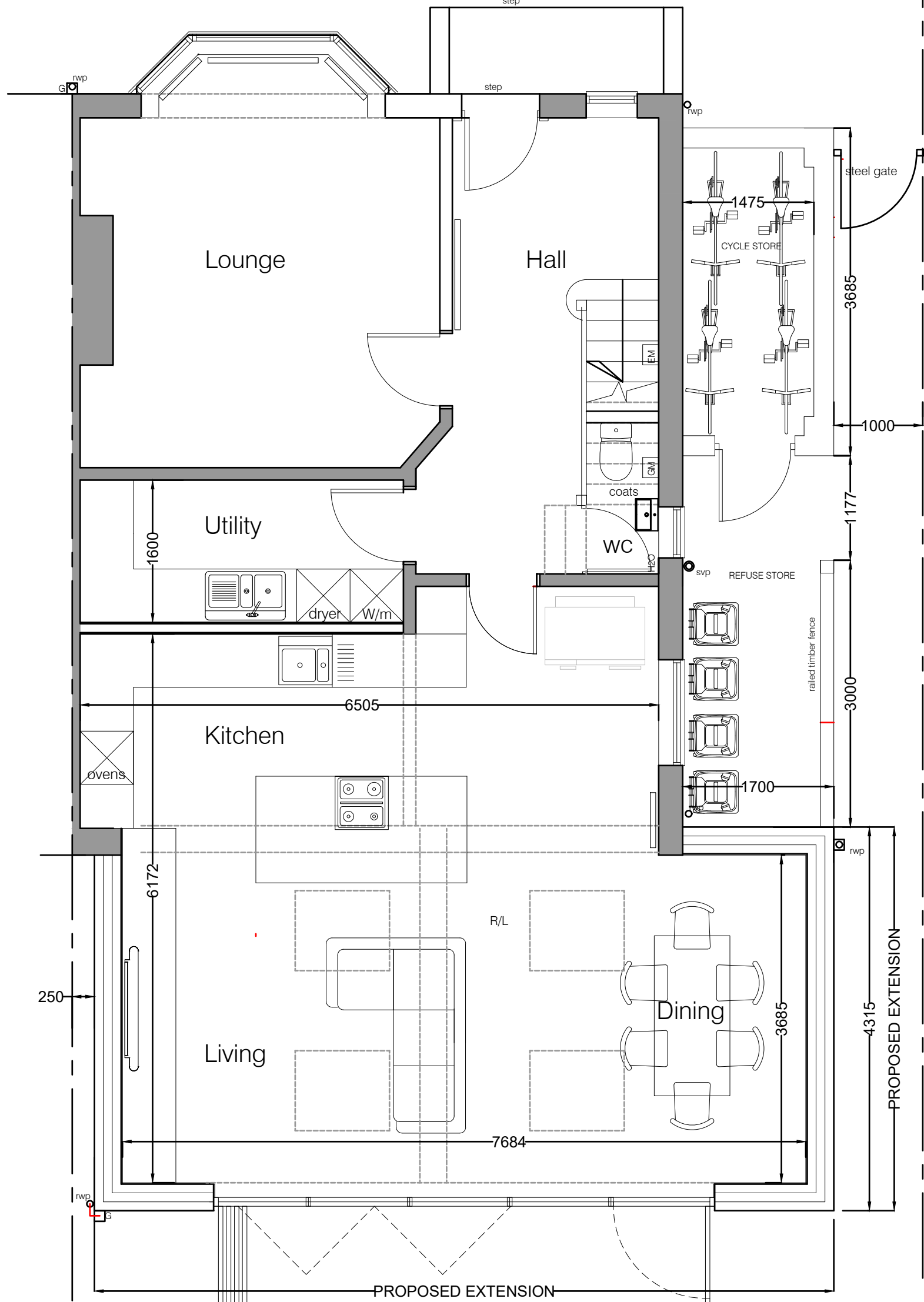
