

0m 10m 20m 30m

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

DESIGNER CONSIDERATIONS

STUDIO REFORM,SUTY ON THIS PROJECT IS THAT OF 'DESIGNER' AS DEFINED BY REGULATION 2, AND HAVE AVOIDED FORESEEABLE RISKS TO THOSE INVOLVED IN THE CONSTRUCTION AND FUTURE USE OF THIS STRUCTURE AND IN SO DOING ELIMINATED HAZARDS (SO FAR AS IS REASONABLY PRACTICAL, TAKING ACCOUNT OF OTHER DESIGN CONSIDERATIONS) AND REDUCED RISKS ASSOCIATED WITH THOSE HAZARDS.

THE DESIGNER HAS PROVIDED ADEQUATE INFORMATION ABOUT ANY SIGNIFICANT RISKS ASSOCIATED WITH THE DESIGN AND CO-ORDINATED THE WORK WITH OTHERS IN ORDER TO IMPROVE THE WAY IN WHICH RISKS ARE MANAGED AND CONTROLLED

THE ASSOCIATED RISKS ARE RESTRICTED TO SITE OR PROJECT SPECIFIC RISKS AND AS SUCH ARE NOT CONSIDERED AS A COMPLETE AND FINAL LIST OF ALL HAZARDS THAT MAY EXIST.

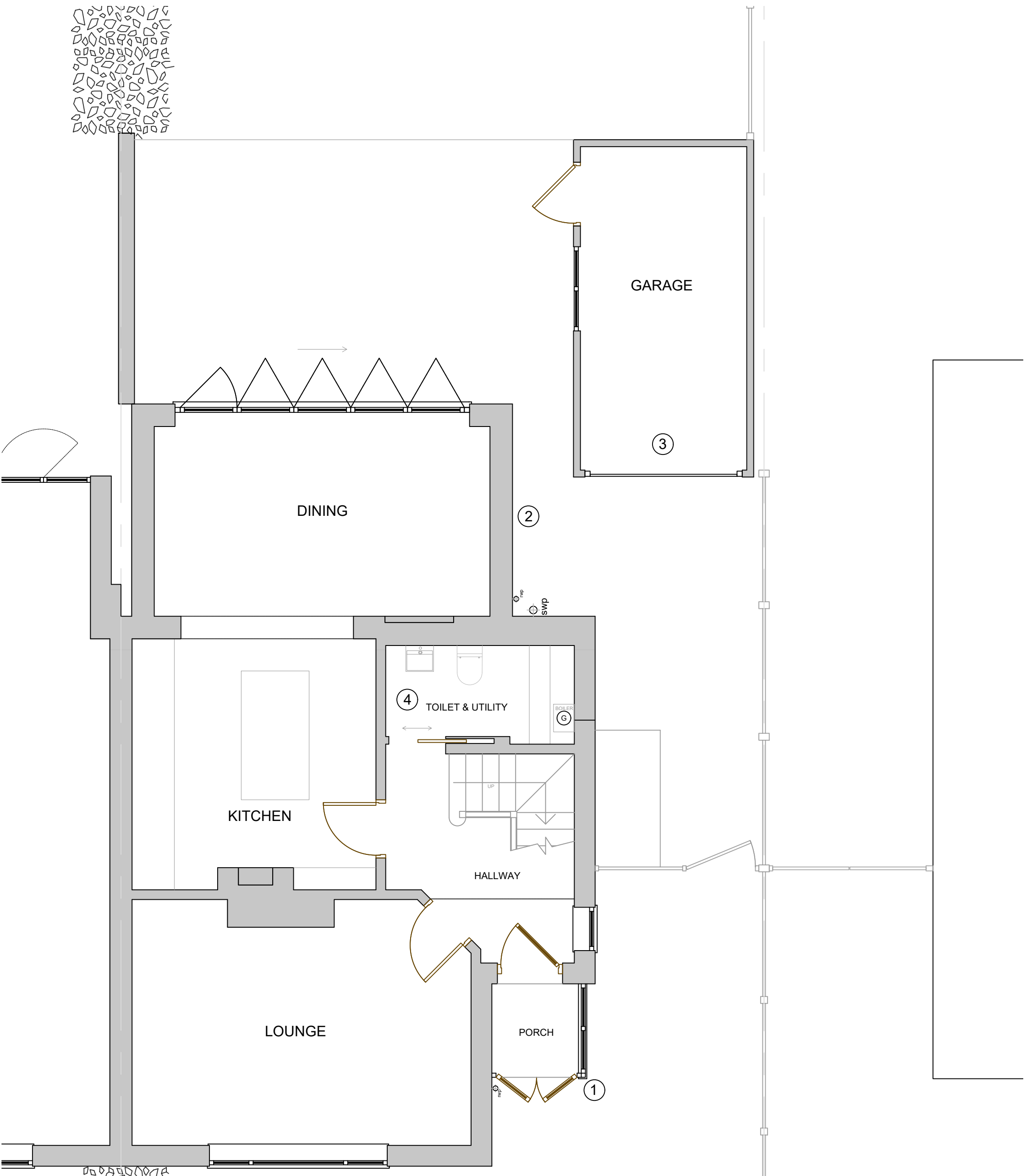
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Ben Hall - 10 Galbraith Road, Manchester. M20 6JJ - 07921210866
Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Existing Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code	Drawing No.	Revision
-	1:200	27.10.25	BH	10176	LOC_1	-



1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
4. EXISTING KITCHEN DOORWAY BLOCKED UP & TOILET/UTILITY ROOM KNOCKED THROUGH.
5. EXISTING INTERNAL FF WALLS TO BE DEMOLISHED WHERE REQUIRED TO MAKE WAY FOR NEW LAYOUT.
6. REAR EXTERNAL WALL TO BE KNOCKED THROUGH TO NEW FF EXTENSION.
7. REAR & SIDE SECTION OF EXISTING ROOF TO BE STRIPPED BACK TO TAKE PROPOSED NEW ROOF LAYOUT.

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Revision	Description	Date	Drawn	Checked
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Existing Ground Floor GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	EXT_1	A

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

DESIGNER CONSIDERATIONS

THE CONTRACTOR SHALL ENSURE THAT ALL CDM REGULATIONS ARE FULLY COMPLIED WITH AND THAT ALL SUBCONTRACTORS ARE MADE AWARE OF THEIR RESPONSIBILITIES UNDER THE REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE AWARE OF THE CONTENTS OF THE HEALTH AND SAFETY FILE AND THAT THEY HAVE ALLOWED FOR ANY SPECIFIC REQUIREMENTS IN THEIR TENDER PRICES.

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Revision	Description	Date	Drawn	Checked
A	No 21 & 23 ADDED TO SITE PLAN	20.01.26	BH	BH

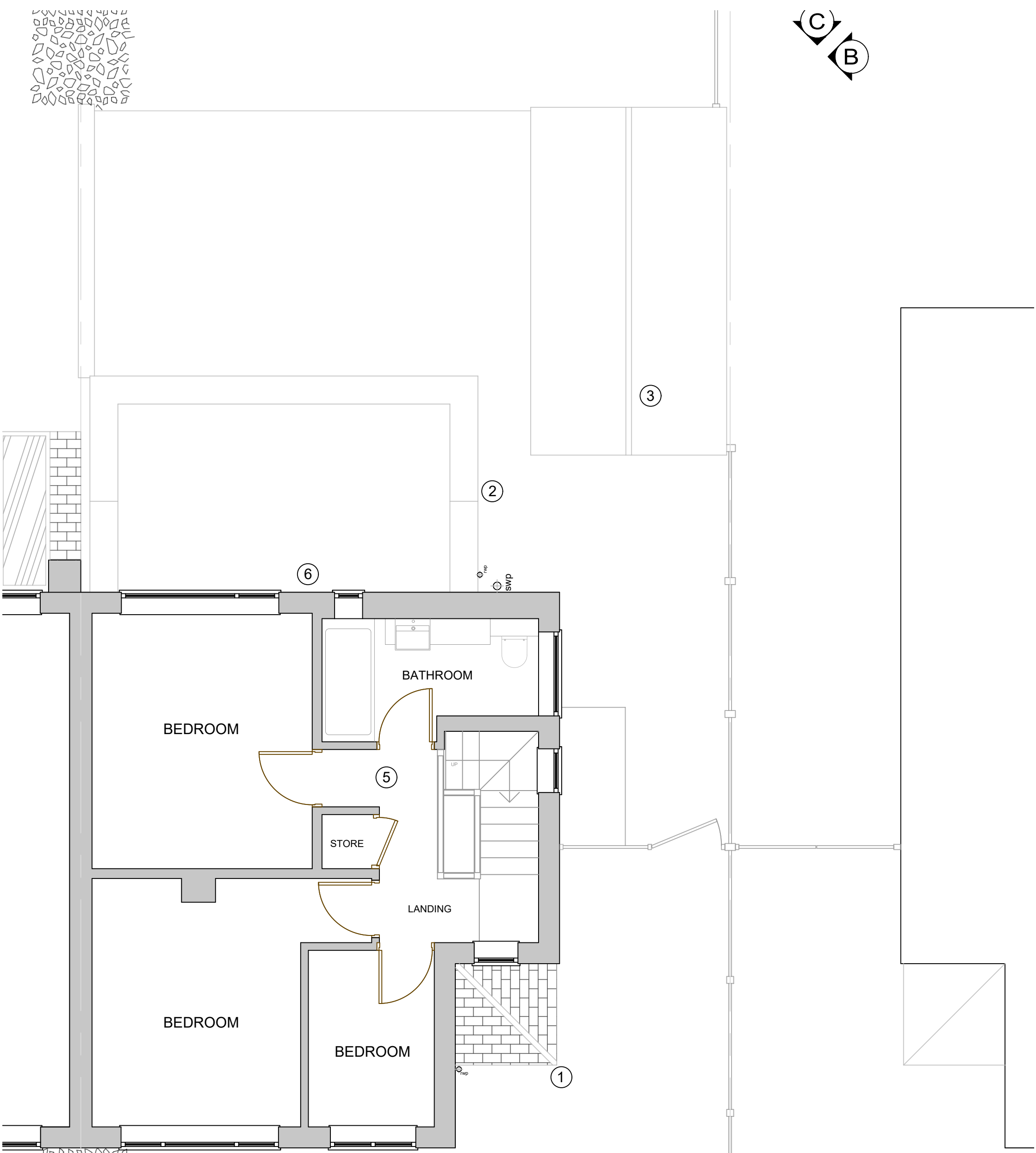
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Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Existing GF GA Site Plan 1:100
Project Code: 10176
Drawing No.: EXT_1a
Revision: A
Scale @ A1: 1:100
Scale @ A3: 1:200
Date: 18.12.25
Drawn: BH

EXISTING PORCH TO BE DEMOLISHED
EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BIFOLDS REMOVED.
EXISTING GARAGE TO BE DEMOLISHED.
EXISTING KITCHEN DOORWAY BLOCKED UP &
TOILET/UTILITY ROOM KNOCKED THROUGH.
EXISTING INTERNAL WALLS TO BE DEMOLISHED WHERE REQUIRED TO MAKE WAY FOR NEW LAYOUT.
REAR EXTERNAL WALL TO BE KNOCKED THROUGH TO NEW FF EXTENSION.
REAR & SIDE SECTION OF EXISTING ROOF TO BE STRIPPED BACK TO TAKE PROPOSED NEW ROOF LAYOUT.

