



EXISTING SITE PLAN



SURVEY NOTE: existing site plan, position, size and species of all surrounding buildings, trees and vegetation are **UNSURVEYED** and are for indicative purposes only.

20_003_2_Existing Site Plan + Roof

SCALE 1:200@A3

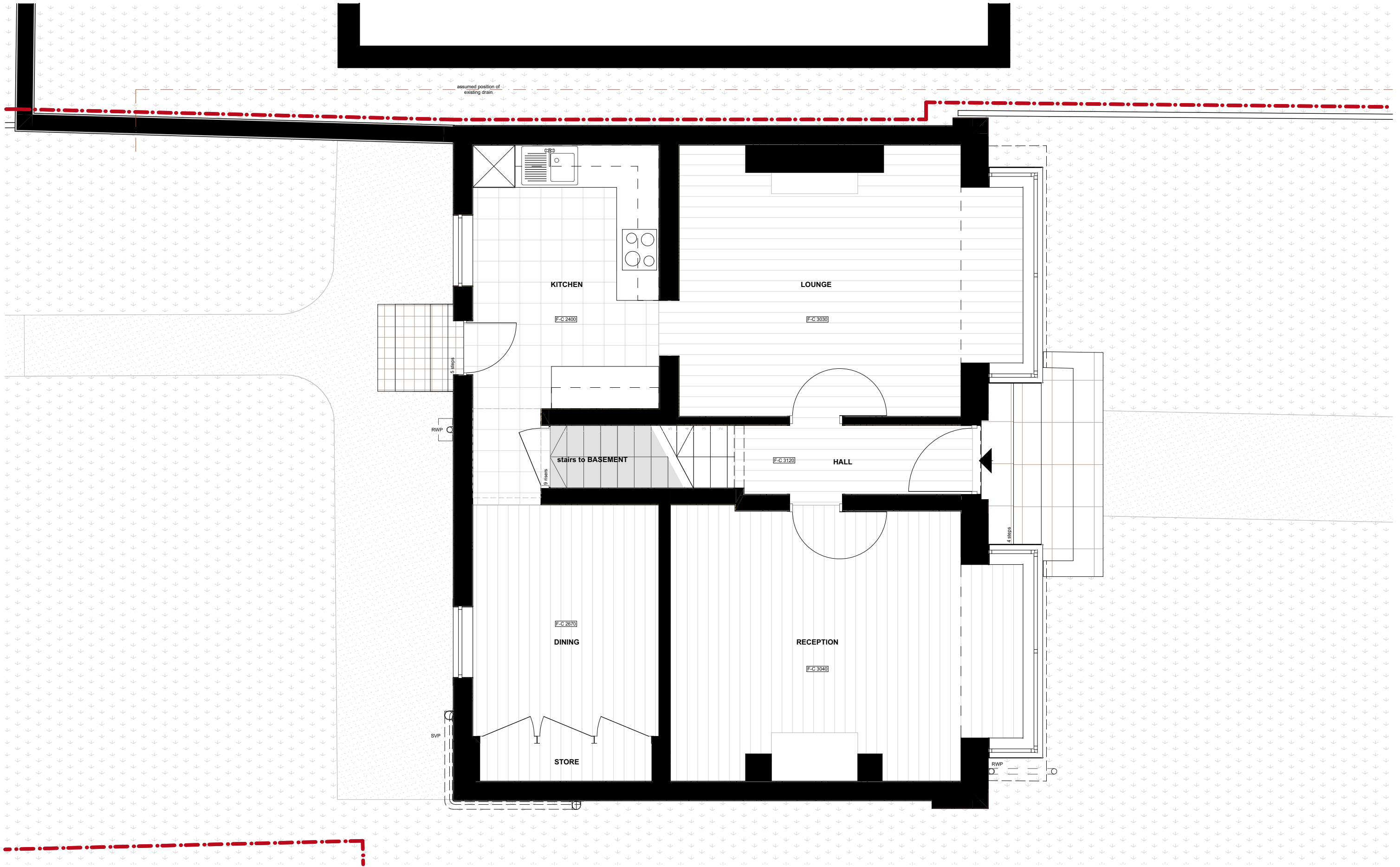
SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas STATUS PRELIMINARY

DRAWN BY **RN** CONTACT **07907 338749** FURTHER INFO **www.fnarchitects.co.uk**

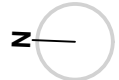
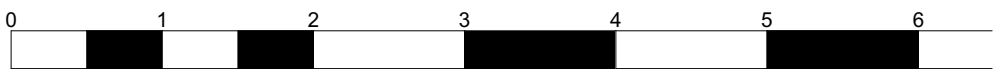
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EXISTING GROUND FLOOR



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20_003_3_Existing Ground Floor

