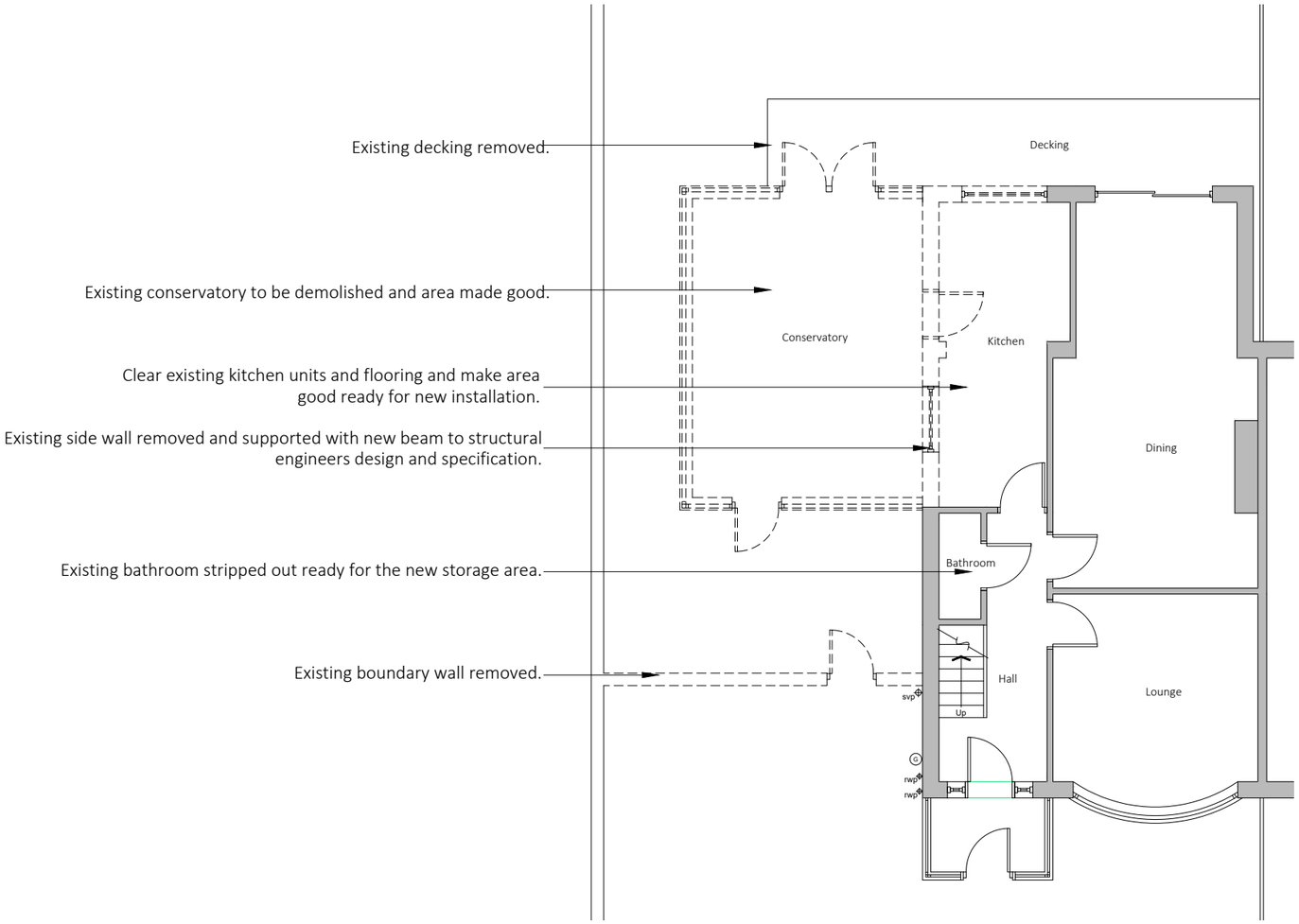
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Ground Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