PORCH
LOUNGE
HALLWAY
KITCHEN
TOILET & UTILITY
DINING
GARAGE
No 17 SANDHURST AVE
No 21 SANDHURST AVE
No 23 SANDHURST AVE



1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
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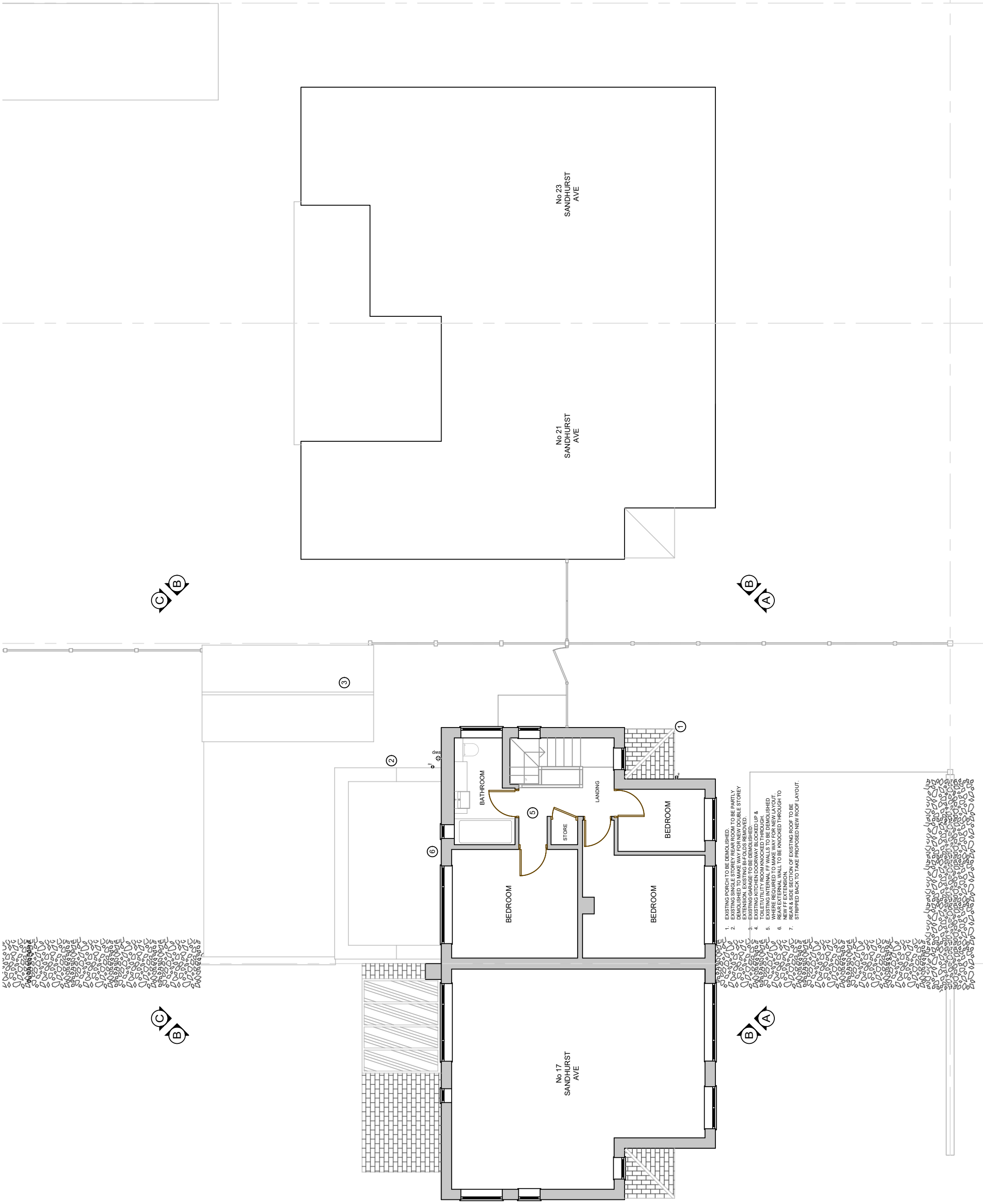
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Revision	Description	Date	Drawn	Checked
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Existing First Floor GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	EXT_2	A



1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
4. EXISTING KITCHEN DOORWAY BLOCKED UP & TOILET/UTILITY ROOM KNOCKED THROUGH.
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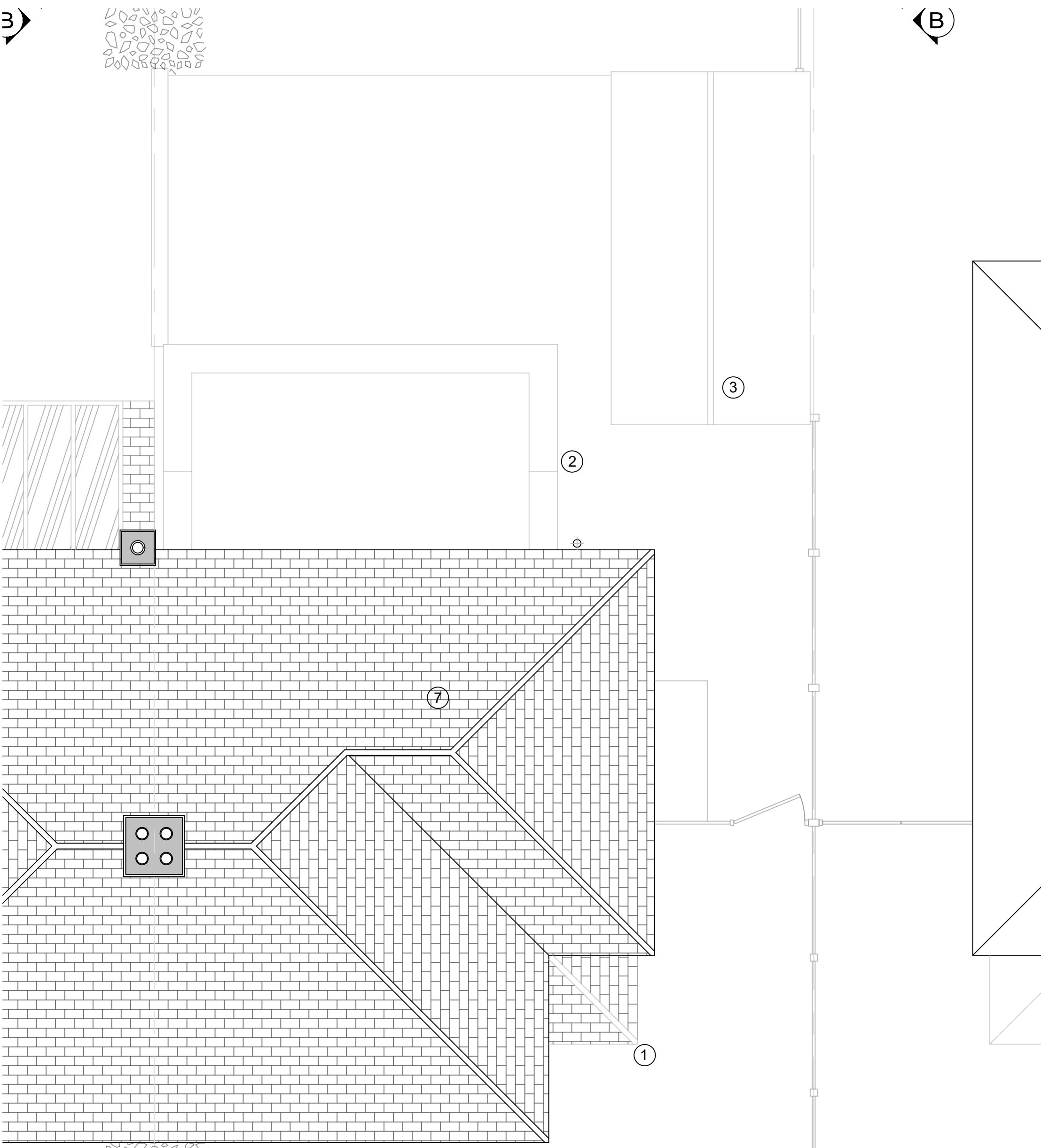
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Revision	Description	Date	Drawn	Checked
A	No 21 & 23 ADDED TO SITE PLAN	20.01.26	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Existing FF GA Site Plan 1:100

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:100	18.12.25	BH	10176	EXT_2a	A