SCALE 1:50@A3

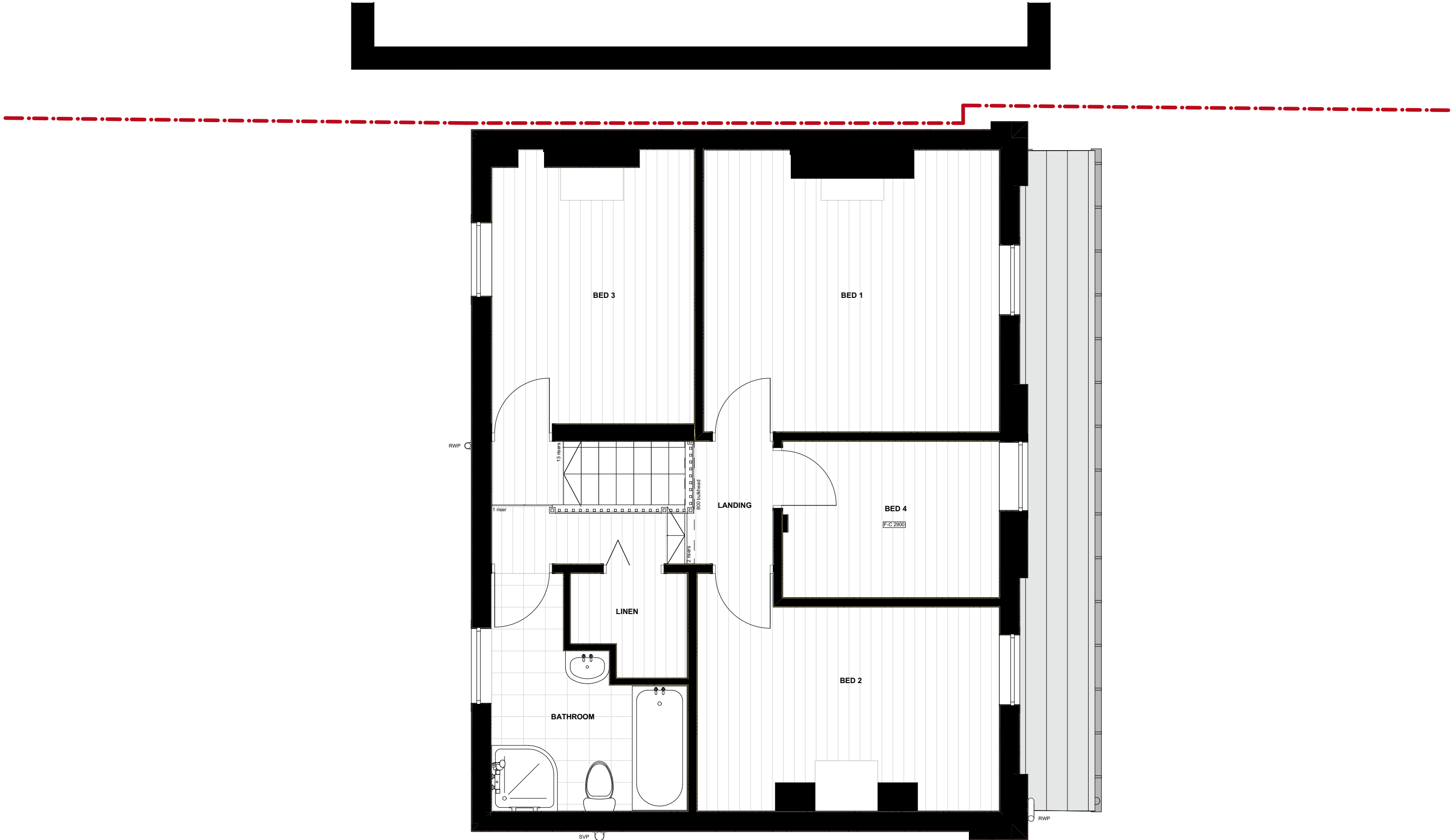
SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas STATUS PRELIMINARY

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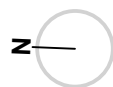
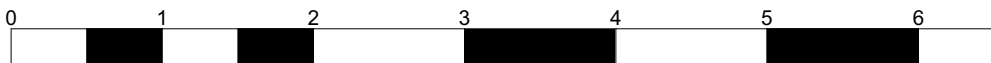
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EXISTING FIRST FLOOR



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20_003_4_Existing First Floor

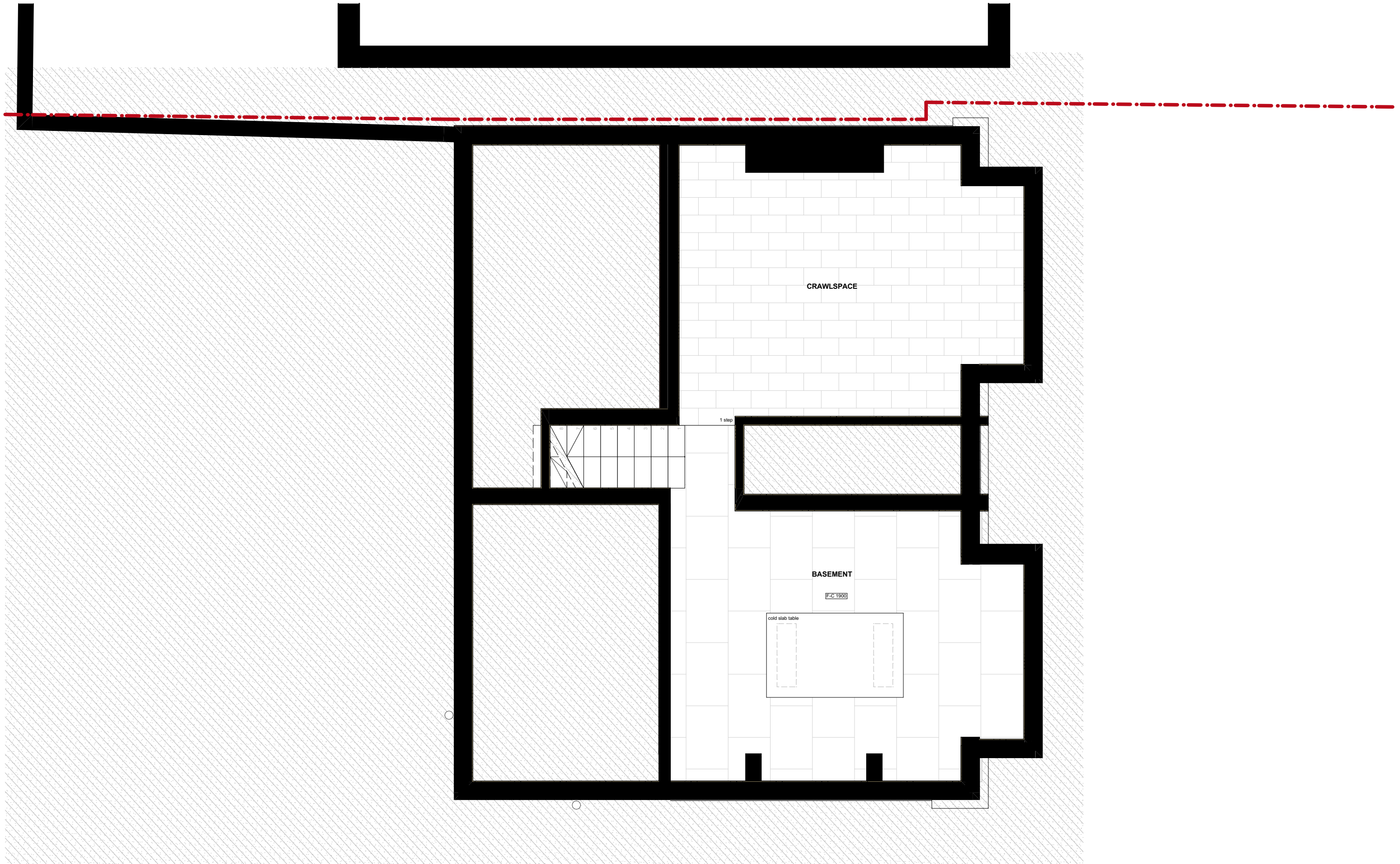
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SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas STATUS PRELIMINARY

