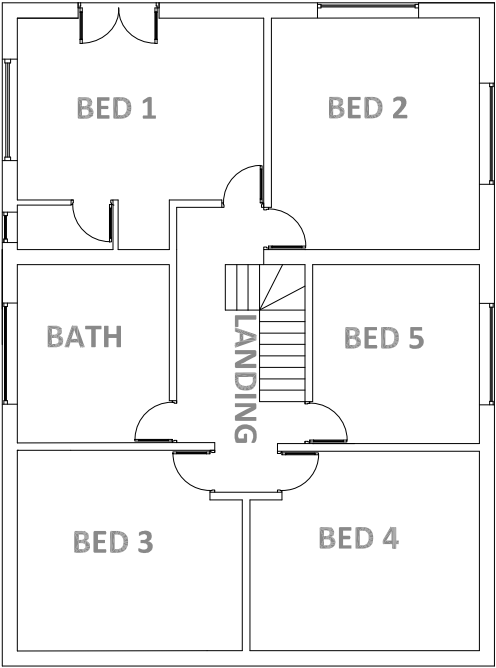
EXISTING GROUND FLOOR 1:100



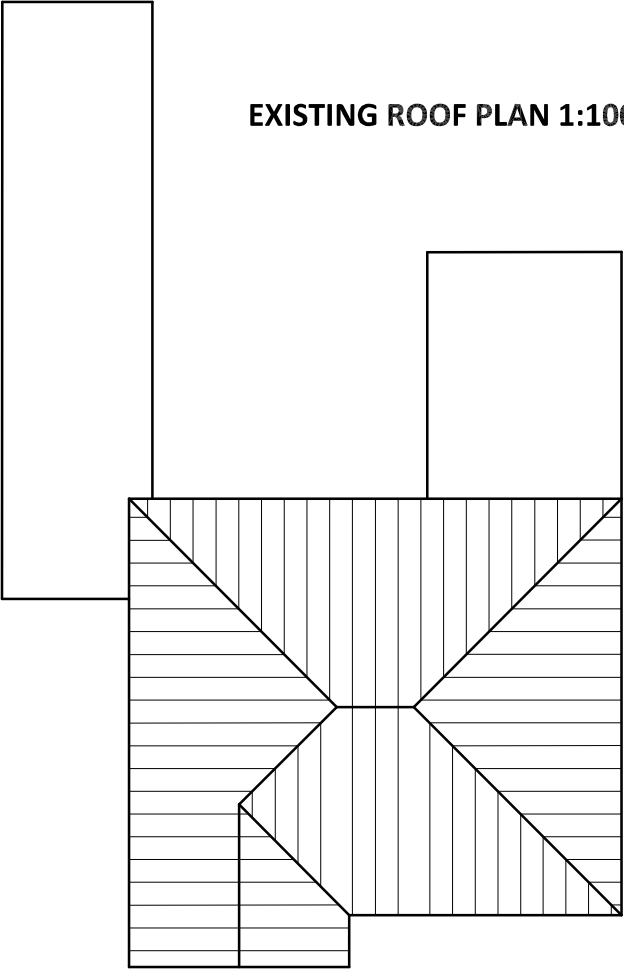
PROPOSED GROUND FLOOR 1:100



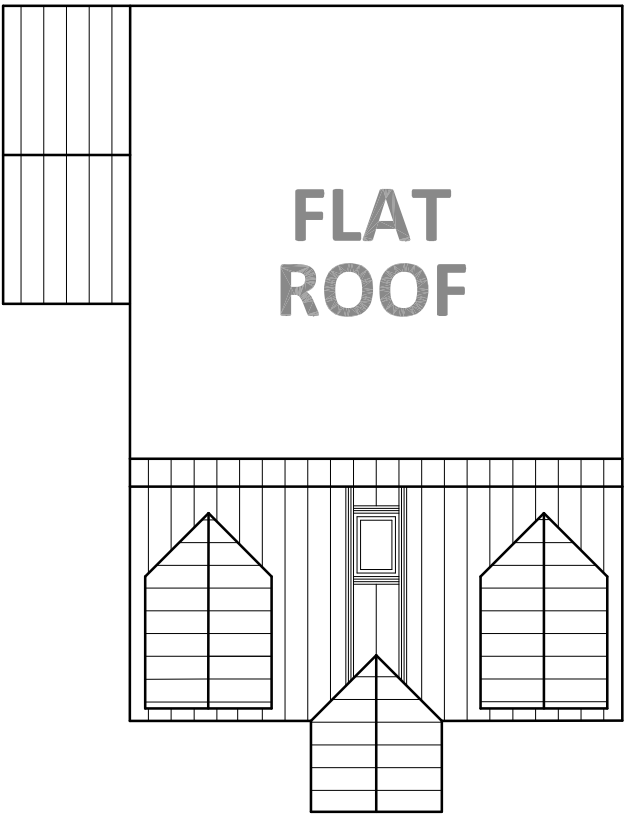
PROPOSED FIRST FLOOR 1:100



EXISTING ROOF PLAN 1:100



PROPOSED ROOF PLAN 1:100



DOUBLE STROREY EXTENSION ACROSS THE BACK OF THE PROPERTY TO FORM AN OPEN PLAN KITCHEN DINING AREA WITH TWO BEROOMS DIRECTLY ABOVE. REAR ELEVATION OF EXTENSION TO FOLLOW THE LINE OF THE EXISTING SINGLE STOREY EXTENSION.

FRONT ELEVATION EXTENSION RUNNING INLINE WITH EXISTING PROJECTION. IN ADDITION TO THIS A PORCH TO PROJECT OUTWARDS FROM THE FRONT ELEVATION AS SHOWN. TWO FRONT ELEVATION DORMER PROJECTIONS TO OPEN UP EXISTING LOFT SPACE PROVIDING TWO NEW BEDROOMS.

EXISTING SIDE ELEVATION GARAGE TO BE DEMOLISHED. NEW SINGLE STOREY GARAGE WITH PITCHED ROOF TO BE CONTRUCTED. REAR ELEVATION OF GARAGE RUNS THROUGH FROM THE NEW TWO STOREY REAR EXTENSION.

Project Name: 94 Blackcarr Road, Wythenshawe, Manchester, M23 1PN		
Project Description: Double storey rear extension, front elevation porch and dormers & side elvation garage		
Title: Existing & Proposed plans	DWG: A2 - 1:100	Date: 25/01/2022
gpc Glynn Property Consultants Refurbishment, Alterations and New Build Building Surveying Project Management		Drawn By: DMG Client: Jordan Hames