1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
4. EXISTING KITCHEN DOORWAY BLOCKED UP & TOILET/UTILITY ROOM KNOCKED THROUGH.
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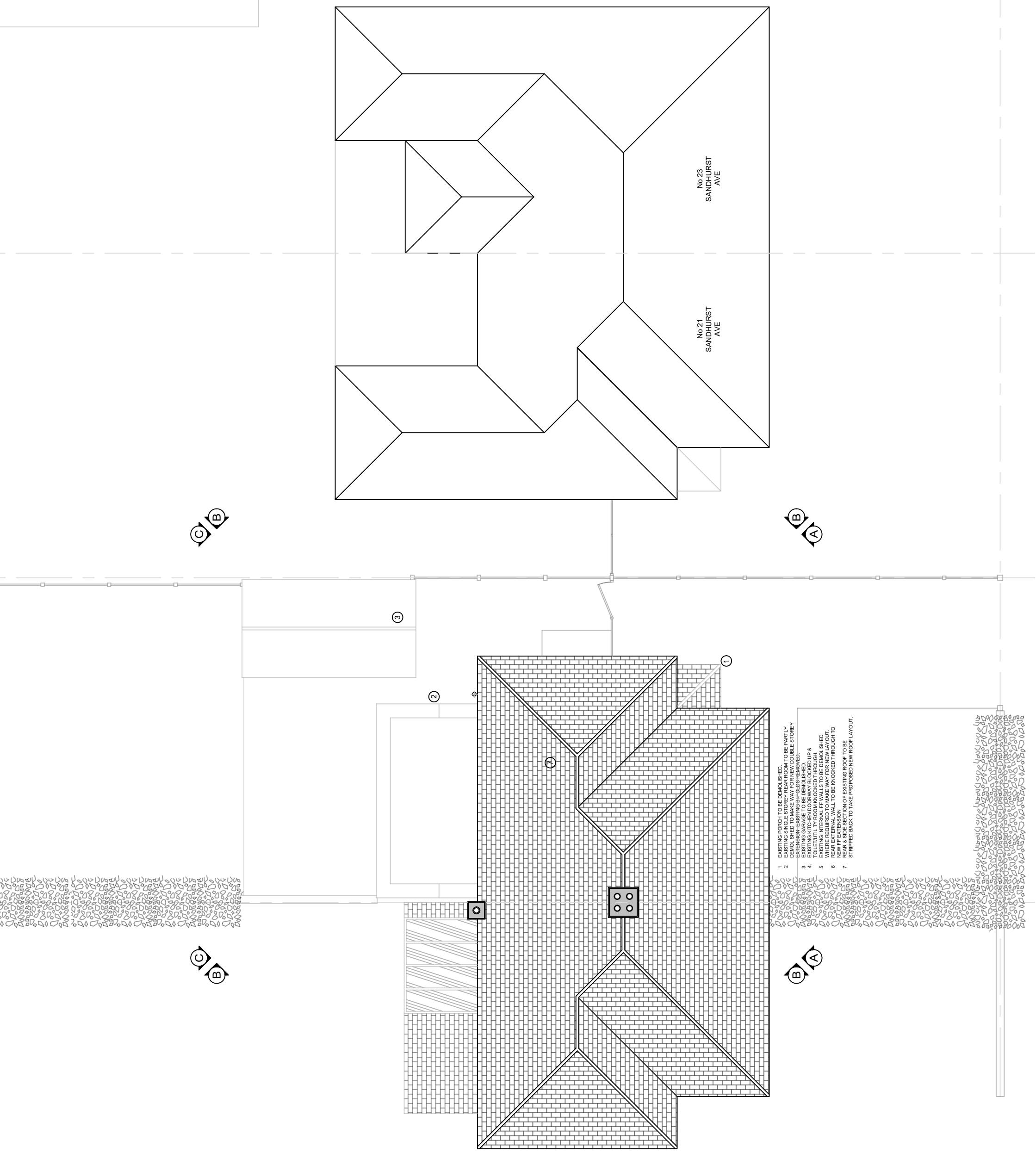
Revision	Description	Date	Drawn	Checked
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband

Address: 19 Sandhurst Avenue
Manchester

Drawing: Existing Roof GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	EXT_3	A



1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION- EXISTING BIFOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
4. EXISTING KITCHEN DOOR WAY BLOCKED UP & TOILET/UTILITY ROOM KNOCKED THROUGH.
5. EXISTING INTERNAL FF WALLS TO BE DEMOLISHED WHERE REQUIRED TO MAKE WAY FOR NEW LAYOUT.
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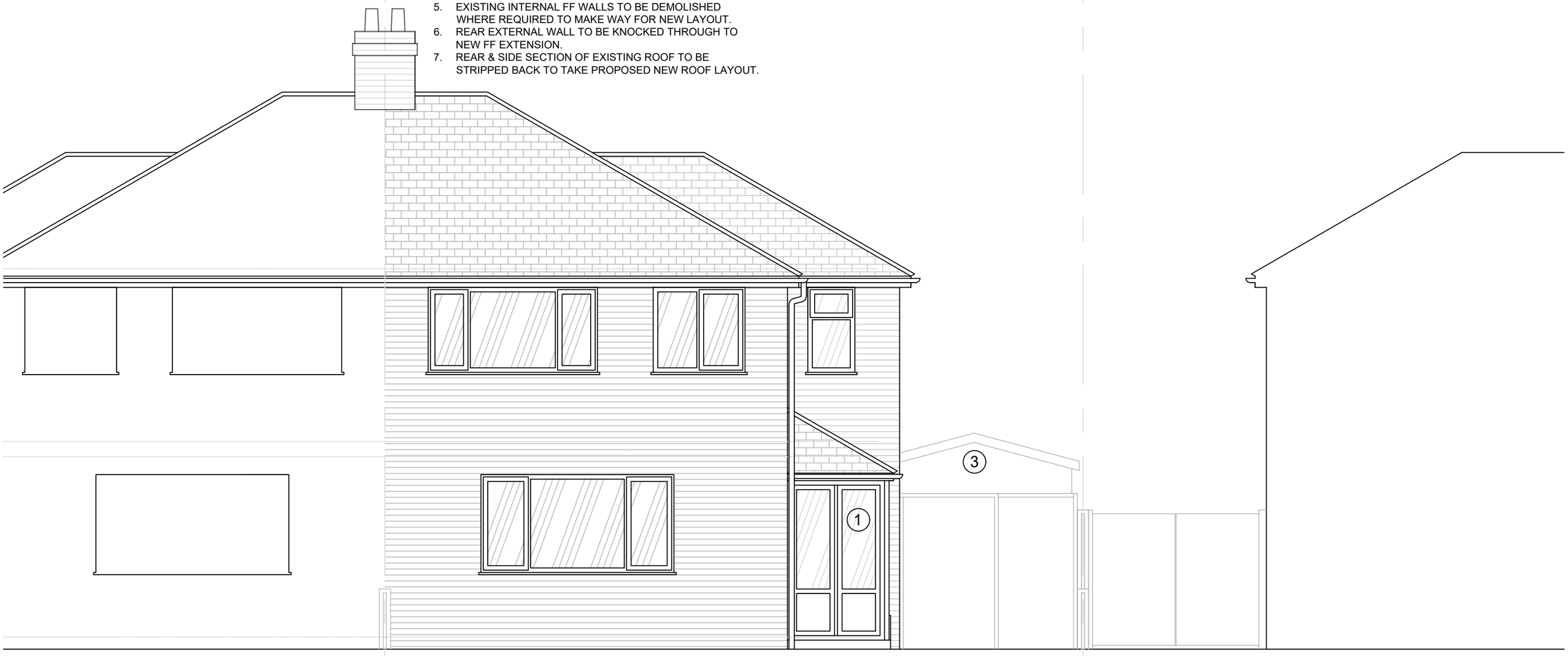
Revision	Description	Date	Drawn	Checked
B	No 21 & 23 ADDED TO SITE PLAN	20.01.26	BH	BH
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Existing Site GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:100	27.11.25	BH	10176	EXT_3a	B

1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
4. EXISTING KITCHEN DOORWAY BLOCKED UP & TOILET/UTILITY ROOM KNOCKED THROUGH.
5. EXISTING INTERNAL FF WALLS TO BE DEMOLISHED WHERE REQUIRED TO MAKE WAY FOR NEW LAYOUT.
6. REAR EXTERNAL WALL TO BE KNOCKED THROUGH TO NEW FF EXTENSION.
7. REAR & SIDE SECTION OF EXISTING ROOF TO BE STRIPPED BACK TO TAKE PROPOSED NEW ROOF LAYOUT.



EXISTING FRONT ELEVATION A-A

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Revision	Description	Date	Drawn	Checked

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Existing GA Front Elevation A-A

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
–	1:50	27.10.25	BH	10176	EXT_4	-



1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
4. EXISTING KITCHEN DOORWAY BLOCKED UP & TOILET/UTILITY ROOM KNOCKED THROUGH.
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7. REAR & SIDE SECTION OF EXISTING ROOF TO BE STRIPPED BACK TO TAKE PROPOSED NEW ROOF LAYOUT.

EXISTING SIDE ELEVATION B-B

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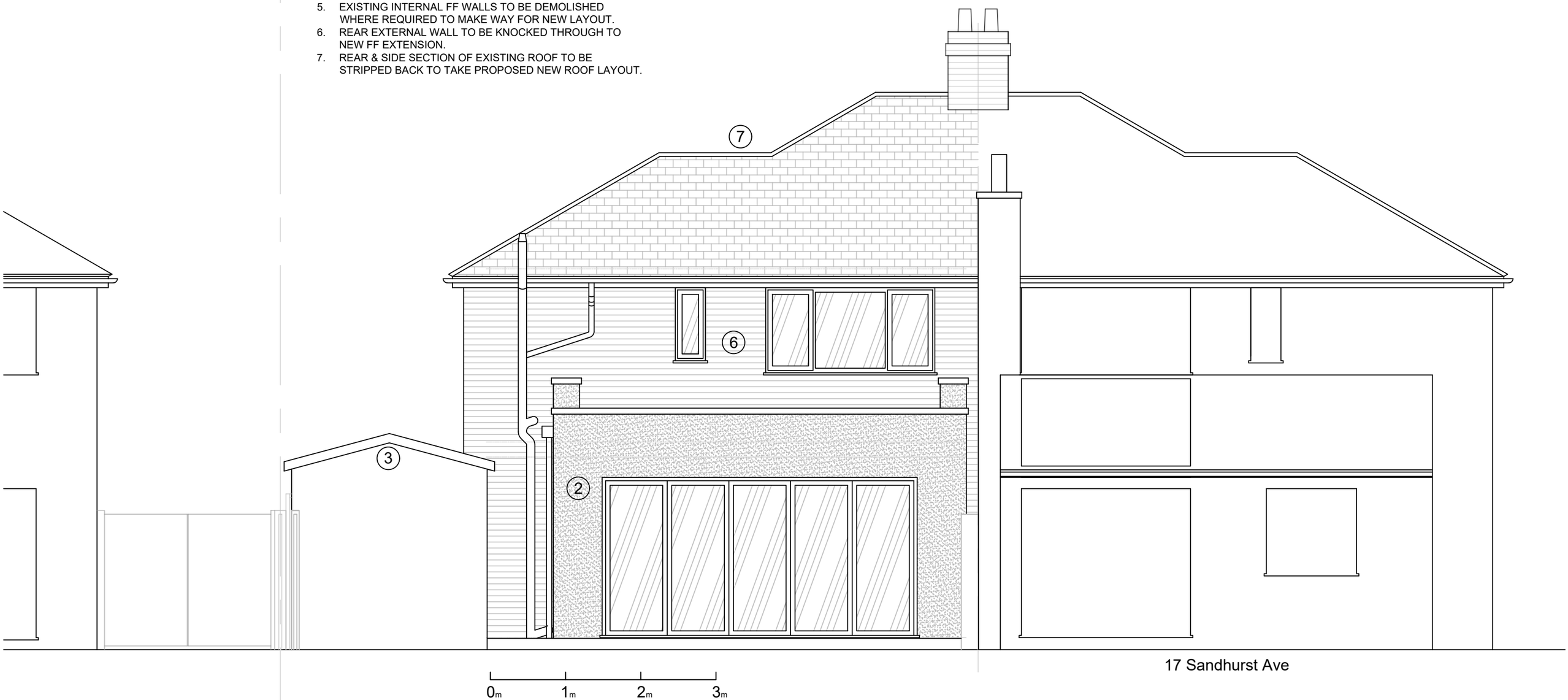
Revision	Description	Date	Drawn	Checked

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Existing GA Side Elevation B-B

Scale @ A1	Scale @ A3	Date:	Drawn	Project Code	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	EXT_5	-

1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
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EXISTING REAR ELEVATION C-C

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Revision	Description	Date	Drawn	Checked
B	ADDITIONAL DETAIL ADDED	20.01.26	BH	BH
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Existing GA Rear Elevation C-C

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	EXT_6	B

1. EXISTING PORCH TO BE DEMOLISHED.
2. EXISTING SINGLE STOREY REAR ROOM TO BE PARTLY DEMOLISHED TO MAKE WAY FOR NEW DOUBLE STOREY EXTENSION. EXISTING BI-FOLDS REMOVED.
3. EXISTING GARAGE TO BE DEMOLISHED.
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EXISTING REAR ELEVATION C-C

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

DESIGNER CONSIDERATIONS

STUDIO REFORMS DUTY ON THIS PROJECT IS THAT OF 'DESIGNER' AS DEFINED BY REGULATION 2, AND HAVE AVOIDED FORESEEABLE RISKS TO THOSE WHO WILL CONSTRUCT, MAINTAIN OR DEMOLISH THE STRUCTURE IN THE FUTURE. THE DESIGN HAS BEEN DEVELOPED TO BE REASONABLY PRACTICAL, TAKING ACCOUNT OF OTHER DESIGN CONSIDERATIONS, AND REDUCED RISKS ASSOCIATED WITH THESE HAZARDS.