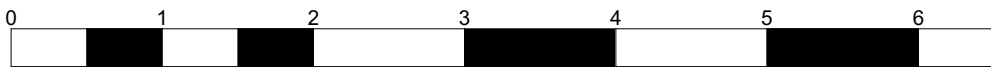
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EXISTING BASEMENT



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20_003_5_Existing Basement

SCALE 1:50@A3

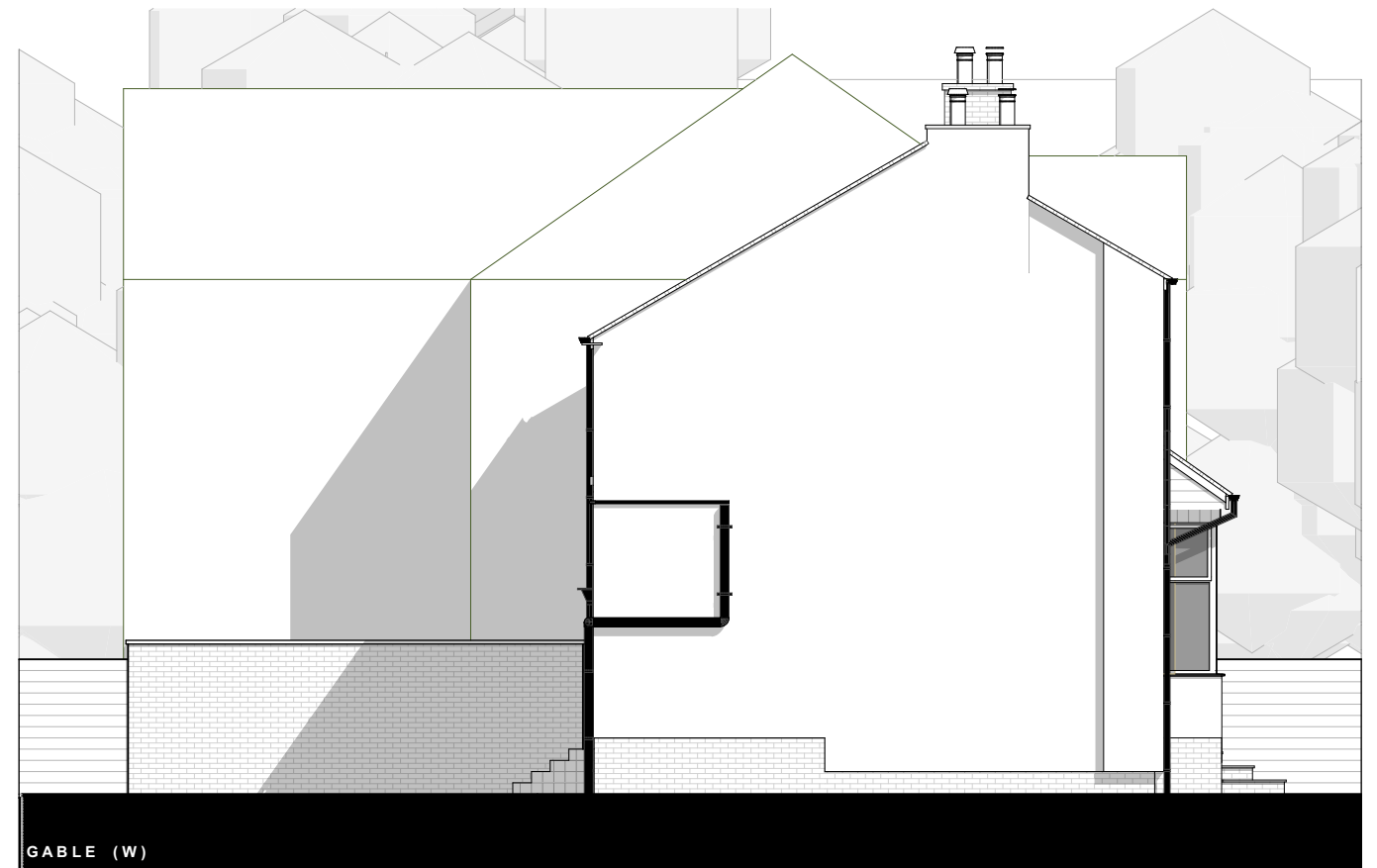
SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas STATUS PRELIMINARY