Hatched area indicates existing walls.

blu room architecture

Project:	57 Stephens Road Withington
Drawing:	Existing Plans
Project Ref: 25/060	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: October 2025	

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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

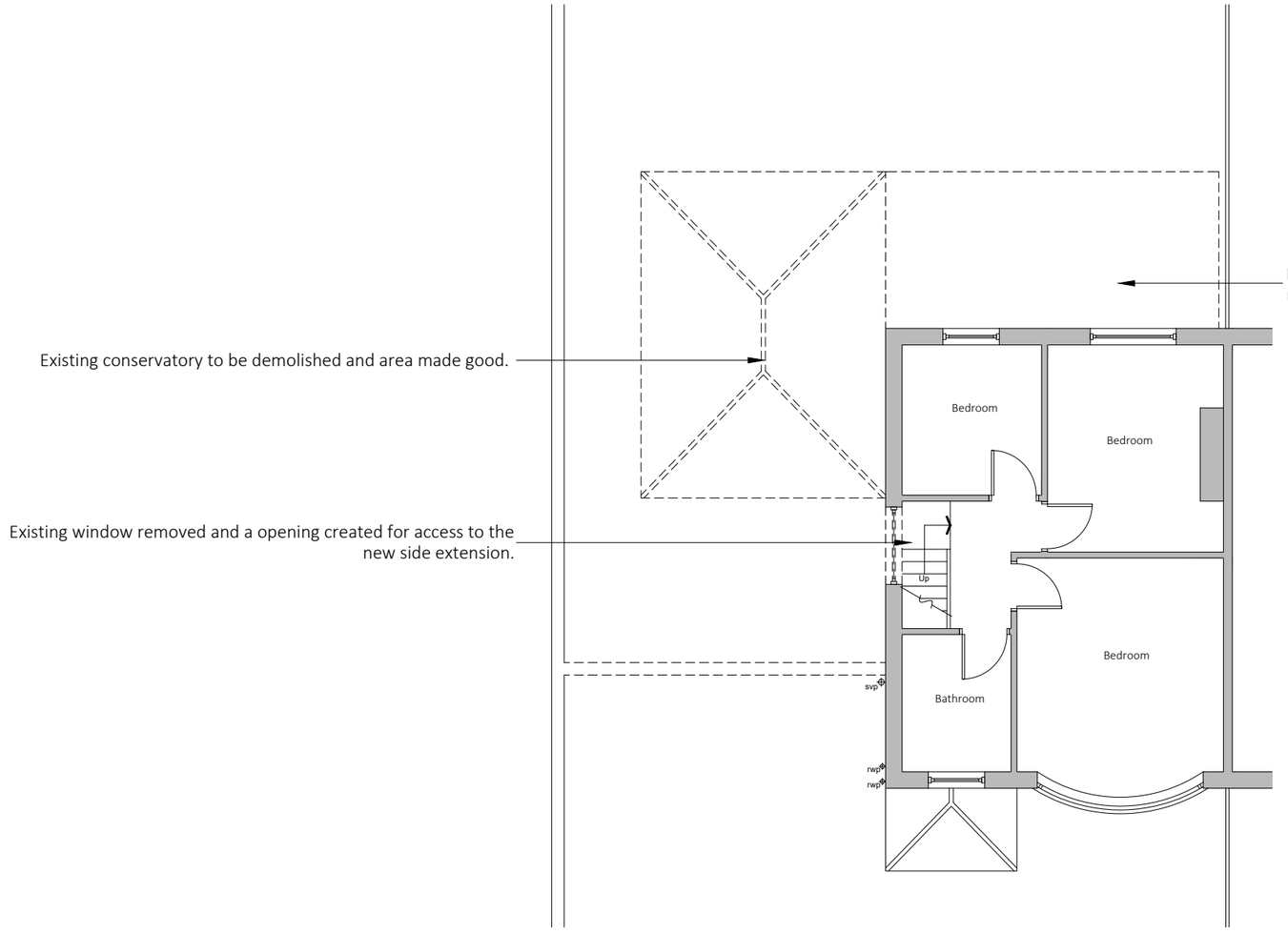
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

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All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

Hatched area indicates existing walls.