THE DESIGNER HAS PROVIDED ADEQUATE INFORMATION ABOUT ANY SIGNIFICANT RISKS ASSOCIATED WITH THE DESIGN AND CO-ORDINATED THE WORK WITH OTHERS IN ORDER TO IMPROVE THE WAY IN WHICH RISKS ARE MANAGED AND CONTROLLED.

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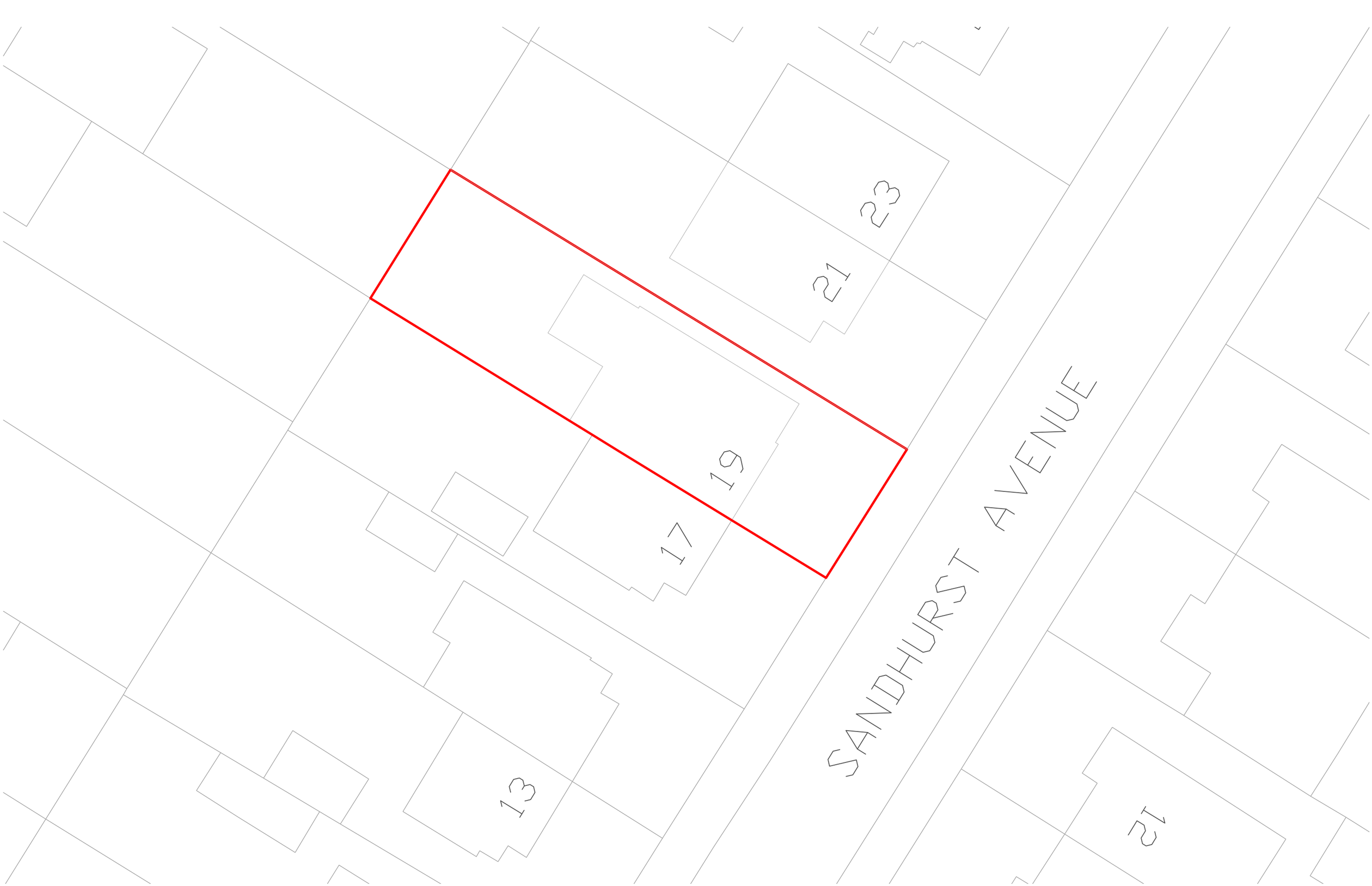
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Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Existing GA Rear Elevation C-C 1:100

Scale @ A1	Scale @ A3	Date	Drawn	Project Code	Drawing No.	Revision
-	1:100	20.01.26	BH	10176	EXT_6a	-



0m 10m 20m 30m

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DESIGNER CONSIDERATIONS

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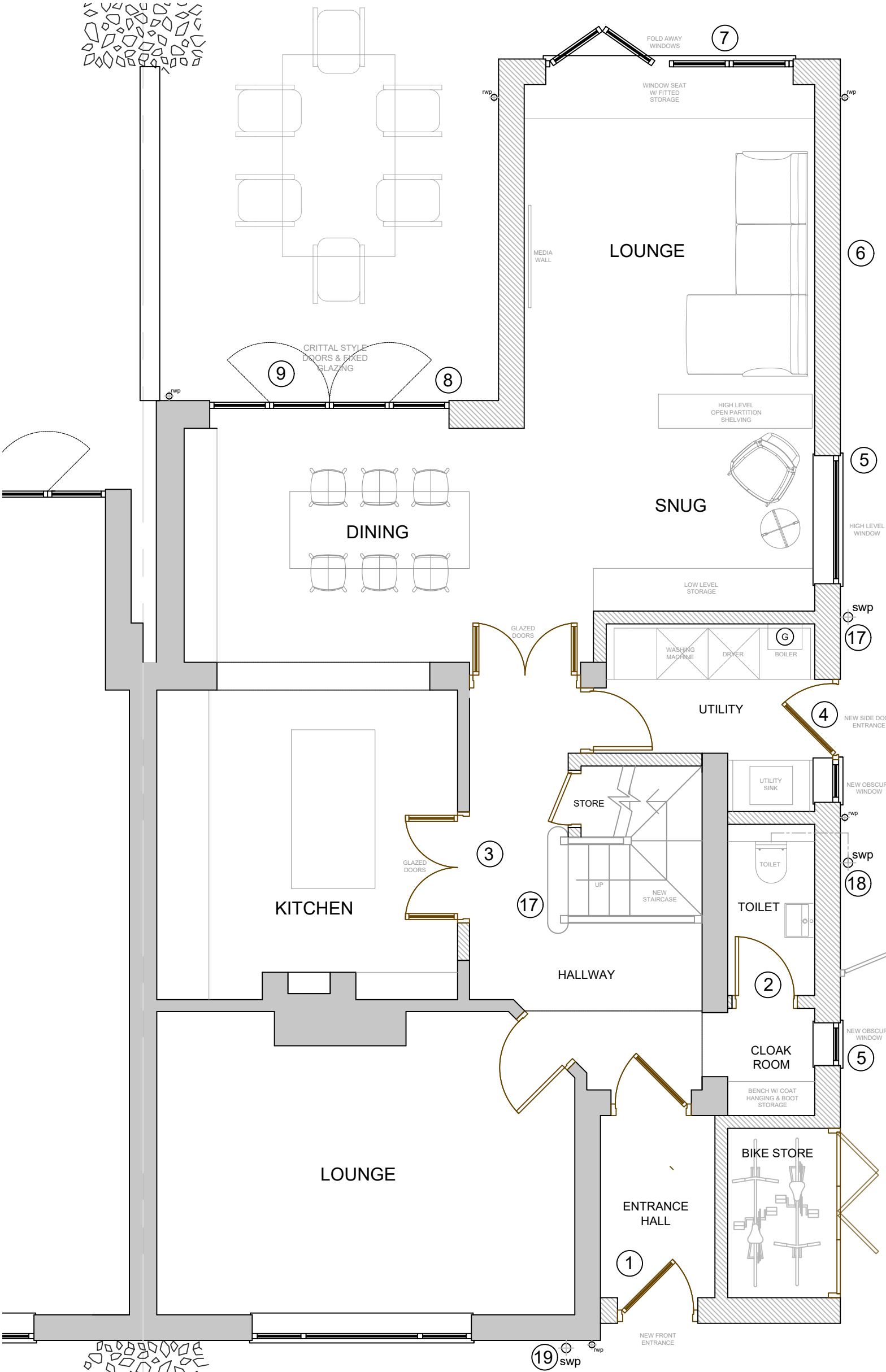
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Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Proposed Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:200	26.11.25	BH	10176	LOC_2	-



GENERAL NOTES

- RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR DETAILING THROUGHOUT REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN.
- NEW LIGHT COLOURED RENDERED FINISHED TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN.
- ALL NEW RWP, SWP, GUTTERS & HOPPERS TO BE BLACK FINISH.
- ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET FLUSH DETAIL TO ALL, COLOUR TBC.
- NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR W/ METAL FRAMES, COLOUR TBC.
- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
- ALL NEW SOFFIT & FACISIA BOARDS FITTED TO MATCH EXISTING.