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EXISTING ELEVATIONS



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20_003_6_Existing Elevations

SCALE 1:100@A3

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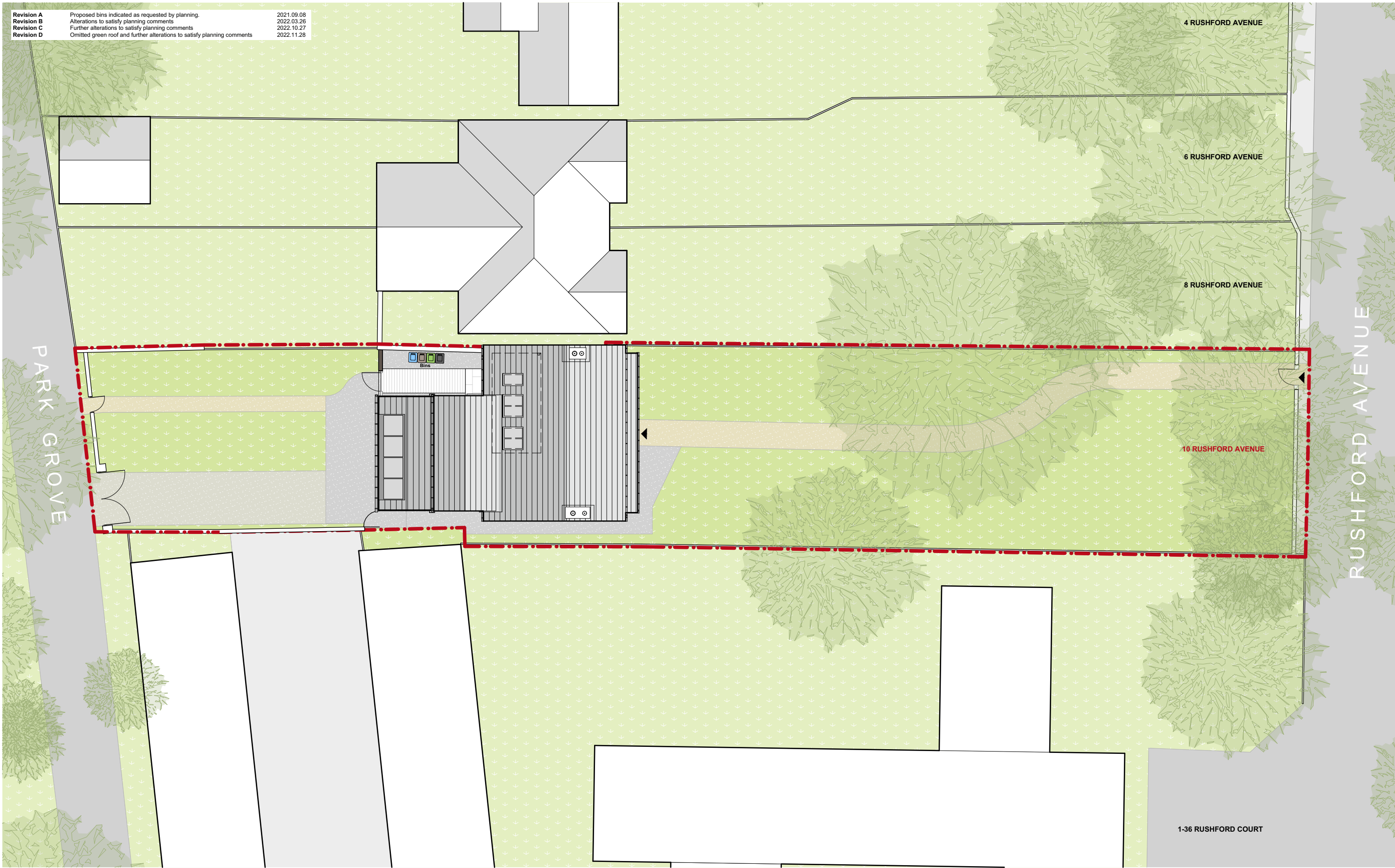
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Revision A
Revision B
Revision C
Revision D

Proposed bins indicated as requested by planning.
Alterations to satisfy planning comments
Further alterations to satisfy planning comments
Omitted green roof and further alterations to satisfy planning comments

2021.09.08
2022.03.26
2022.10.27
2022.11.28



PROPOSED SITE PLAN



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20_003_7_Proposed Site Plan + Roof

SCALE 1:200@A3

SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas

STATUS PLANNING

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PROPOSED INTERNAL ACCOMMODATION (excl. existing)		
Zone	Room	Area (m ²)
0.0	HALL	5.65
0.1	KITCHEN / DESIGN	33.39
0.2	LOUNGE	28.27
0.2	STUDIO	17.71
0.3	STORE	2.70
0.4	LOBBY	2.59
0.5	UTILITY	5.15