First Floor Plan

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Project:	57 Stephens Road Withington
Drawing:	Existing Plans
Project Ref: 25/060	Drawing No: 02
Scale: 1:100	
Drawn: IG	Revision: /
Date: October 2025	

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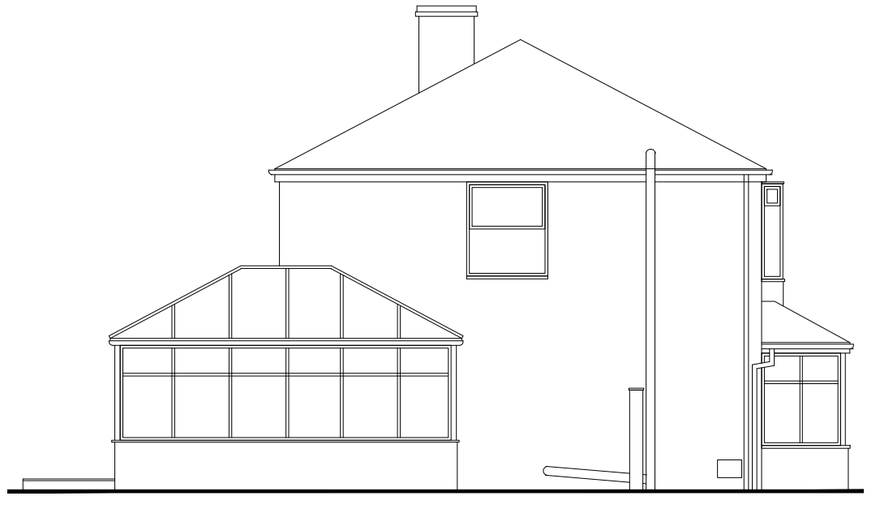
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Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

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Project:	57 Stephens Road Withington
Drawing:	Existing Elevations
Project Ref: 25/060	Drawing No: 03
Scale: 1:100	
Drawn: IG	Revision: /
Date: October 2025	

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New window to the clients style and spec. The window is to sit out from the external brick face.