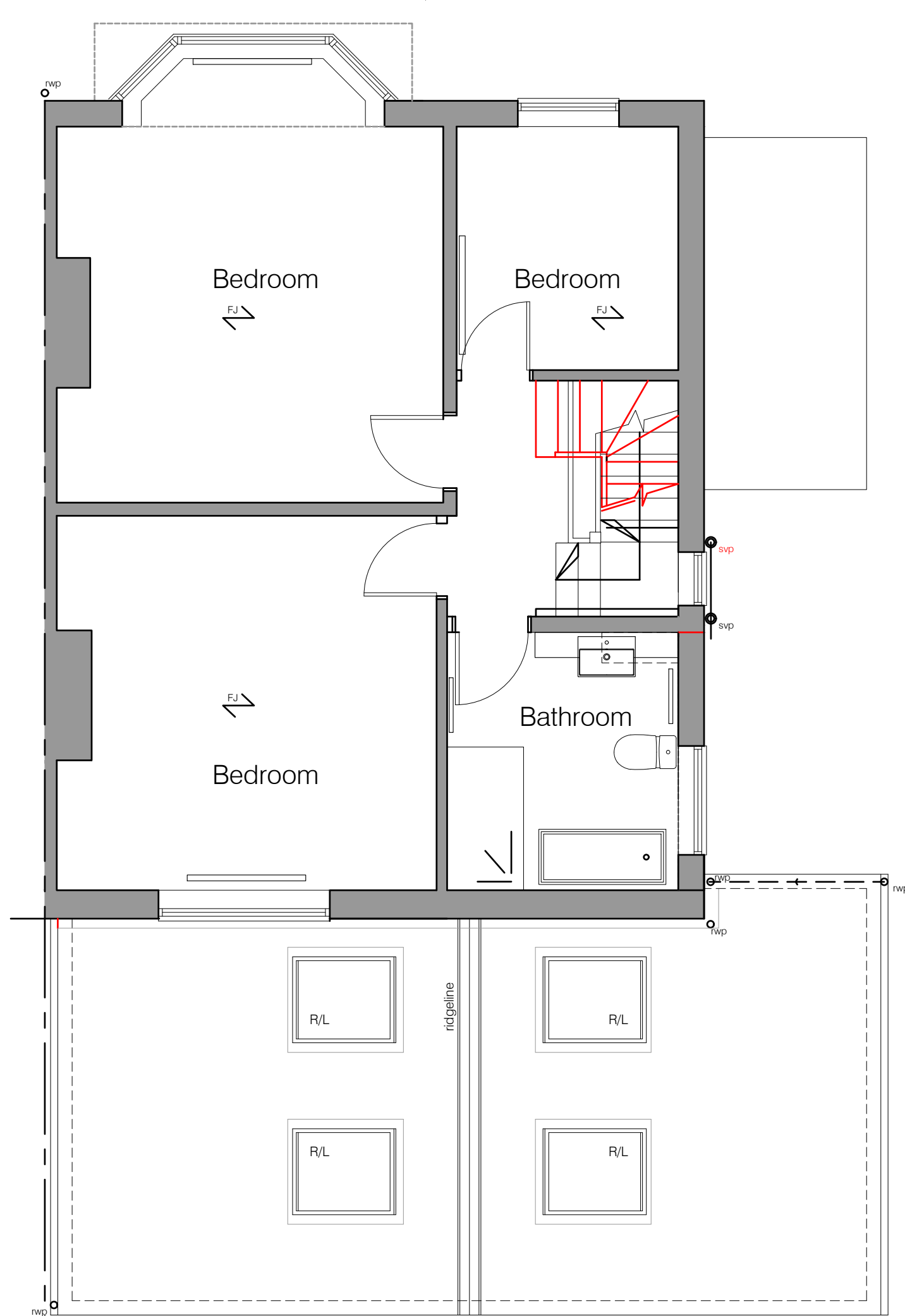