20 003 8 Proposed Ground Floor

SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas

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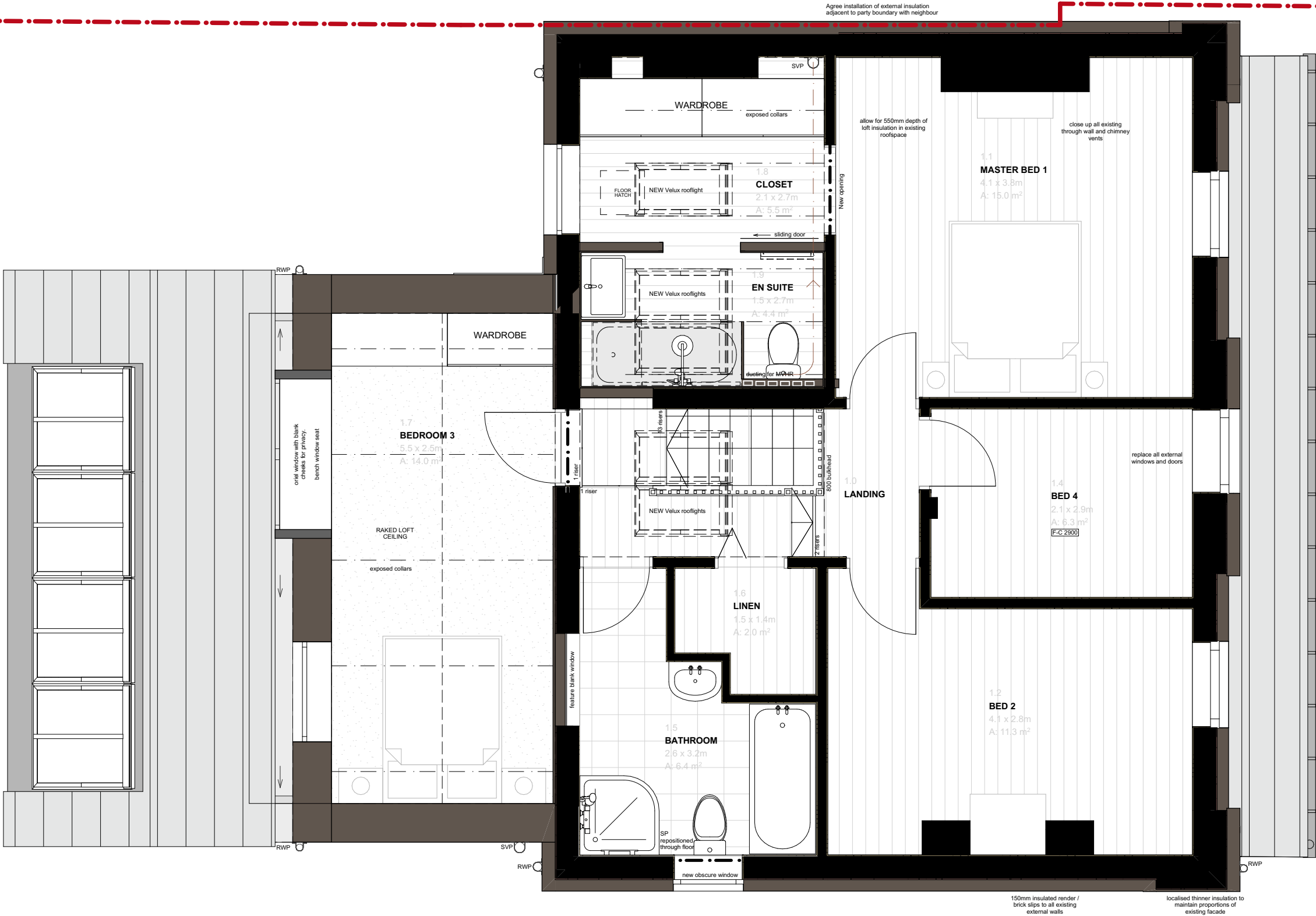
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STATUS PLANNING

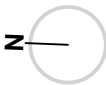
FIRST PRINTED 2021.08.26

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PROPOSED INTERNAL ACCOMMODATION (excl. existing)		
Zone	Room	Area (m²)
1.0	LANDING	6.48
1.1	MASTER BED 1	14.98
1.2	BED 2	11.29
1.4	BED 4	6.34
1.5	BATHROOM	6.43
1.6	LINEN	2.00
1.7	BEDROOM 3	14.00
1.8	CLOSET	5.47
1.9	EN SUITE	4.40



PROPOSED FIRST FLOOR



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20_003_9_Proposed First Floor