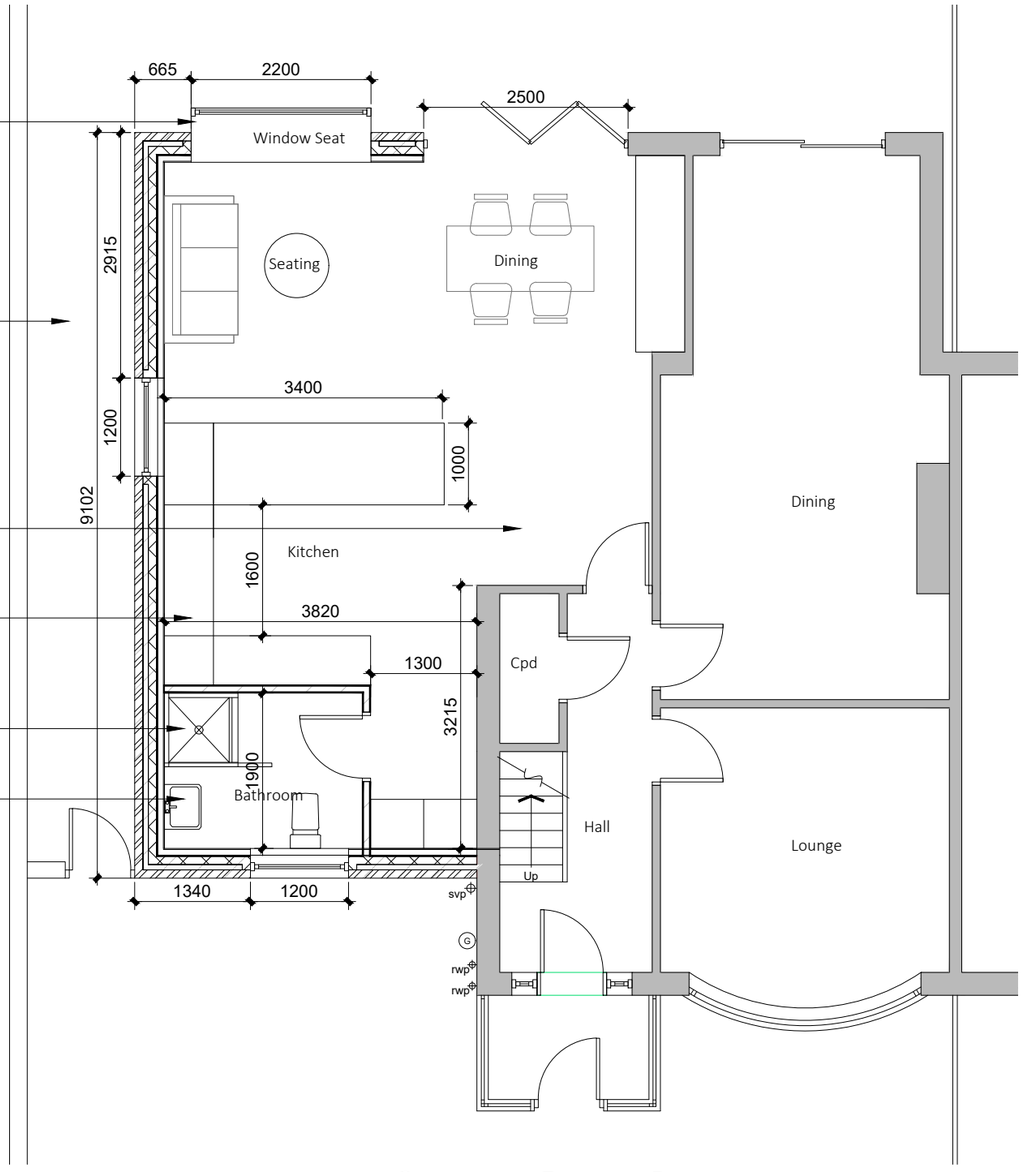
All new drainage to connect into existing external run. New drains dug externally as indicated.
Provide anti vacs traps to existing svp connections.

All new beams to structural engineers design and specification. Beam layout indicative only. Please see the attached structural engineers design.

Client to provide detailed kitchen layout prior to site start for builder to price from.

New kitchen & bathroom ventilation as per specification.

Client to provide detailed bathroom layout prior to site start for builder to price from.



Ground Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates steel beam.

Hatched area indicates existing walls.

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Project:	57 Stephens Road Withington
Drawing:	Proposed Plans
Project Ref: 25/060	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: October 2025	