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM.
4. NEW SIDE DOOR ENTRANCE W/ SIDE LIGHT INTO UTILITY SPACE. BOILER INSTALLED WITHIN NEW UTILITY SPACE.
5. DOUBLE GLAZED WINDOWS TO NEW SIDE & REAR EXTENSION, OBSCURE GLAZING WHERE NOTED.
6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED.
7. DOUBLE GLAZED FOLDAWAY WINDOW TO REAR ELEVATION WITH BLACK METAL FRAMES.
8. STEPPED DOUBLE STOREY REAR EXTENSION, BUILT UPON EXISTING SINGLE STOREY BUILDING TO REAR. REAR ELEVATION TO BE RENDERED TO MATCH GF W/ SIDE ELEVATION IN BRICK TO MATCH EXISTING.
9. CRITTAL STYLE GLAZED DOUBLE DOORS W/ SIDELIGHTS WITH BLACK METAL FRAMES TO HAVE SBD SPEC.
10. NEW RECONFIGURATION OF EXISTING FRONT BEDROOMS & LANDING TO FORM NEW MASTER BEDROOM & ENSUITE.
11. NEW BATHROOM CREATED WITHIN SECTION OF EXISTING BEDROOM.
12. NEW REAR BEDROOMS & OFFICE TO BE CREATED WITHIN NEW FF EXTENSION.
13. PARAPET WALL WITH STONE CAPPING TO MATCH EXISTING PROPERTY SPEC. WARM FLAT ROOF CONSTRUCTION WITH PARAPET WALL - WATER PROOF EPDM RUBBER MEMBRANE OR SIMILAR - DARK GREY FINISH.
14. NEW FIXED LANTERN SKYLIGHT.
15. NEW HIPPED ROOF DETAILS TO REAR & SIDE EXTENSION CONNECTING INTO EXISTING ROOF. REAR ROOF TO BE STRIPPED & RECONFIGURED TO TIE IN WITH NEW ROOF & EXISTING TILES TO BE REUSED WHERE POSSIBLE W/ ALL NEW TILES TO MATCH EXISTING.
16. SINGLE STOREY EXTENSION ROOF TO BE HIPPED W/ MATCHING TILES TO EXISTING.
17. NEW SWP STACK TO SIDE ELEVATION OF PROPERTY TO TAKE FF BATHROOM WASTE. U/G PIPE WORK EXTENDED TO SUIT.
18. NEW SWP LOCATION FOR GF TOILET TO SIDE ELEVATION.
19. NEW SWP STACK TO FRONT OF PROPERTY TO TAKE FF ENSUITE WASTE. U/G PIPE WORK EXTENDED TO SUIT.
20. REMOVE EXISTING STAIRCASE & REPLACE WITH NEW STAIRCASE AS SHOWN. NEW LAYOUT INCREASES FF FLOOR SPACE ALLOWING FOR THE OFFICE/4TH BEDROOM TO BE LOCATED TOWARDS THE FRONT OF THE HOUSE. ADDITIONAL FLOOR SPACE ALLOWS FOR LARGER REAR BEDROOMS AND BATHROOM.
21. SINGLE STOREY PITCHED ROOF W/ MATCHING TILES TO EXISTING ROOF.

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DESIGNER CONSIDERATIONS

STUDIO REFORMS DUTY ON THIS PROJECT IS THAT OF 'DESIGNER' AS DEFINED BY REGULATION 2, AND HAVE AVOIDED FORESEEABLE RISKS TO THOSE INVOLVED IN THE CONSTRUCTION AND FUTURE USE OF THE STRUCTURE AND IN SO DOING ELIMINATED HAZARDS (SO FAR AS IS REASONABLY PRACTICAL, TAKING ACCOUNT OF OTHER DESIGN CONSIDERATIONS) AND REDUCED RISKS ASSOCIATED WITH THOSE HAZARDS.

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Revision	Description	Date	Drawn	Checked
B	PLAN & ANNOTATIONS AMENDED	20.01.26	BH	BH
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Proposed Ground Floor GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	28.10.25	BH	10176	PRP_1	B

No 23
SANDHURST
AVE

No 21
SANDHURST
AVE

GENERAL NOTES

- RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR FEATURE WORK TO MATCH EXISTING. ALL REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN.
- NEW LIGHT COLOURED RENDERED FINISHED TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN.
- ALL NEW RWP, SVP, GUTTERS & HOPPERS TO BE BLACK PVCu.
- ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET FLUSH DETAIL TO ALL COLOUR TBC.
- NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR WALL WITH BLACK POWDER COATED FINISH.
- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
- ALL NEW SOFFIT & FACIA'S BOARDS FITTED TO MATCH EXISTING.

LOUNGE
SNUG
DINING
KITCHEN
UTILITY
STORE
HALLWAY
TOILET
CLOAK ROOM
BIKE STORE
ENTRANCE HALL
LOUNGE

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAK ROOM WITH WC & BASIN TO REAR OF NEW HALLWAY WITH NEW TILES TO MATCH EXISTING & NEW WINDOW TO REAR.
3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM.
4. NEW SINGLE STOREY ENTRANCE W/ SIDE LIGHT INTO UTILITY SPACE. BOILER INSTALLED WITHIN NEW UTILITY SPACE.
5. DOUBLE GLAZED WINDOWS TO NEW SIDE & REAR EXTENSION. OBSCURE GLAZING WHERE NOTED.
6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED.
7. NEW DOUBLE GLAZED BIFOLD DOORWAY WINDOW TO REAR ELEVATION WITH BLACK METAL FRAMES.
8. STEPPED DOUBLE STOREY REAR EXTENSION, BUILT UPON EXISTING SINGLE STOREY BUILDING TO REAR. REAR ELEVATION TO BE RENDERED TO MATCH GF W/ SIDE ELEVATION IN BRICK TO MATCH EXISTING.
9. NEW CRITTAL STYLE WINDOWS TO REAR ELEVATION WITH BLACK METAL FRAMES TO HAVE BBD SPEC.
10. NEW RECONFIGURATION OF EXISTING FRONT BEDROOMS & LANDING TO FORM NEW/MASTER BEDROOM & ENSUITE.
11. NEW BATHROOM CREATED WITHIN SECTION OF EXISTING BEDROOM.
12. NEW BEDROOM/HOME OFFICE WITHIN EXISTING ROOFSPACE WITH NEW DORMER EXTENSION.
13. PARAPET WALL WITH STONE CAPPING TO MATCH EXISTING PROPERTY SPEC. WARM/FLAT ROOF CONSTRUCTION WITH PARAPET WALL - WATER PROOF EPDM RUBBER MEMBRANE OR SIMILAR - DARK GREY FINISH.
14. NEW VELUX ROOFLIGHTS TO REAR & SIDE EXTENSION CONNECTING INTO EXISTING ROOF. REAR ROOF TO BE STRIPPED & RECONFIGURED TO TIE IN WITH NEW ROOF & EXISTING TILES TO BE REUSED WHERE POSSIBLE W/ ALL NEW TILES TO MATCH EXISTING.
15. NEW HIPPED ROOF DETAIL TO SINGLE STOREY REAR & SIDE EXTENSION TO MATCH EXISTING PROPERTY SPEC.
16. SINGLE STOREY EXTENSION ROOF TO BE HIPPED W/ MATCHING TILES TO EXISTING.
17. NEW SVP LOCATION FOR GF TOILET TO SIDE ELEVATION.
18. NEW SVP STACK TO FRONT OF PROPERTY TO TAKE FF ENSUITE WASTE. 110 PIPE WORK EXTENDED TO SUIT.
19. NEW SVP LOCATION FOR FF BATHROOM WASTE. 110 PIPE WORK EXTENDED TO SUIT.
20. REMOVAL OF EXISTING CHIMNEY STACK TO REAR. ALL EXISTING SERVICES TO BE CAPPED OFF & REMOVED AS REQUIRED. FF FLOOR SPACE ALLOWING FOR THE OFFICE/4TH BEDROOM TO BE LOCATED TOWARDS THE FRONT OF THE HOUSE. ADDITIONAL FLOOR SPACE ALLOWS FOR LARGER REAR BEDROOMS AND BATHROOM.
21. SINGLE STOREY PITCHED ROOF W/ MATCHING TILES TO EXISTING ROOF.

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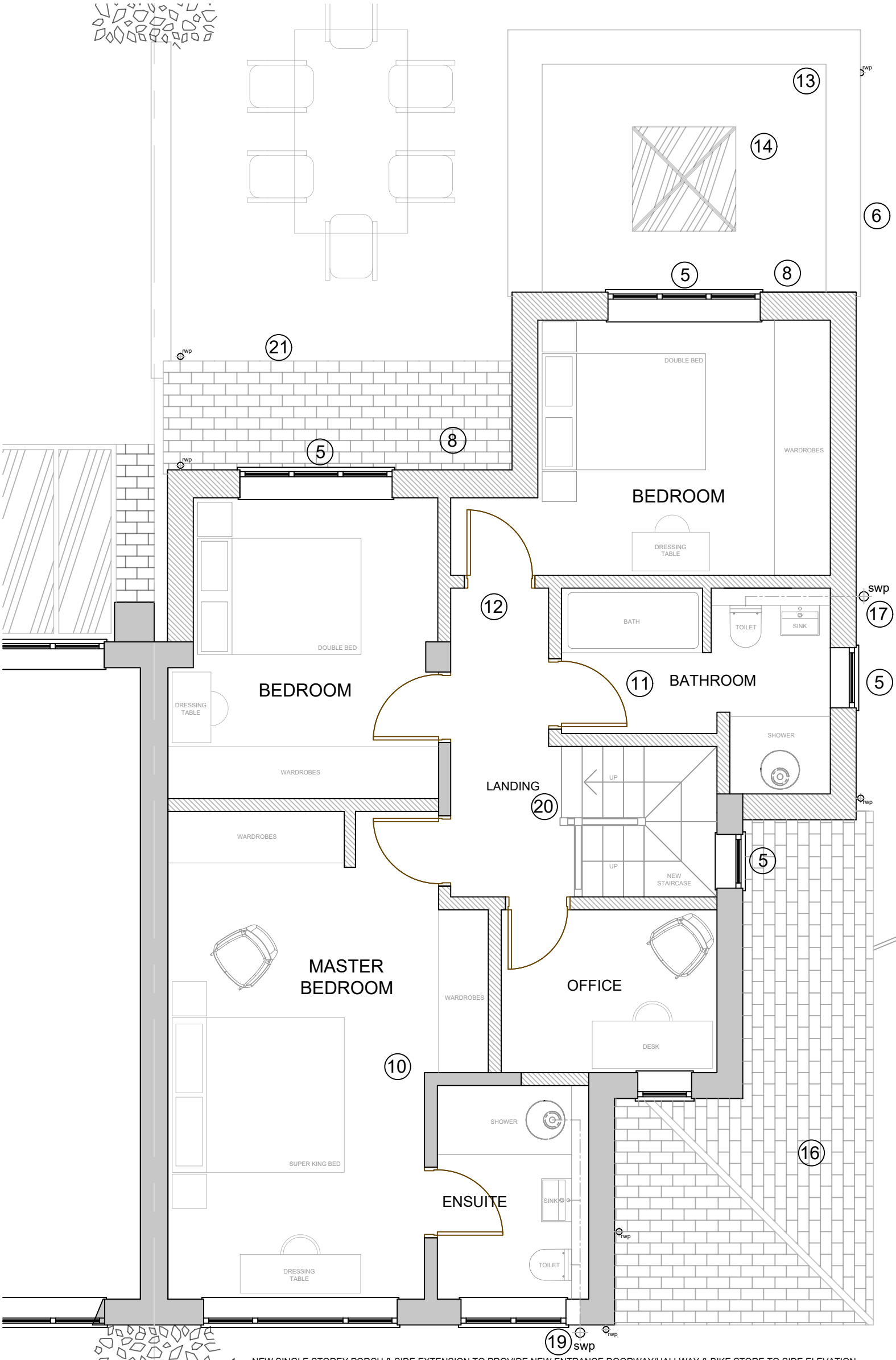
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Revision	Description	Date	Drawn	Checked
A	No 21 & 23 ADDED TO SITE PLAN	20.01.26	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Proposed Site GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:100	18.12.25	BH	10176	PRP_1a	A