SITE

10 RUSHFORD AVENUE, Levenshulme.

CLIENT

A. Rault & A. Thomas

STATUS

PLANNING

DRAWN BY

RN

CONTACT

07907 338749

FURTHER INFO

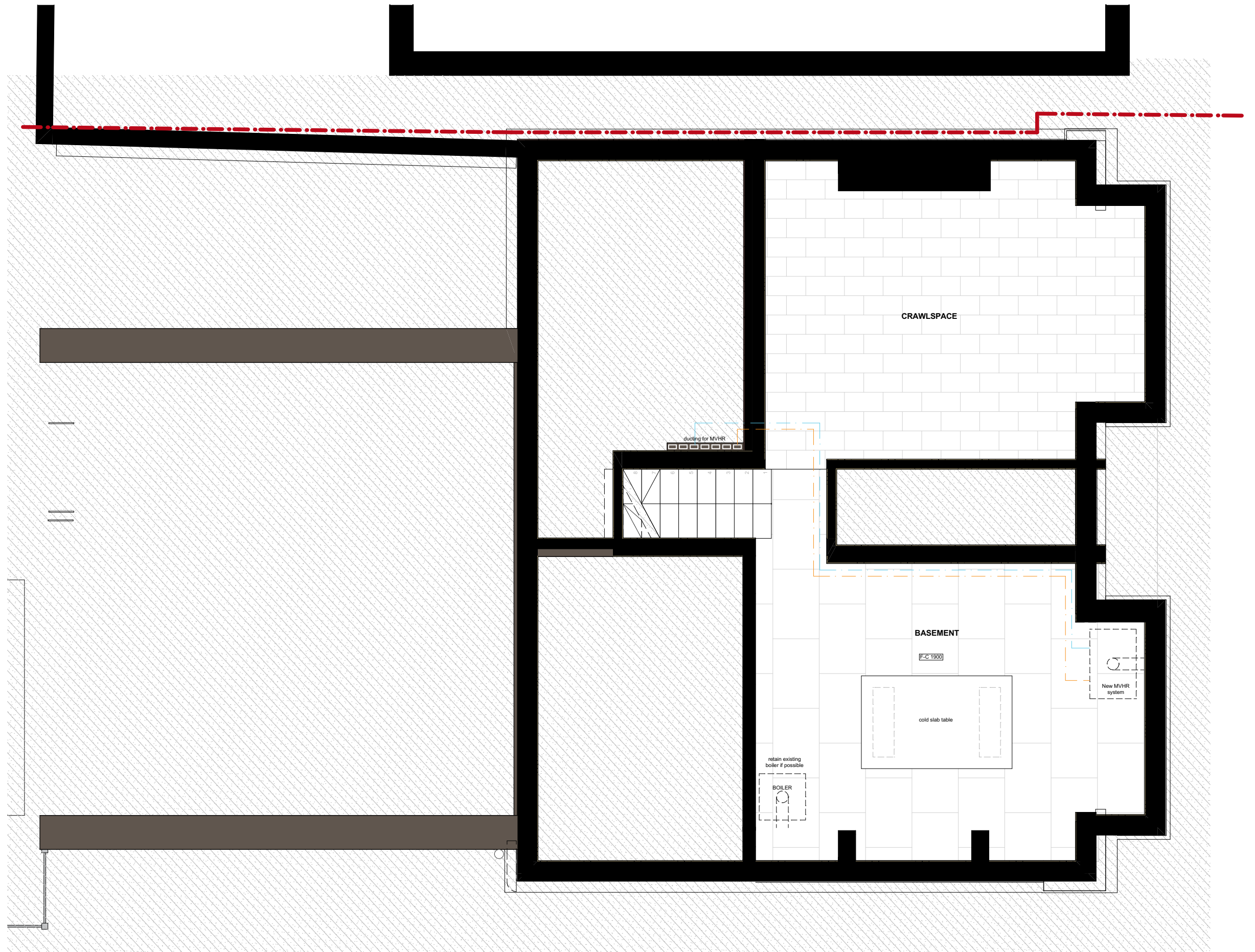
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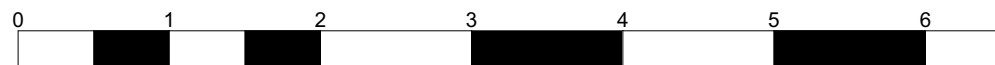
2021.08.26

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PROPOSED BASEMENT



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20_003_10_Proposed Basement

SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas

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SCALE 1:50@A3

STATUS PLANNING

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Revision A Alterations to satisfy planning comments
Revision B Further alterations to satisfy planning comments
Revision C Omitted green roof and further alterations to satisfy planning comments
Revision D Omitted flat roof and further alterations to satisfy planning comments

2022.03.26 RN
2022.10.27 RN
2022.11.28 RN
2022.12.08 RN



FRONT (S)

REPLACEMENT ROOF
existing structure to be retained and made good in relation to proposed insulated overcladding works. Include for front canopy.

REPLACEMENT EAVES DETAIL
painted soffit and fascia to local authority approval.

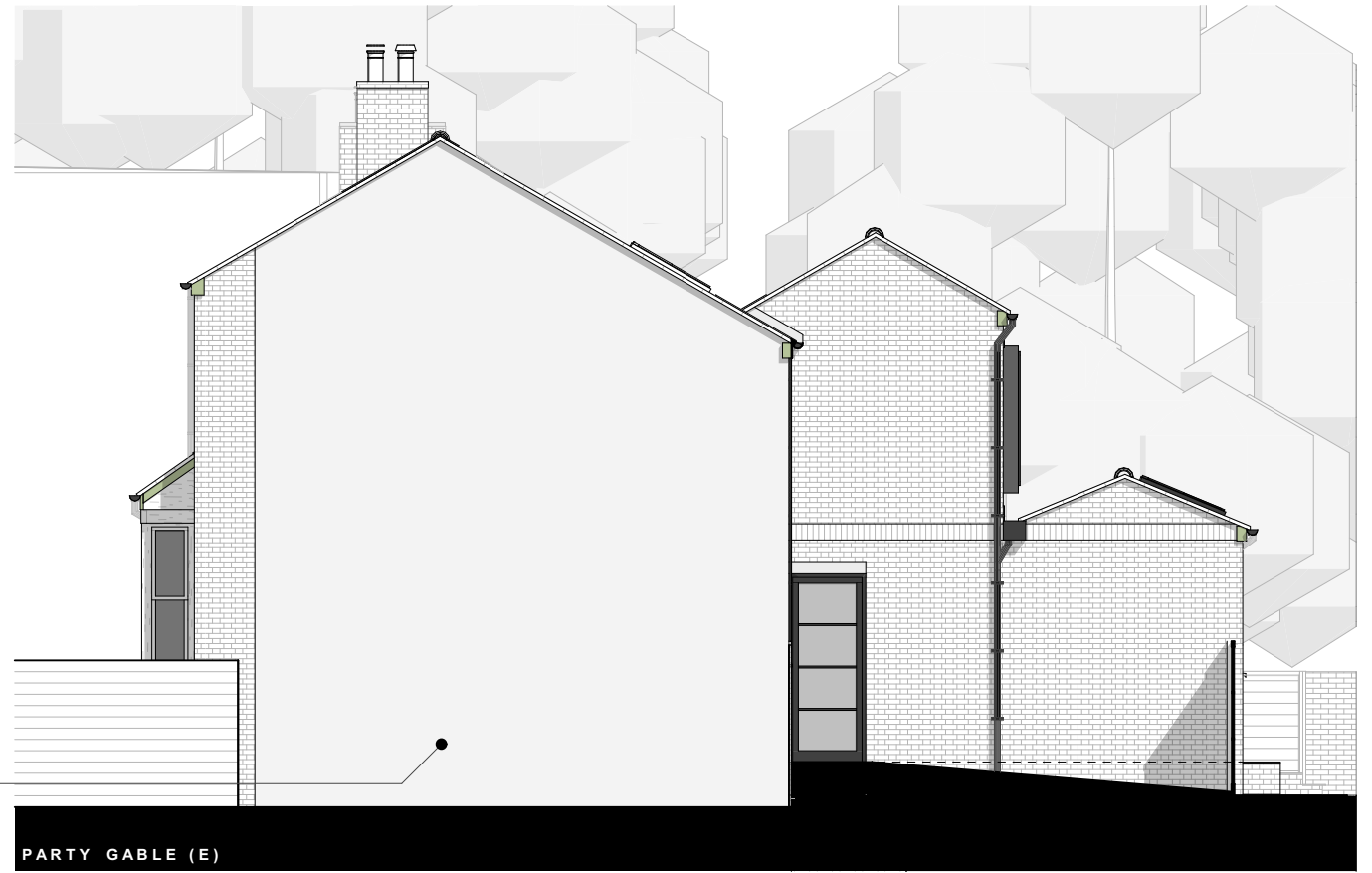
REPLACEMENT WINDOWS
double hung high efficiency windows to replace existing modern windows and to suit conservation area context.