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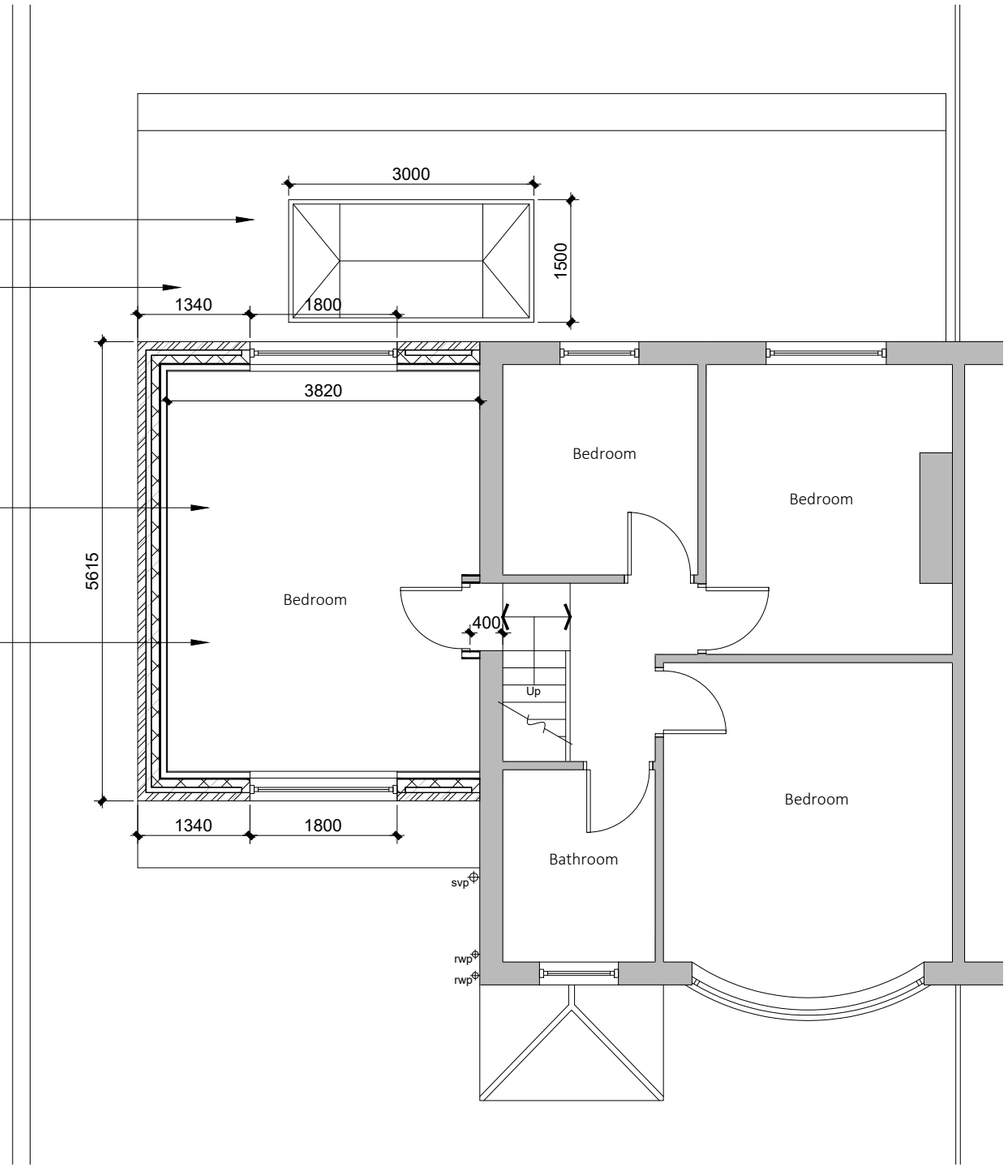
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New veluxes to be sized on site, double joists to veluxes. Size indicated to be used as a guide.

New roof tiles to match existing.

Client to provide details of the internal fit out to the builder.

Building Control to approve all joist sizes / spans prior to site start.



First Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates steel beam.

Hatched area indicates existing walls.

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Project:	57 Stephens Road Withington
Drawing:	Proposed Plans
Project Ref: 25/060	Drawing No: 05
Scale: 1:100	
Drawn: IG	Revision: /
Date: October 2025	

