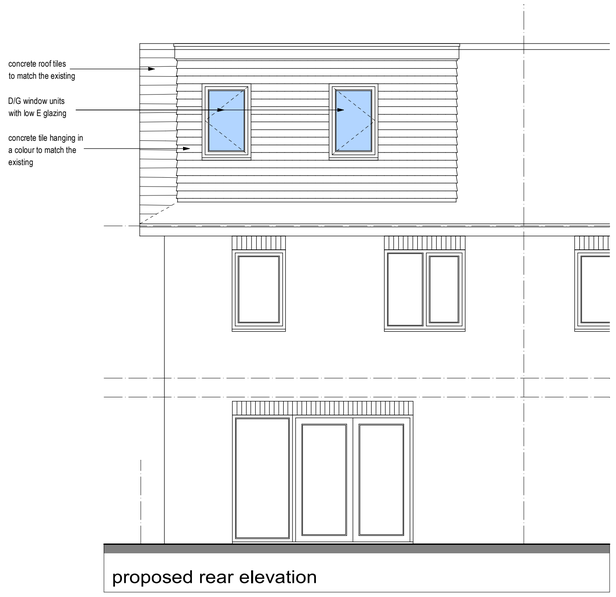
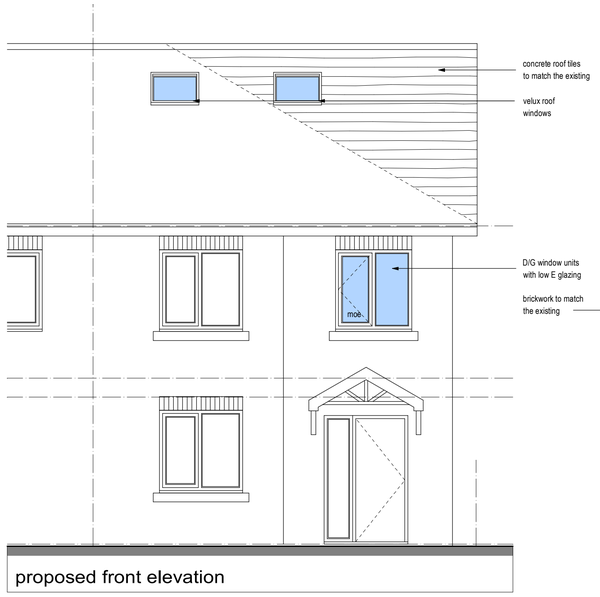
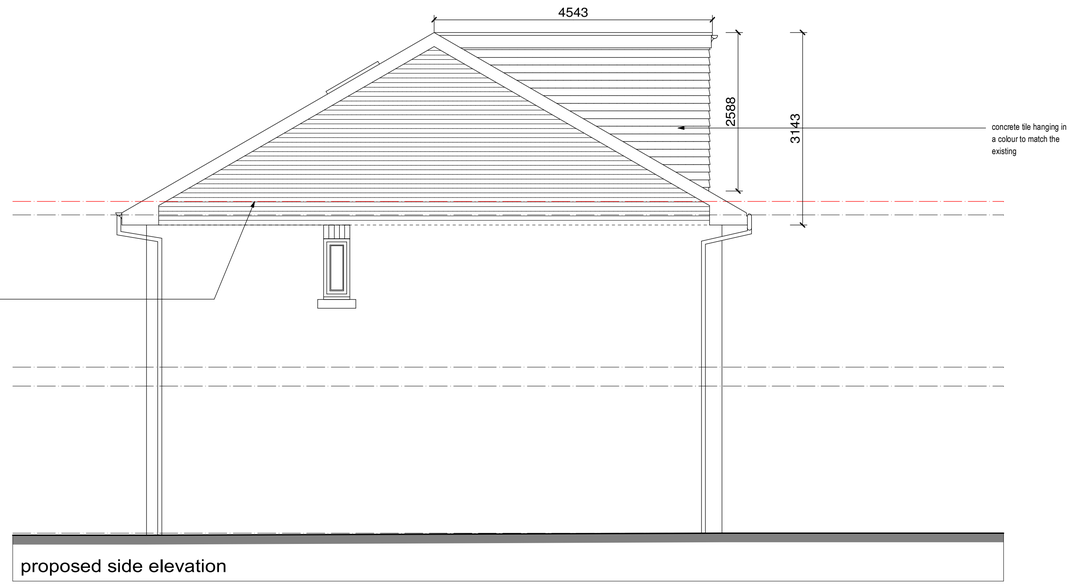