GENERAL NOTES

- RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR DETAILING THROUGHOUT REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN.
- NEW LIGHT COLOURED RENDERED FINISHED TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN.
- ALL NEW RWP, SWP, GUTTERS & HOPPERS TO BE BLACK FINISH.
- ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET FLUSH DETAIL TO ALL, COLOUR TBC.
- NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR W/ METAL FRAMES, COLOUR TBC.
- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
- ALL NEW SOFFIT & FACISIA BOARDS FITTED TO MATCH EXISTING.

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM.
4. NEW SIDE DOOR ENTRANCE W/ SIDE LIGHT INTO UTILITY SPACE. BOILER INSTALLED WITHIN NEW UTILITY SPACE.
5. DOUBLE GLAZED WINDOWS TO NEW SIDE & REAR EXTENSION, OBSCURE GLAZING WHERE NOTED.
6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED.
7. DOUBLE GLAZED FOLDAWAY WINDOW TO REAR ELEVATION WITH BLACK METAL FRAMES.
8. STEPPED DOUBLE STOREY REAR EXTENSION, BUILT UPON EXISTING SINGLE STOREY BUILDING TO REAR. REAR ELEVATION TO BE RENDERED TO MATCH GF W/ SIDE ELEVATION IN BRICK TO MATCH EXISTING.
9. CRITTAL STYLE GLAZED DOUBLE DOORS W/ SIDELIGHTS WITH BLACK METAL FRAMES TO HAVE SBD SPEC.
10. NEW RECONFIGURATION OF EXISTING FRONT BEDROOMS & LANDING TO FORM NEW MASTER BEDROOM & ENSUITE.
11. NEW BATHROOM CREATED WITHIN SECTION OF EXISTING BEDROOM.
12. NEW REAR BEDROOMS & OFFICE TO BE CREATED WITHIN NEW FF EXTENSION.
13. PARAPET WALL WITH STONE CAPPING TO MATCH EXISTING PROPERTY SPEC. WARM FLAT ROOF CONSTRUCTION WITH PARAPET WALL - WATER PROOF EPDM RUBBER MEMBRANE OR SIMILAR - DARK GREY FINISH.
14. NEW FIXED LANTERN SKYLIGHT.
15. NEW HIPPED ROOF DETAILS TO REAR & SIDE EXTENSION CONNECTING INTO EXISTING ROOF. REAR ROOF TO BE STRIPPED & RECONFIGURED TO TIE IN WITH NEW ROOF & EXISTING TILES TO BE REUSED WHERE POSSIBLE W/ ALL NEW TILES TO MATCH EXISTING.
16. SINGLE STOREY EXTENSION ROOF TO BE HIPPED W/ MATCHING TILES TO EXISTING.
17. NEW SWP STACK TO SIDE ELEVATION OF PROPERTY TO TAKE FF BATHROOM WASTE. U/G PIPE WORK EXTENDED TO SUIT.
18. NEW SWP LOCATION FOR GF TOILET TO SIDE ELEVATION.
19. NEW SWP STACK TO FRONT OF PROPERTY TO TAKE FF ENSUITE WASTE. U/G PIPE WORK EXTENDED TO SUIT.
20. REMOVE EXISTING STAIRCASE & REPLACE WITH NEW STAIRCASE AS SHOWN. NEW LAYOUT INCREASES FF FLOOR SPACE ALLOWING FOR THE OFFICE/4TH BEDROOM TO BE LOCATED TOWARDS THE FRONT OF THE HOUSE. ADDITIONAL FLOOR SPACE ALLOWS FOR LARGER REAR BEDROOMS AND BATHROOM.
21. SINGLE STOREY PITCHED ROOF W/ MATCHING TILES TO EXISTING ROOF.

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DESIGNER CONSIDERATIONS

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Revision	Description	Date	Drawn	Checked
B	PLAN & ANNOTATIONS AMENDED	20.01.26	BH	BH
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

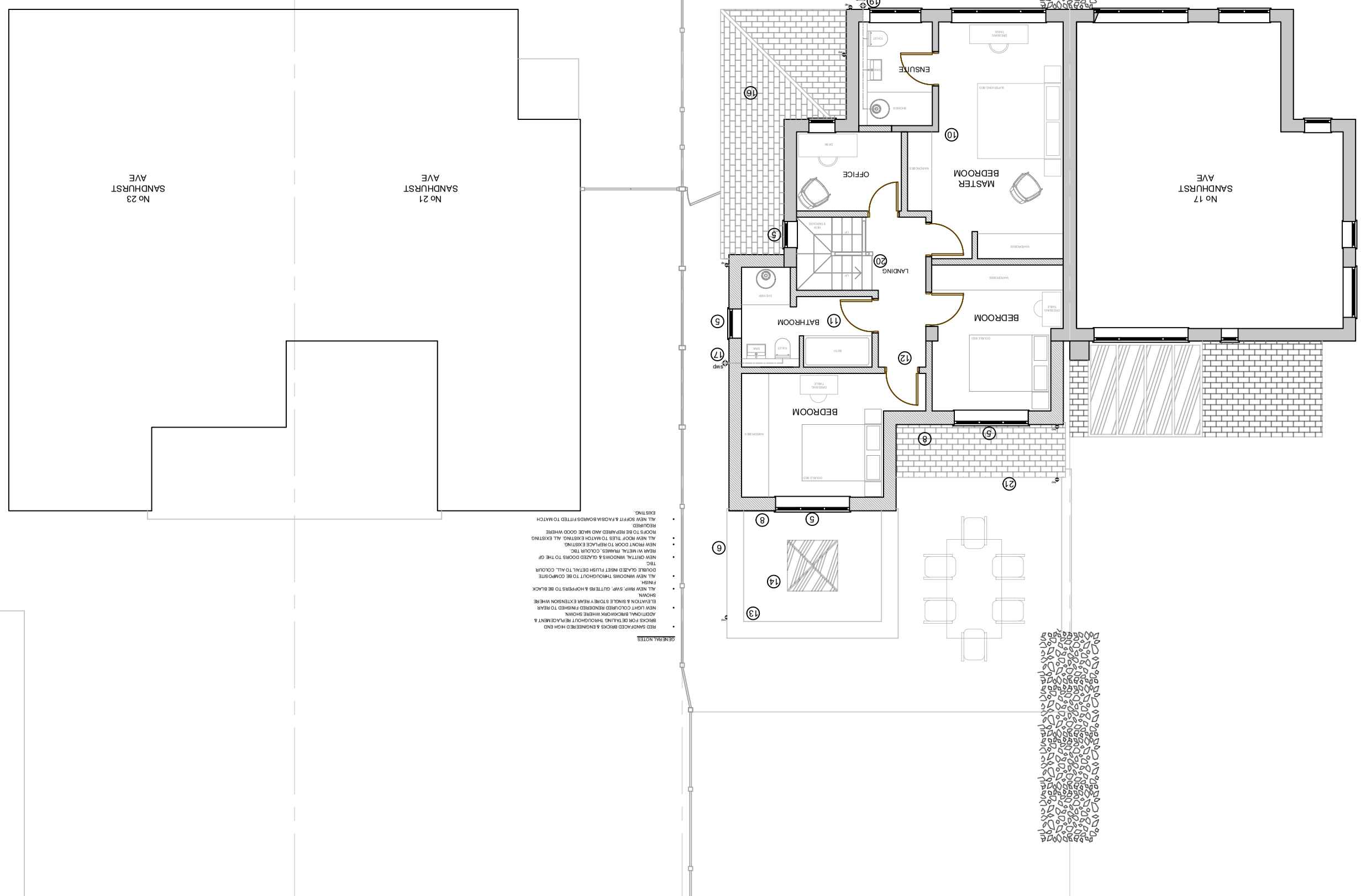
Drawing: Proposed First Floor GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	28.10.25	BH	10176	PRP_2	B

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE/HALLWAY & NEW STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION. KNOCK THROUGH EXISTING HALL WINDOW POSITION
3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM
4. NEW SIDE DOOR ENTRANCE W/ SIDE LIGHT INTO UTILITY SPACE. BOILER INSTALLED WITHIN NEW UTILITY SPACE
5. DOUBLE GLAZED WINDOWS TO NEW SIDE & REAR EXTENSION. OBSCURE GLAZING WHERE NOTED
6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED
7. DOUBLE GLAZED FOLDAWAY WINDOW TO REAR ELEVATION WITH BLACK METAL FRAMES
8. STEPPED DOUBLE STOREY REAR EXTENSION. BUILT UPON EXISTING SINGLE STOREY BUILDING TO REAR. REAR ELEVATION TO BE RENDERED TO MATCH OF W SIDE ELEVATION IN BRICK TO MATCH EXISTING
9. CRITTAL STYLE GLAZED DOUBLE DOORS W SIDELIGHTS WITH BLACK METAL FRAMES TO HAVE SBG SPEC
10. RECONFIGURATION OF EXISTING FRONT BEDROOMS 4& LANDING TO FORM NEW MASTER BEDROOM & ENSUITE.
11. NEW BATHROOM CREATED WITHIN SECTION OF EXISTING BEDROOM
12. NEW REAR BEDROOMS & OPENCE TO BE CREATED WITHIN NEW FF EXTENSION
13. PAVIMPET WALL WITH STONE CAPPING TO MATCH EXISTING PROPERTY SPEC. WARM FLAT ROOF CONSTRUCTION WITH PARAPET WALL - WATER PROOF EPDM RUBBER NEMBRANE OR SIMILAR - DARK GREY FINISH
14. NEW PORCELANITE/EPL EXTLIGHT
15. NEW HIPPED ROOF DETAILS TO REAR & SIDE EXTENSION CONNECTING INTO EXISTING ROOF. REAR ROOF TO BE STRIPPED & RECONFIGURED TO TIE IN WITH NEW ROOF & EXISTING TILES TO BE RELAYED WHERE POSSIBLE W/ ALL NEW TILES TO MATCH EXISTING.
16. SINGLE STOREY EXTENSION ROOF TILES TO BE MATCH EXISTING.
17. NEW SWP STACK TO SIDE ELEVATION OF PROPERTY TO TAKE FF BATHROOM WASTE. U/G PIPE WORK EXTENDED TO SUIT.
18. NEW SWP LOCATION FOR GF TOILET TO SIDE ELEVATION
19. REMOVE EXISTING STAIRCASE & REPLACE WITH NEW STAIRCASE AS SHOWN. NEW LAYOUT INCREASES FF FLOOR SPACE ALLOWING FOR
20. NEW SWP STACK TO FRONT OF PROPERTY TO TAKE FF ENSUITE WASTE. U/G PIPE WORK EXTENDED TO SUIT.
21. SINGLE STOREY PITCHED ROOF W/ MATCHING TILES TO EXISTING ROOF.
BEDROOMS AND BATHROOM
THE OFFICE/4TH BEDROOM TO BE LOCATED TOWARDS THE FRONT OF THE HOUSE. ADDITIONAL FLOOR SPACE ALLOWS FOR LARGER REAR