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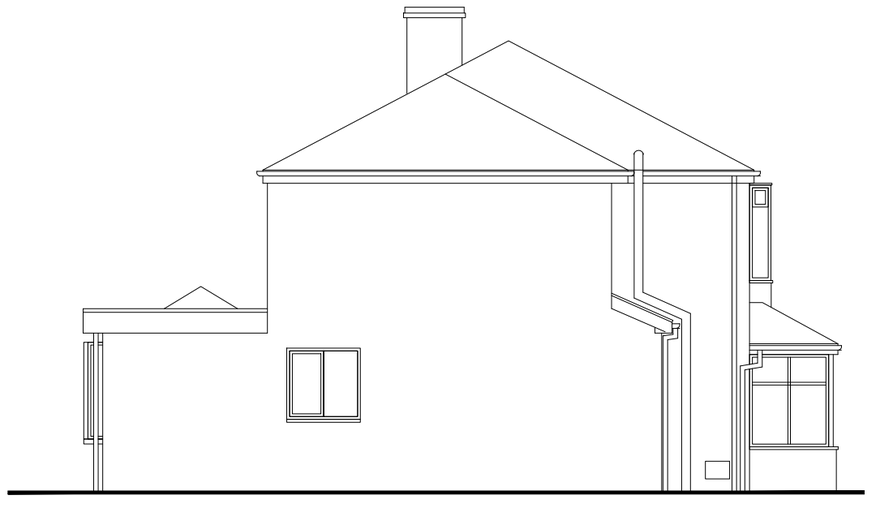


Front Elevation

New flat roof installed across the ground floor extension. Existing timbers and ceiling to the rear lounge to remain as existing so the rear lounge wont require any work to it.

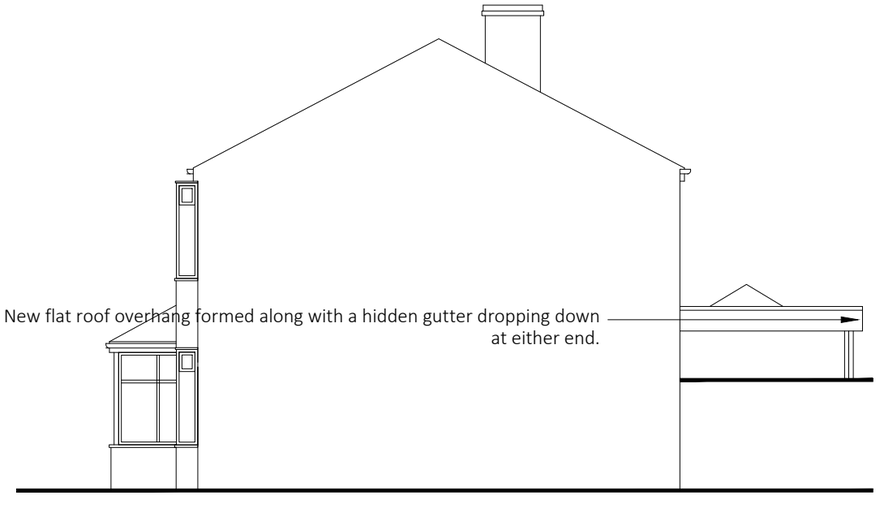


Rear Elevation



Side Elevation

New flat roof overhang formed along with a hidden gutter dropping down at either end.



Side Elevation

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

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All new timber sizes to be checked and approved by building control prior to site start.

blu room architecture

Project:	57 Stephens Road Withington
Drawing:	Proposed Elevations
Project Ref: 25/060	Drawing No: 06
Scale: 1:100	
Drawn: IG	Revision: /
Date: October 2025	

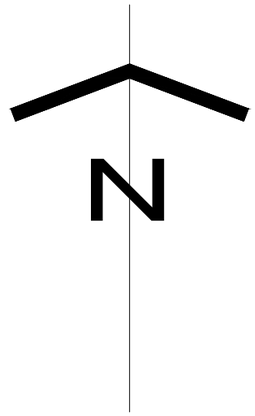
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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.
Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.
All new timber sizes to be checked and approved by building control prior to site start.





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Project: 57 Stephens Road Withington	
Drawing: Location Plan	
Project Ref: 25/060	Drawing No: 10
Scale: 1:1250	
Drawn: IG	Revision: /
Date: October 2025	

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