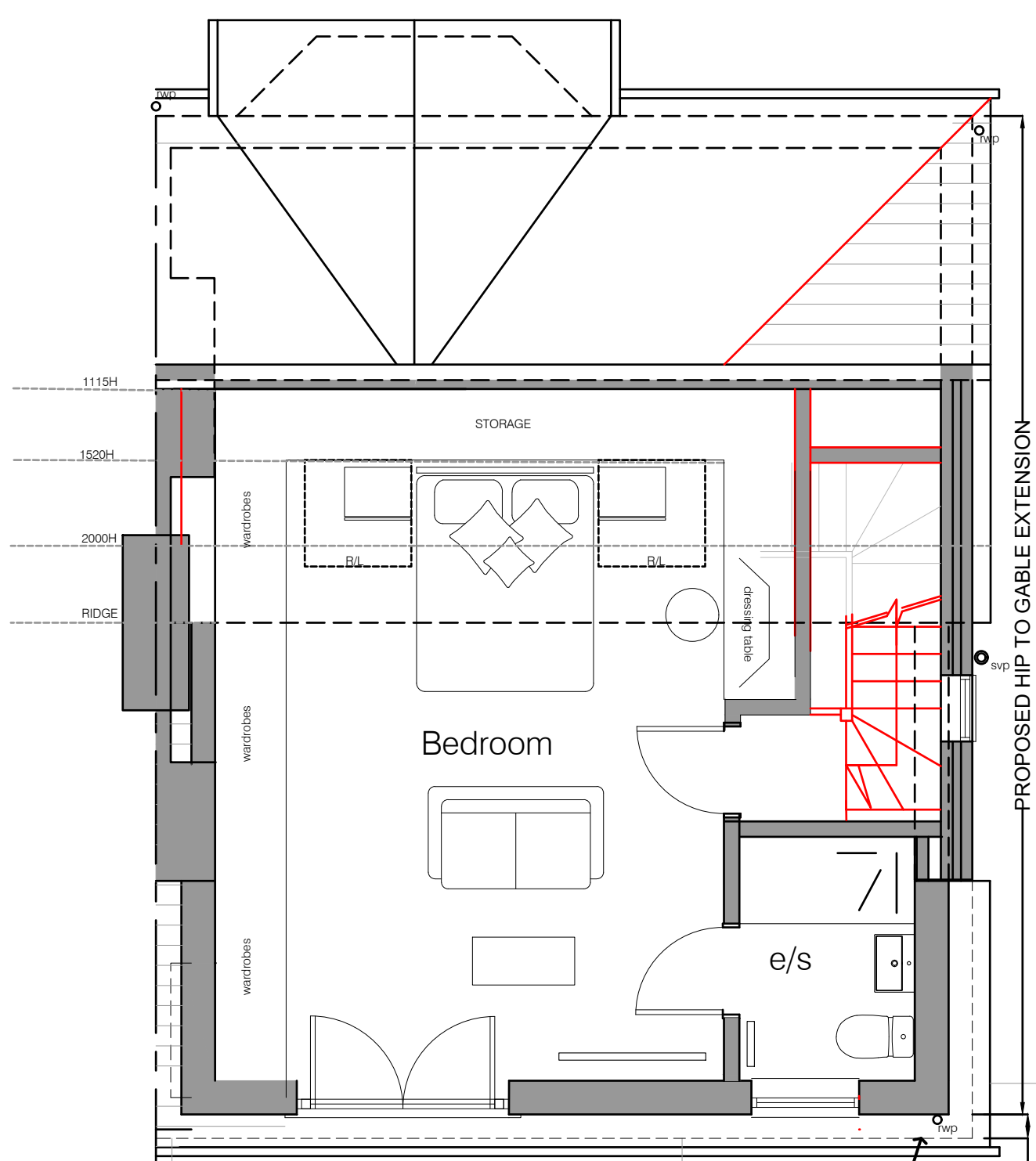