GENERAL NOTES

- RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR CRITALING THROUGHOUT REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN
- NEW LIGHT COLOURED RENDERED FINISHED TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN
- ALL NEW RWP, SWP, GUTTERS & HOPPERS TO BE BLACK FINISH
- ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET PLUSH DETAIL TO ALL COLOUR TBC
- NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR W/ METAL FRAMES. COLOUR TBC.
- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED
- ALL NEW SOFFIT & FASIA BOARDS FITTED TO MATCH EXISTING.



Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Proposed Site GA Plan
Scale @ A1: 1:100
Date: 18.12.25
Drawn by: BH
Project Code: 10176
Revision: A
Drawing No.: PRP_2a

Revision	Description	Date	Drawn	Checked
A	No 21 & 23 ADDED TO SITE PLAN	20.01.26	BH	BH

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THE ASSOCIATED RISKS ARE RESTRICTED TO THE SITE OR PROJECT SPECIFIC RISKS AND AS SUCH ARE NOT CONSIDERED AS A COMPLETE AND FINAL LIST OF ALL HAZARDS THAT EXIST.

GENERAL NOTES

- RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR DETAILING THROUGHOUT REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN.
- NEW LIGHT COLOURED RENDERED FINISHED TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN.
- ALL NEW RWP, SWP, GUTTERS & HOPPERS TO BE BLACK FINISH.
- ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET FLUSH DETAIL TO ALL, COLOUR TBC.
- NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR W/ METAL FRAMES, COLOUR TBC.
- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
- ALL NEW SOFFIT & FACISIA BOARDS FITTED TO MATCH EXISTING.

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM.
4. NEW SIDE DOOR ENTRANCE W/ SIDE LIGHT INTO UTILITY SPACE. BOILER INSTALLED WITHIN NEW UTILITY SPACE.
5. DOUBLE GLAZED WINDOWS TO NEW SIDE & REAR EXTENSION, OBSCURE GLAZING WHERE NOTED.
6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED.
7. DOUBLE GLAZED FOLDAWAY WINDOW TO REAR ELEVATION WITH BLACK METAL FRAMES.
8. STEPPED DOUBLE STOREY REAR EXTENSION, BUILT UPON EXISTING SINGLE STOREY BUILDING TO REAR. REAR ELEVATION TO BE RENDERED TO MATCH GF W/ SIDE ELEVATION IN BRICK TO MATCH EXISTING.
9. CRITTAL STYLE GLAZED DOUBLE DOORS W/ SIDELIGHTS WITH BLACK METAL FRAMES TO HAVE SBD SPEC.
10. NEW RECONFIGURATION OF EXISTING FRONT BEDROOMS & LANDING TO FORM NEW MASTER BEDROOM & ENSUITE.
11. NEW BATHROOM CREATED WITHIN SECTION OF EXISTING BEDROOM.
12. NEW REAR BEDROOMS & OFFICE TO BE CREATED WITHIN NEW FF EXTENSION.
13. PARAPET WALL WITH STONE CAPPING TO MATCH EXISTING PROPERTY SPEC. WARM FLAT ROOF CONSTRUCTION WITH PARAPET WALL - WATER PROOF EPDM RUBBER MEMBRANE OR SIMILAR - DARK GREY FINISH.
14. NEW FIXED LANTERN SKYLIGHT.
15. NEW HIPPED ROOF DETAILS TO REAR & SIDE EXTENSION CONNECTING INTO EXISTING ROOF. REAR ROOF TO BE STRIPPED & RECONFIGURED TO TIE IN WITH NEW ROOF & EXISTING TILES TO BE REUSED WHERE POSSIBLE W/ ALL NEW TILES TO MATCH EXISTING.
16. SINGLE STOREY EXTENSION ROOF TO BE HIPPED W/ MATCHING TILES TO EXISTING.
17. NEW SWP STACK TO SIDE ELEVATION OF PROPERTY TO TAKE FF BATHROOM WASTE. U/G PIPE WORK EXTENDED TO SUIT.
18. NEW SWP LOCATION FOR GF TOILET TO SIDE ELEVATION.
19. NEW SWP STACK TO FRONT OF PROPERTY TO TAKE FF ENSUITE WASTE. U/G PIPE WORK EXTENDED TO SUIT.
20. REMOVE EXISTING STAIRCASE & REPLACE WITH NEW STAIRCASE AS SHOWN. NEW LAYOUT INCREASES FF FLOOR SPACE ALLOWING FOR THE OFFICE/4TH BEDROOM TO BE LOCATED TOWARDS THE FRONT OF THE HOUSE. ADDITIONAL FLOOR SPACE ALLOWS FOR LARGER REAR BEDROOMS AND BATHROOM.
21. SINGLE STOREY PITCHED ROOF W/ MATCHING TILES TO EXISTING ROOF.

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DESIGNER CONSIDERATIONS

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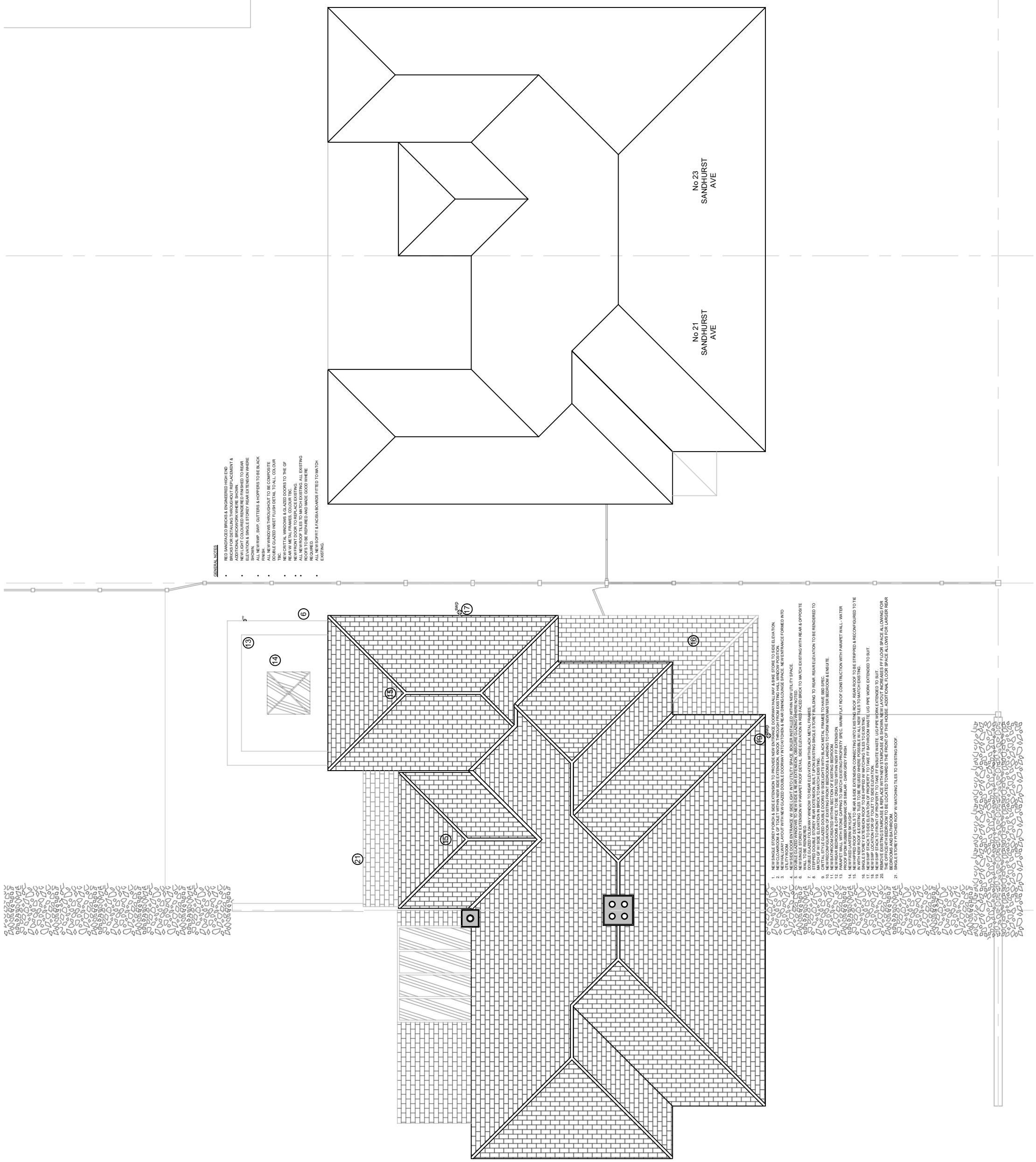
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Revision	Description	Date	Drawn	Checked
B	PLAN & ANNOTATIONS AMENDED	20.01.26	BH	BH
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Proposed Roof GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	26.11.25	BH	10176	PRP_3	B


No 23
SANDHURST
AVE
No 21
SANDHURST
AVE
GENERAL NOTES
• RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR DETAILING THROUGHOUT REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN
• ALL NEW CONCRETE ROOF TILES TO MATCH EXISTING TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN.
• ALL NEW RWP. SWP. GUTTERS & HOPPERS TO BE BLACK FINISH.
• ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET FLUSH CASEMENT TO ALL COLOUR TBC.
• NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR W/ METAL FRAMES, COLOUR TBC.
• NEW FRONT DOOR TO REPLACE EXISTING.
• ALL NEW DOORS TO MATCH EXISTING.
• ALL NEW ROOFS TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
• ALL NEW SOFFIT & FACIBIA BOARDS FITTED TO MATCH EXISTING.
SWP
SWP
SWP

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3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM.
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6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED.
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PROPOSED FRONT ELEVATION A-A

NOTE: PLEASE REFER TO STRCUTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT SEs WORK COMPLETED BY TOBY SAVAGE DESIGN.