BRICK SLIP FINISH
insulated cladding with proprietary bonded brick slip system to finish wall. Brick slips to match existing house at number 4 Rushford Avenue. Reduced depths of insulation placed to maintain proportions.

RETAIN EXISTING DOOR DETAIL
and provide feature tile to insulated reveal, to be contextually appropriate, ie. locally made or historic pattern.

REPLACEMENT BAY WINDOW
double hung sash window to match detail of Number 4 Rushford Avenue.

SELF CLEANING RENDER FINISH
to be fine grain with sharp arris details. To be outer component of bonded insulation system. COLOUR TO BE APPROVED BY CONDITION.



PARTY GABLE (E)



REAR (N)

REPLACEMENT ROOF
existing structure to be retained and made good in relation to proposed insulated overcladding works. Slim proprietary slate reinforcement.

2 STOREY OUTRIGGER
with valleys as a gesture to historic form evident at number 4 Rushford Avenue.

PROJECTING ORIEL WINDOW
minimal projection to provide bench seating inside. To be fitted with blank cheeks to prevent views to neighbours.

BRICK TO MATCH FRONT ELEVATION
clad new outrigger with brick slips to reflect context and historic materiality.

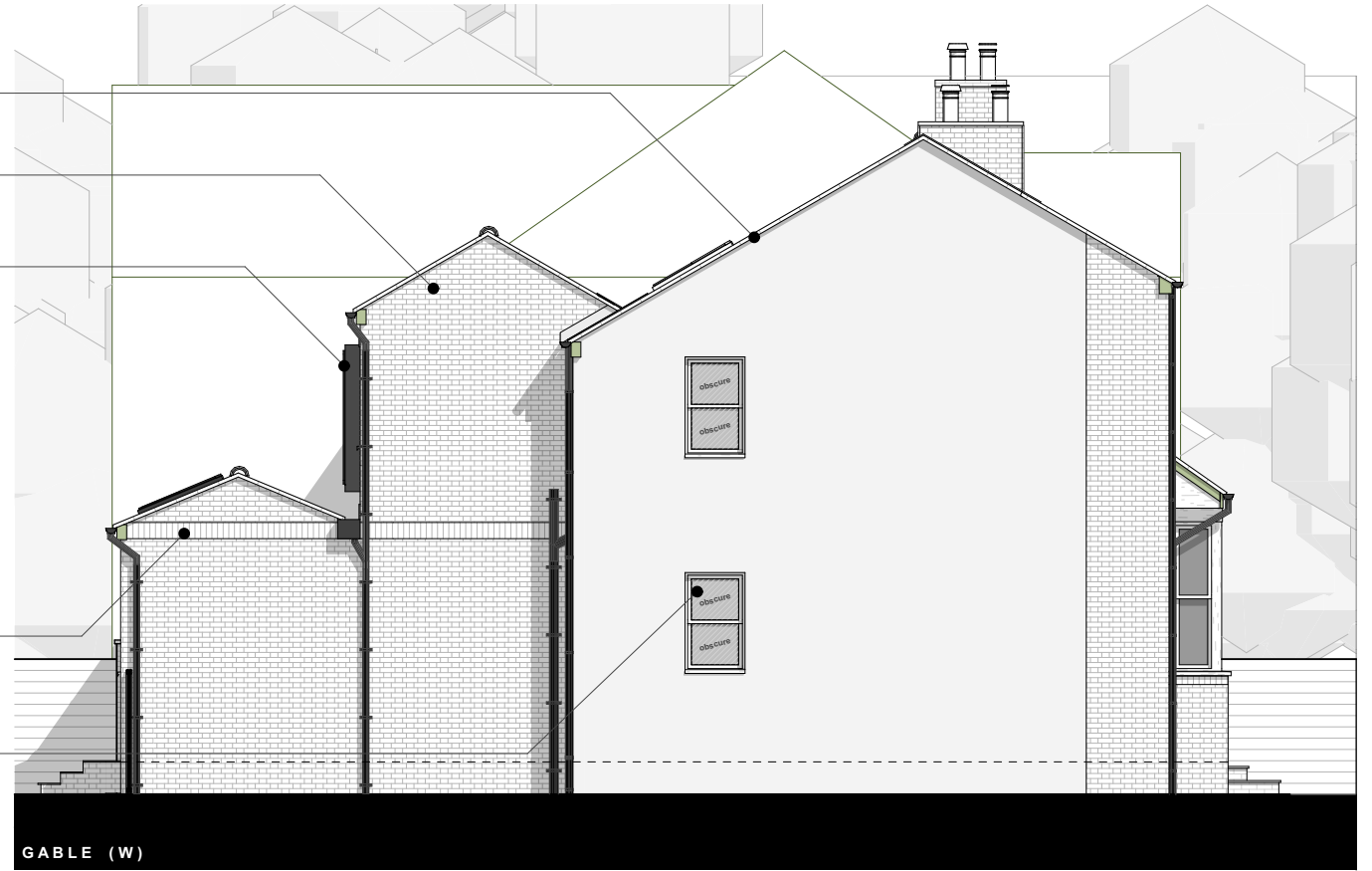
ROOF WINDOWS
grouped conservation style rooflights in proprietary tray, SPEC. TO BE APPROVED BY CONDITION.