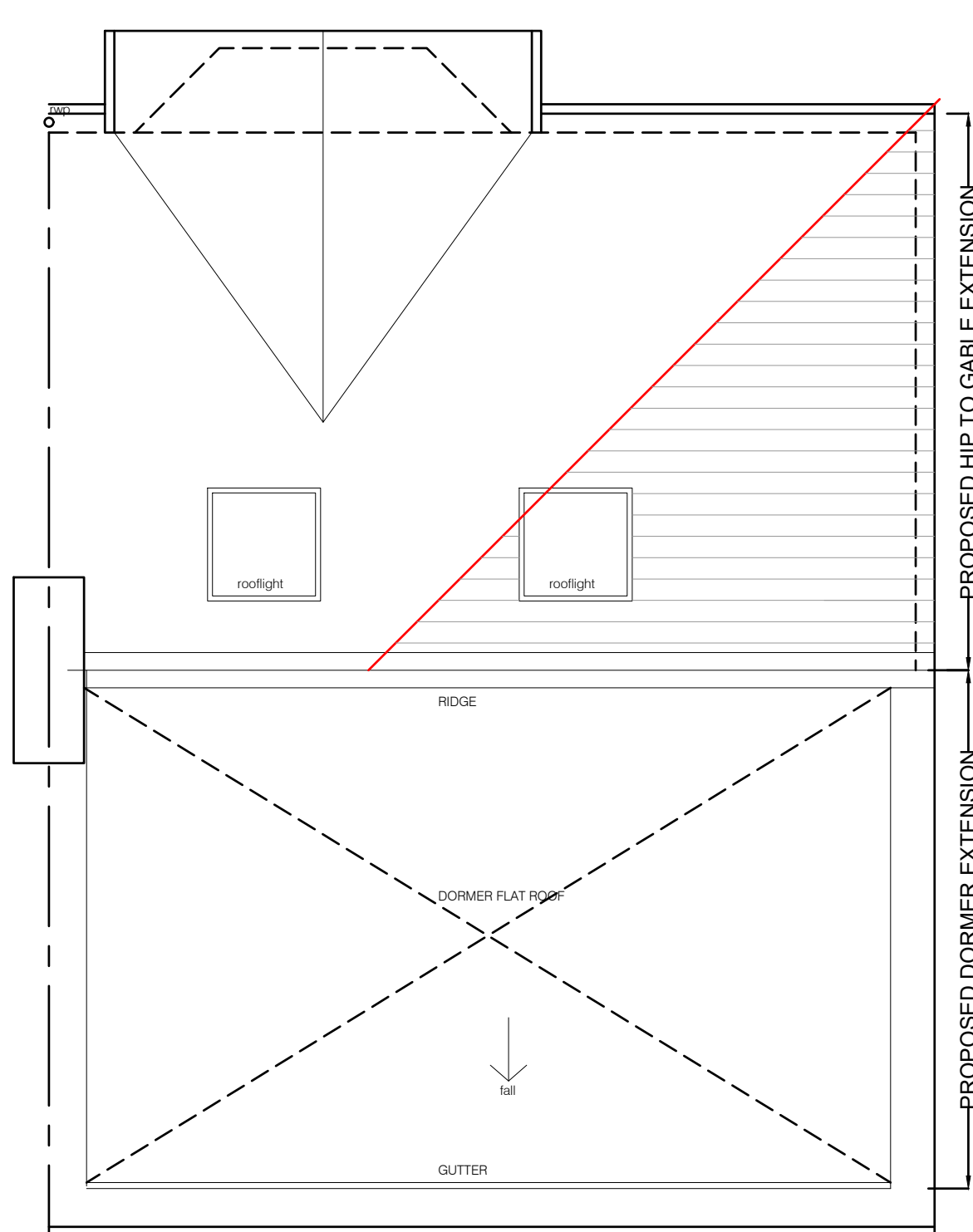
GROUND FLOOR PLAN



FIRST FLOOR PLAN

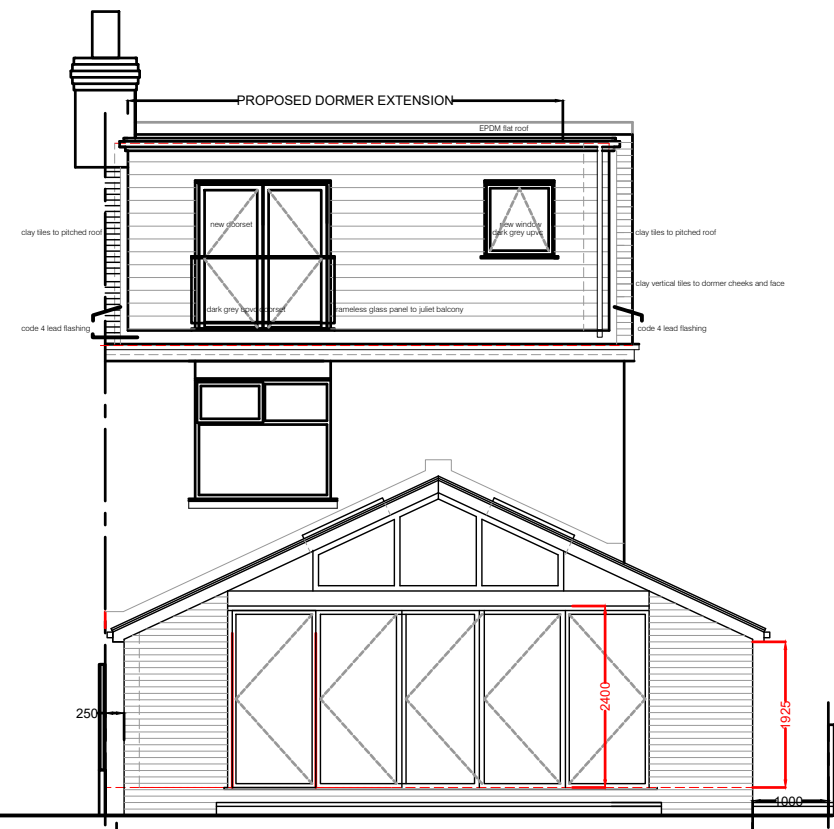


LOFT PLAN

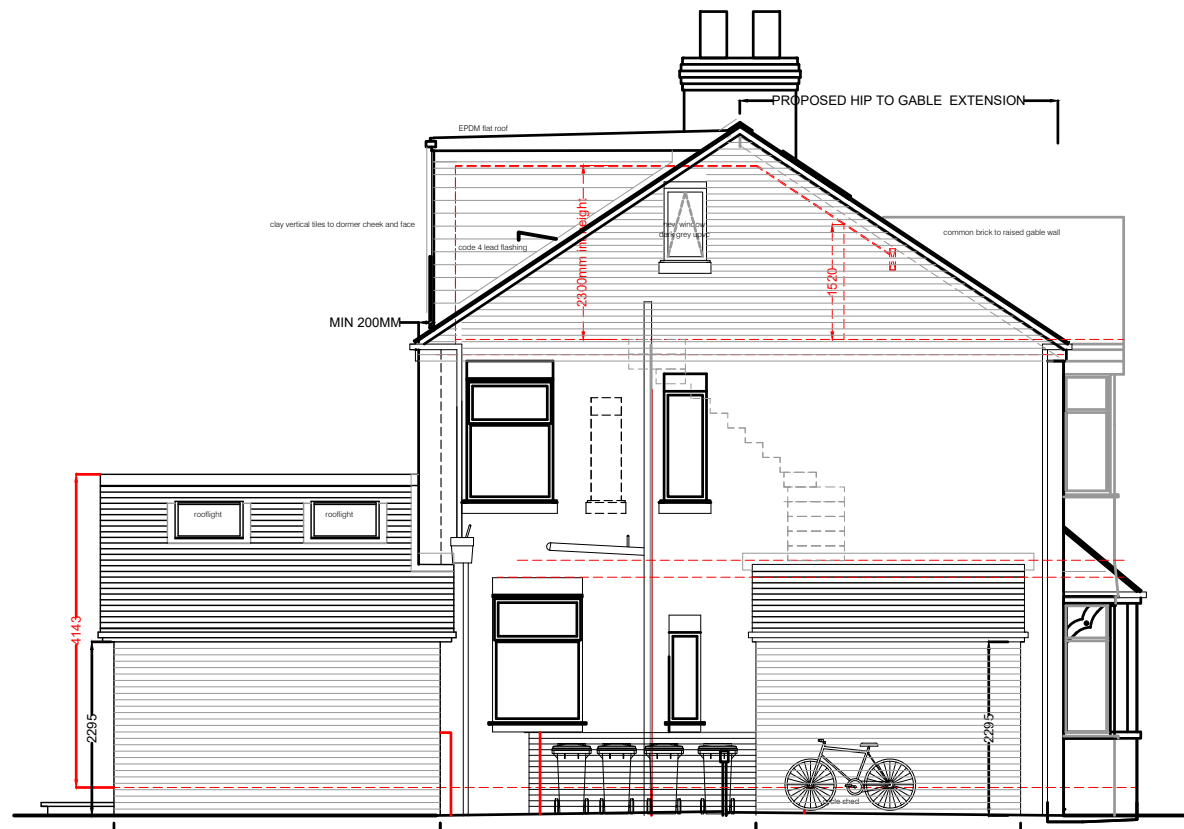


ROOF PLAN