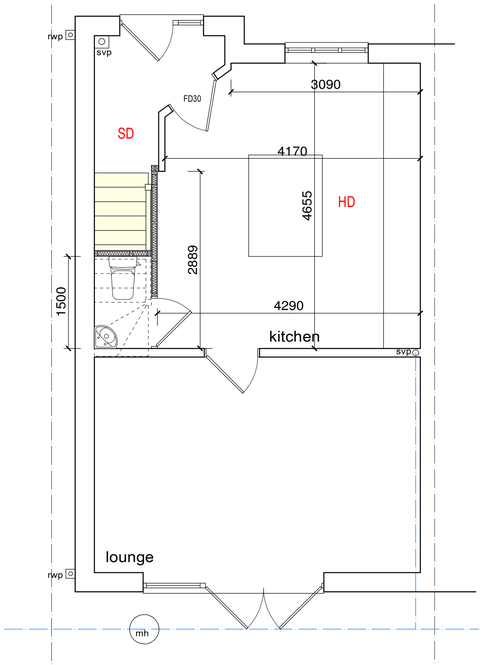
proposed rear elevation



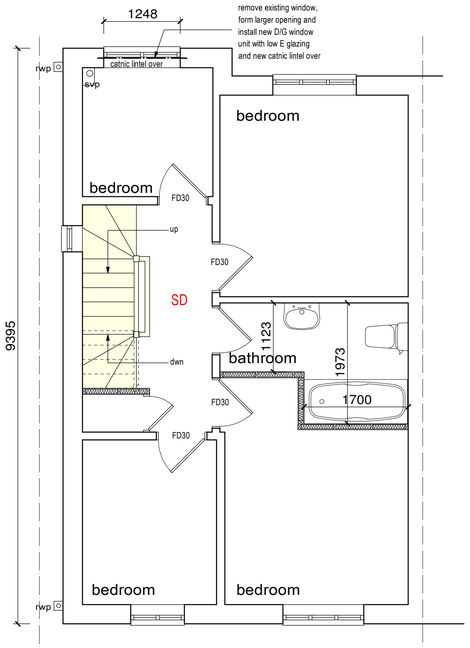
proposed front elevation



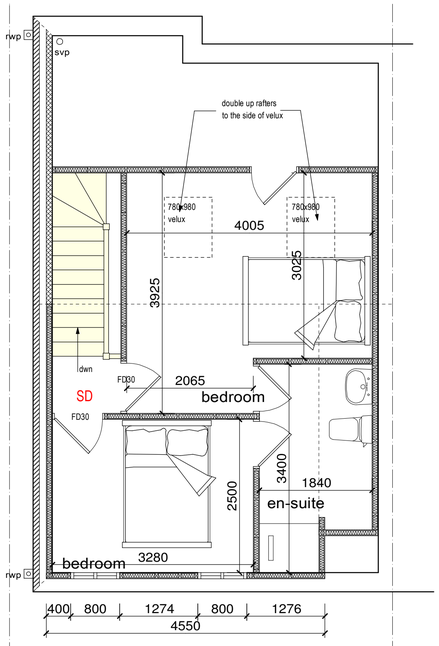
proposed side elevation



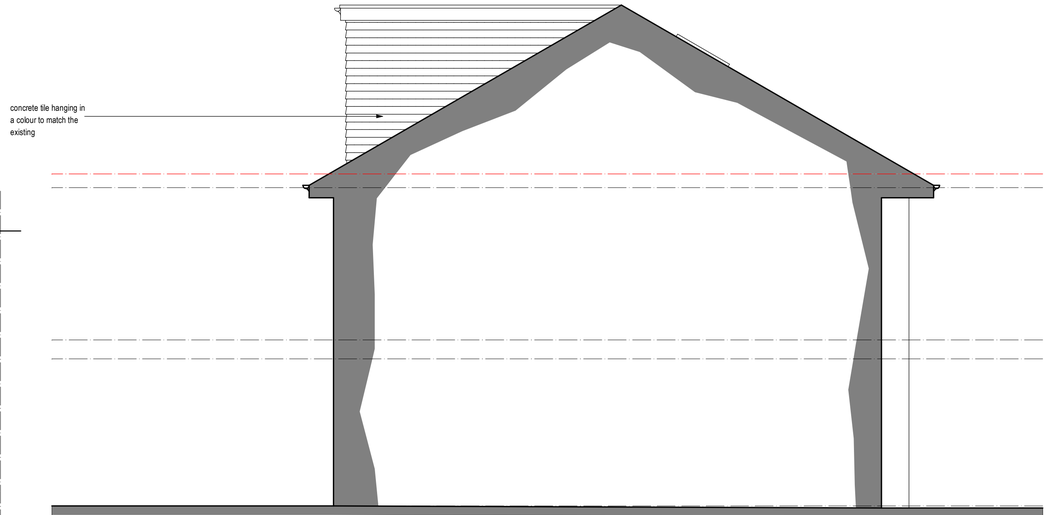
proposed ground floor plan



proposed first floor plan



proposed loft plan



proposed side elevation

Carbon monoxide monitor required for all boiler and fires installations

If the ground is suitable, a soakaway for the rainwater drainage must be used It must be minimum of 5m from any building. If the ground isn't suitable for a soakaway, please note that foul and surface water drainage provisions will need to be kept separate

ALL STEELWORK TO BE READ IN CONJUNCTION WITH SE CALCULATIONS

Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e.foul to foul, sw to sw.

From the Water Authority sewer map, the proposed extension appears to be within 3m of a foul sewer. Please therefore confirm the depth of the sewer and pipe size to ascertain whether a build over agreement will be required.

If the extension appears to be constructed over a public drain. Details of size, type and depth of pipe required to ascertain of formal build over is required.
Storm drainage should connect to a suitably sized and positioned soakaway (where practical).
If storm drainage must connect to combined system downpipes to connect to system via trapped gulley.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be check on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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Plotted on 15/07/2025
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D		
C		
B		
A	15-7-2025	dormer size amended
	DATE	

SCALE 1:50	DATE April 2025
DRAWN JDJ	P.P B.R

CUSTOMER
Mr & Mrs Lewtas

PROJECT
Loft conversion & extension

LOCATION
77 Victoria Ave East Blackley M9 6HP

LOCAL AUTHORITY

Extensions NW
3 Cribden Street, Rawtenstall, Rossendale. BB4 8HZ
Mob: 07968430495
Web: www.extensionsnw.co.uk E-mail: joe@extensionsnw.co.uk

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