HIGH EFFICIENCY WINDOWS & DOORS
dark grey aluminium frames, with slender horizontal transoms to unify facade to modern extension.

BRICK SOLDIER COURSE
string course to express horizontal proportion.

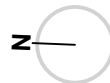
FORM NEW WINDOWS
to be obscure glazed and fitted with permanent restrictors to prevent overlooking neighbouring amenity.

GATE TO MATCH ELEVATION
metal frame with translucent polycarbonate panes.



GABLE (W)

PROPOSED ELEVATIONS



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20_003_11_Proposed Elevations

SITE 10 RUSHFORD AVENUE, Levenshulme. CLIENT A. Rault & A. Thomas

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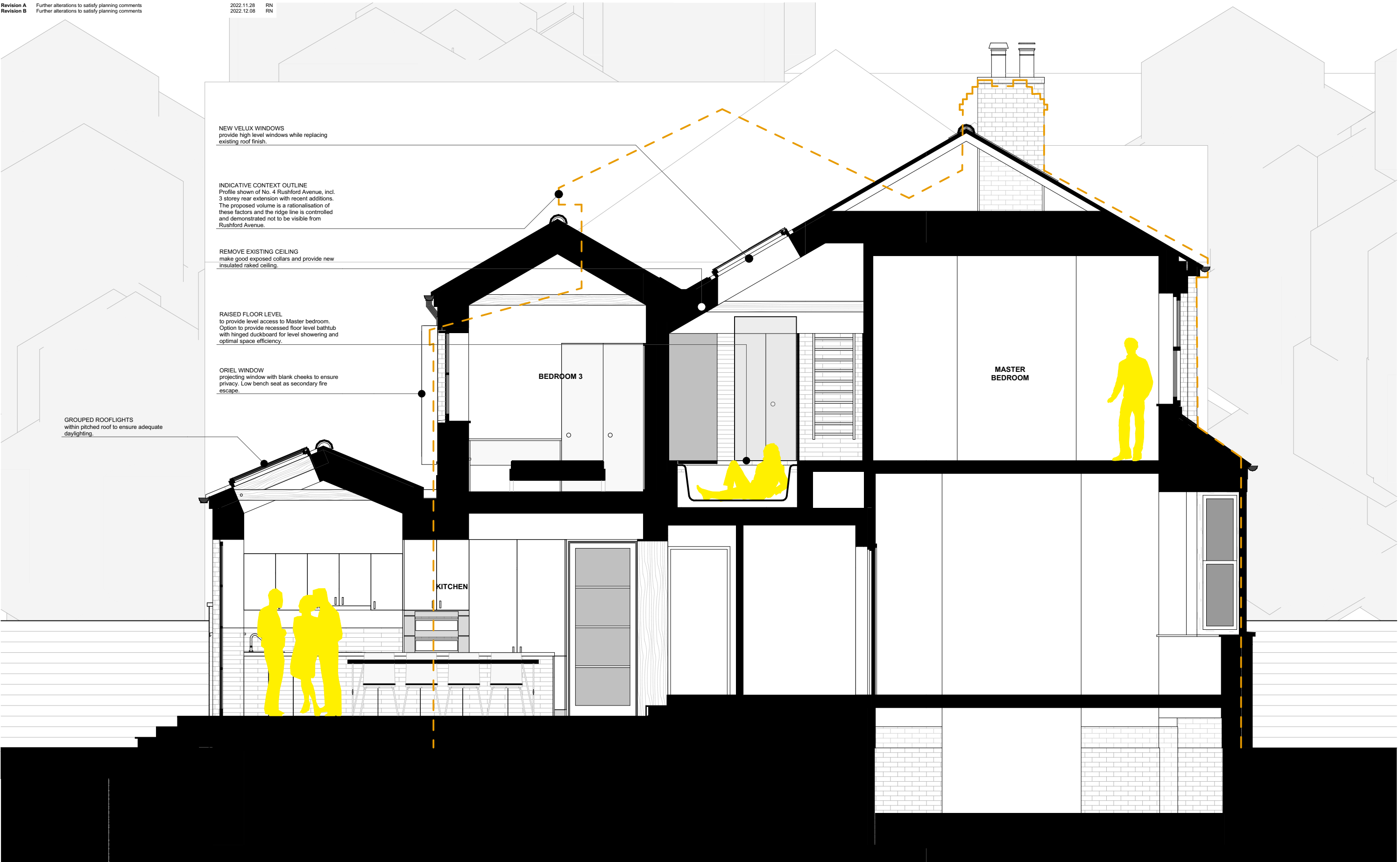
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STATUS PLANNING

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PROPOSED SECTION



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20_003_12_Proposed Section

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