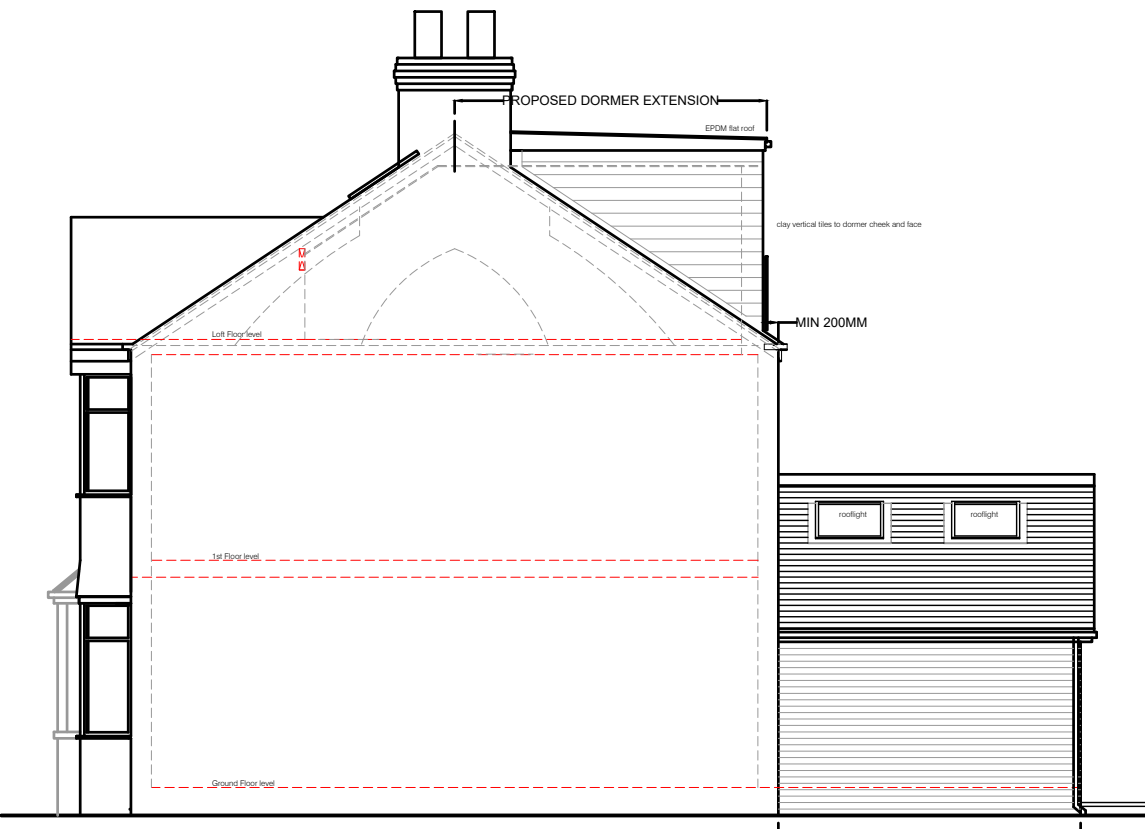
Proposed external materials :
Common brick to rear extension elevations and raised gable
Grey aluminium/ upvc double glazed windows/doors
Clay tiled roof to front main slope and rear extension
Clay vertical tiles to rear and sides of dormer
Grey EPDM flat roof system to dormer
Black painted fascias and soffits
Black upvc rainwater goods



REAR ELEVATION



SIDE ELEVATION to no. 72



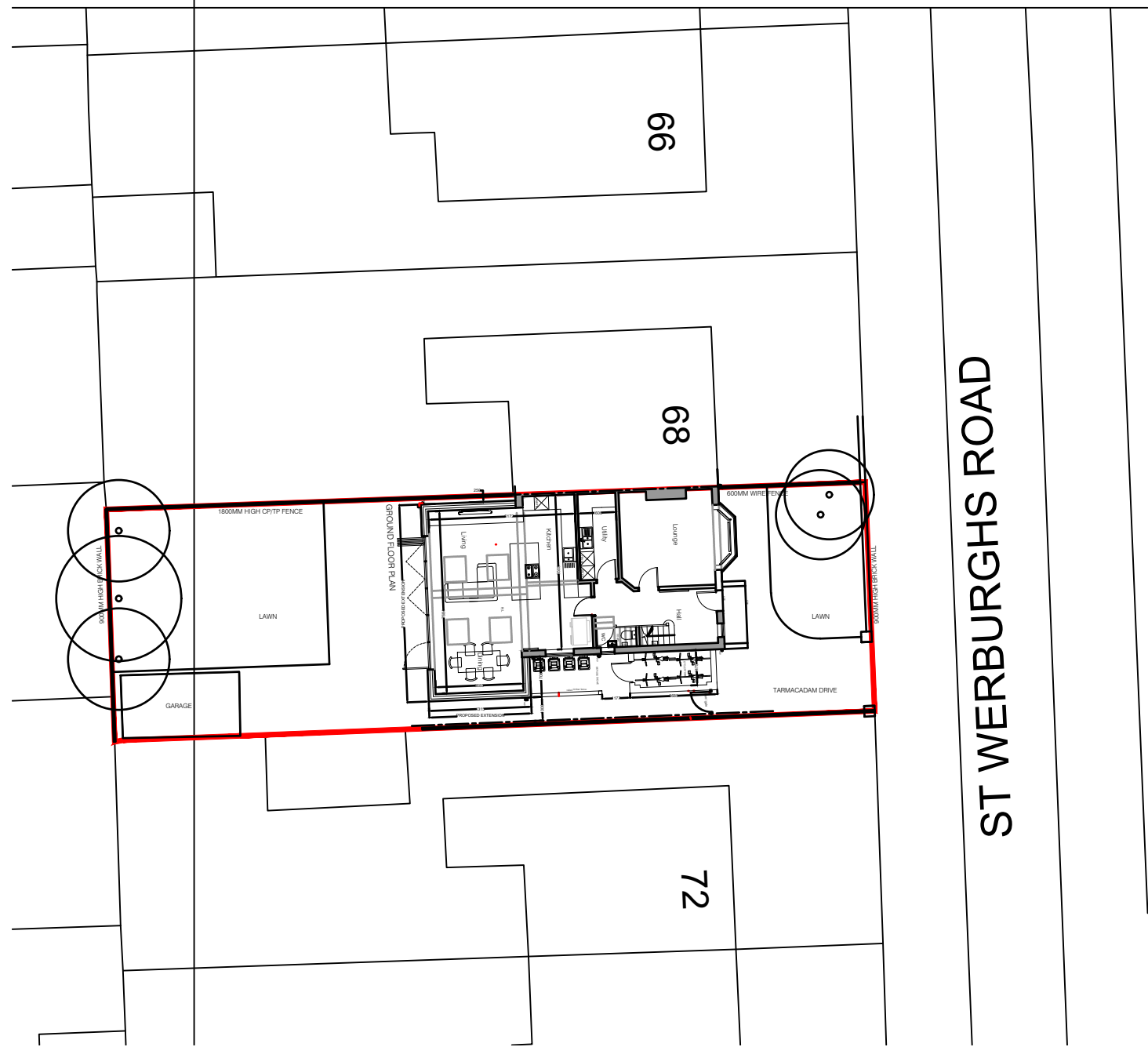
SECTION/SIDE ELEVATION to no. 68



FRONT ELEVATION

ELEVATIONS 1:100

block plan 1:250



As this is a drawing of an existing building there will be variations on site to wall thicknesses and angles that are not depicted on this drawing.
Unless stated inaccessible areas such as roofs have been visually observed.
Unless otherwise stated this is not a topographic survey and ground levels and features have been estimated.

Simon R Miles
Chartered Architect
Didsbury
Manchester
T: 07778 137830
E: srsmilesarchitect@gmail.com

Revision	Date	Revision note
P1	27.02.2026	FIRST ISSUE
P2	13.03.2026	REAR DORMER WALL SET BACK MIN 200MM FROM EAVES AT REQUEST OF PLANNING OFFICER
P3	13.03.2026	SIDE DORMER WALL SET BACK MIN 200MM FROM GABLE AT REQUEST OF PLANNING OFFICER

Notes

Project :
70 ST WERBURGHES ROAD CHORLTON

Title :
Proposed Floor Plans and Elevations

Drawing number :
26 518 PL200

Client :
MR & MRS LANCASTER

Scale :
PL200

Date :
27.02.2026

CAD Ref :
26 518

Drawn by :
SRM

SRM

Simon R Miles BA(Hon) Dip Arch RIBA
Chartered Architect

Do not scale. Contractors must check all dimensions on site before preparing production drawings or commencing any work. This drawing and its design is the copyright of S.R.Miles Ltd and may not be reproduced in any form whatsoever without their prior express written consent.