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DESIGNER CONSIDERATIONS

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Revision	Description	Date	Drawn	Checked
A	ELEVATION & ANNOTATIONS AMENDED	20.01.26	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

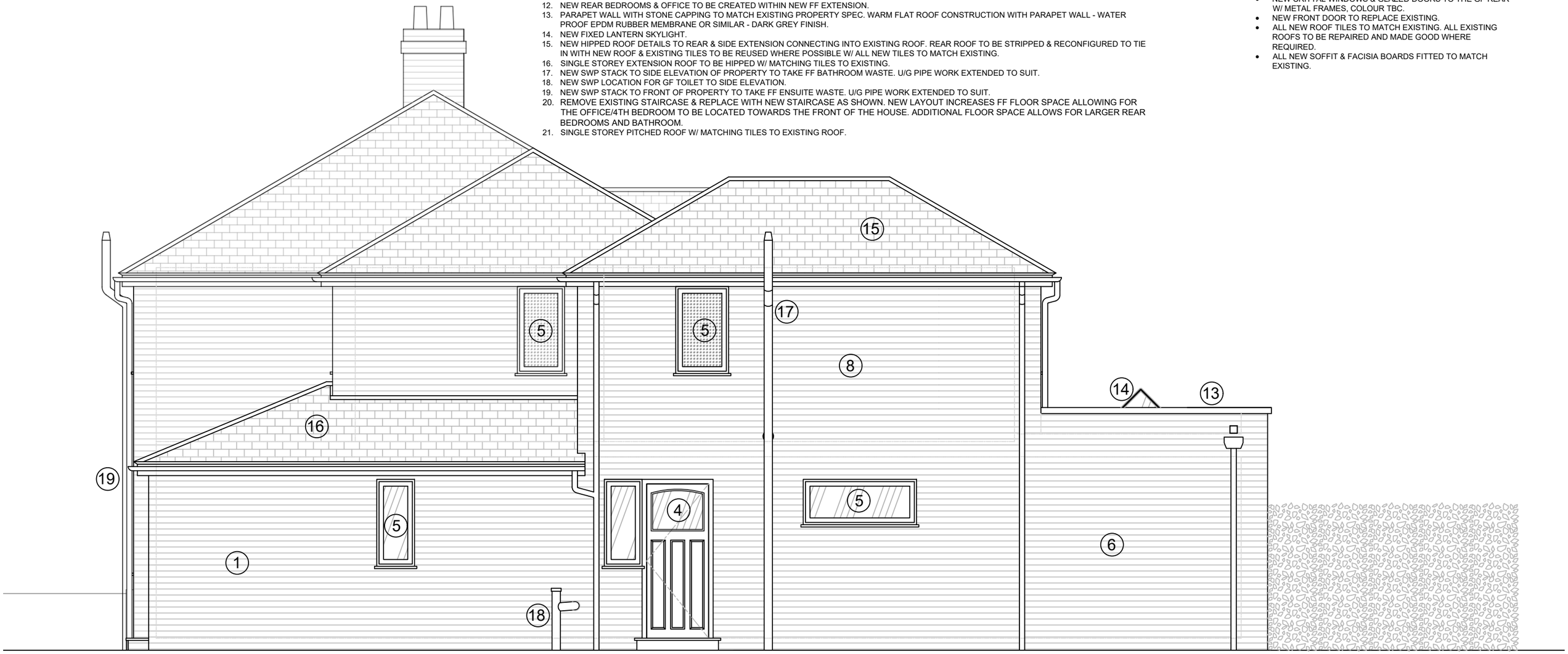
Drawing: Proposed GA Front Elevation A-A

Scale @ A1	Scale @ A3	Date	Drawn	Project Code	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	PRP_4	A

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
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GENERAL NOTES

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- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
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0m 1m 2m 3m

PROPOSED SIDE ELEVATION B-B

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DESIGNER CONSIDERATIONS

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Revision	Description	Date	Drawn	Checked
A	ELEVATION & ANNOTATIONS AMENDED	20.01.26	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Proposed GA Side Elevation B-B

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No:	Revision
-	1:50	27.10.25	BH	10176	PRP_5	A

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
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17 Sandhurst Ave

0m 1m 2m 3m

PROPOSED REAR ELEVATION C-C

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Revision	Description	Date	Drawn	Checked
B	ELEVATION & ANNOTATIONS AMENDED	20.01.26	BH	BH
A	DETAIL OF No 17 REVISED	18.12.25	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue
Manchester

Drawing: Proposed GA Rear Elevation C-C

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	26.11.25	BH	10176	PRP_6	B

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
3. NEW HALLWAY LAYOUT WITH NEW GLAZED DOUBLE DOORWAY INTO KITCHEN & REAR DINING/LOUNGE SPACE. NEW ENTRANCE FORMED INTO UTILITY ROOM.
4. NEW SIDE DOOR ENTRANCE W/ SIDE LIGHT INTO UTILITY SPACE. BOILER INSTALLED WITHIN NEW UTILITY SPACE.
5. DOUBLE GLAZED WINDOWS TO NEW SIDE & REAR EXTENSION, OBSCURE GLAZING WHERE NOTED.
6. NEW SINGLE STOREY EXTENSION W/ PARAPET ROOF DETAIL. SIDE ELEVATION IN RED FACED BRICK TO MATCH EXISTING WITH REAR & OPPOSITE WALL TO BE RENDERED.
7. DOUBLE GLAZED FOLDAWAY WINDOW TO REAR ELEVATION WITH BLACK METAL FRAMES.
8. STEPPED DOUBLE STOREY REAR EXTENSION, BUILT UPON EXISTING SINGLE STOREY BUILDING TO REAR. REAR ELEVATION TO BE RENDERED TO MATCH GF W/ SIDE ELEVATION IN BRICK TO MATCH EXISTING.
9. CRITTAL STYLE GLAZED DOUBLE DOORS W/ SIDELIGHTS WITH BLACK METAL FRAMES TO HAVE SBD SPEC.
10. NEW RECONFIGURATION OF EXISTING FRONT BEDROOMS & LANDING TO FORM NEW MASTER BEDROOM & ENSUITE.
11. NEW BATHROOM CREATED WITHIN SECTION OF EXISTING BEDROOM.
12. NEW REAR BEDROOMS & OFFICE TO BE CREATED WITHIN NEW FF EXTENSION.
13. PARAPET WALL WITH STONE CAPPING TO MATCH EXISTING PROPERTY. SPEC. WARM FLAT ROOF CONSTRUCTION WITH PARAPET WALL - WATER PROOF EPDM RUBBER MEMBRANE OR SIMILAR - DARK GREY FINISH.
14. NEW FIXED LANTERN SKYLIGHT.
15. NEW HIPPED ROOF DETAILS TO REAR & SIDE EXTENSION CONNECTING INTO EXISTING ROOF. REAR ROOF TO BE STRIPPED & RECONFIGURED TO TIE IN WITH NEW ROOF & EXISTING TILES TO BE REUSED WHERE POSSIBLE W/ ALL NEW TILES TO MATCH EXISTING.
16. SINGLE STOREY EXTENSION ROOF TO BE HIPPED W/ MATCHING TILES TO EXISTING.
17. NEW SWP STACK TO SIDE ELEVATION OF PROPERTY TO TAKE FF BATHROOM WASTE. U/G PIPE WORK EXTENDED TO SUIT.
18. NEW SWP LOCATION FOR GF TOILET TO SIDE ELEVATION.
19. NEW SWP STACK TO FRONT OF PROPERTY TO TAKE FF ENSUITE WASTE. U/G PIPE WORK EXTENDED TO SUIT.
20. REMOVE EXISTING STAIRCASE & REPLACE WITH NEW STAIRCASE AS SHOWN. NEW LAYOUT INCREASES FF FLOOR SPACE ALLOWING FOR THE OFFICE/4TH BEDROOM TO BE LOCATED TOWARDS THE FRONT OF THE HOUSE. ADDITIONAL FLOOR SPACE ALLOWS FOR LARGER REAR BEDROOMS AND BATHROOM.
21. SINGLE STOREY PITCHED ROOF W/ MATCHING TILES TO EXISTING ROOF.

GENERAL NOTES

- RED SANDFACED BRICKS & ENGINEERED HIGH END BRICKS FOR DETAILING THROUGHOUT REPLACEMENT & ADDITIONAL BRICKWORK WHERE SHOWN.
- NEW LIGHT COLOURED RENDERED FINISHED TO REAR ELEVATION & SINGLE STOREY REAR EXTENSION WHERE SHOWN.
- ALL NEW RWP, SWP, GUTTERS & HOPPERS TO BE BLACK FINISH.
- ALL NEW WINDOWS THROUGHOUT TO BE COMPOSITE DOUBLE GLAZED INSET FLUSH DETAIL TO ALL, COLOUR TBC.
- NEW CRITTAL WINDOWS & GLAZED DOORS TO THE GF REAR W/ METAL FRAMES, COLOUR TBC.
- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
- ALL NEW SOFFIT & FACISIA BOARDS FITTED TO MATCH EXISTING.



PROPOSED REAR ELEVATION C-C

NOTE: PLEASE REFER TO STRCUTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT SEs WORK COMPLETED BY TOBY SAVAGE DESIGN.

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

DESIGNER CONSIDERATIONS

STUDIO REFORMS DUTY ON THIS PROJECT IS THAT OF "DESIGNER" AS DEFINED BY REGULATION 2, AND HAVE AVOIDED FORESEEABLE RISKS TO THOSE INVOLVED IN THE CONSTRUCTION AND FUTURE USE OF THE STRUCTURE AND IN SO DOING ELIMINATED HAZARDS (SO FAR AS IS REASONABLY PRACTICAL, TAKING ACCOUNT OF OTHER DESIGN CONSIDERATIONS) AND REDUCED RISKS ASSOCIATED WITH THOSE HAZARDS.

THE DESIGNER HAS PROVIDED ADEQUATE INFORMATION ABOUT ANY SIGNIFICANT RISKS ASSOCIATED WITH THE DESIGN AND CO-ORDINATED THE WORK WITH OTHERS IN ORDER TO IMPROVE THE WAY IN WHICH RISKS ARE MANAGED AND CONTROLLED.

THE ASSOCIATED RISKS ARE RESTRICTED TO SITE OR PROJECT SPECIFIC RISKS AND AS SUCH ARE NOT CONSIDERED AS A COMPLETE AND FINAL LIST OF ALL HAZARDS THAT MAY EXIST.

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Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

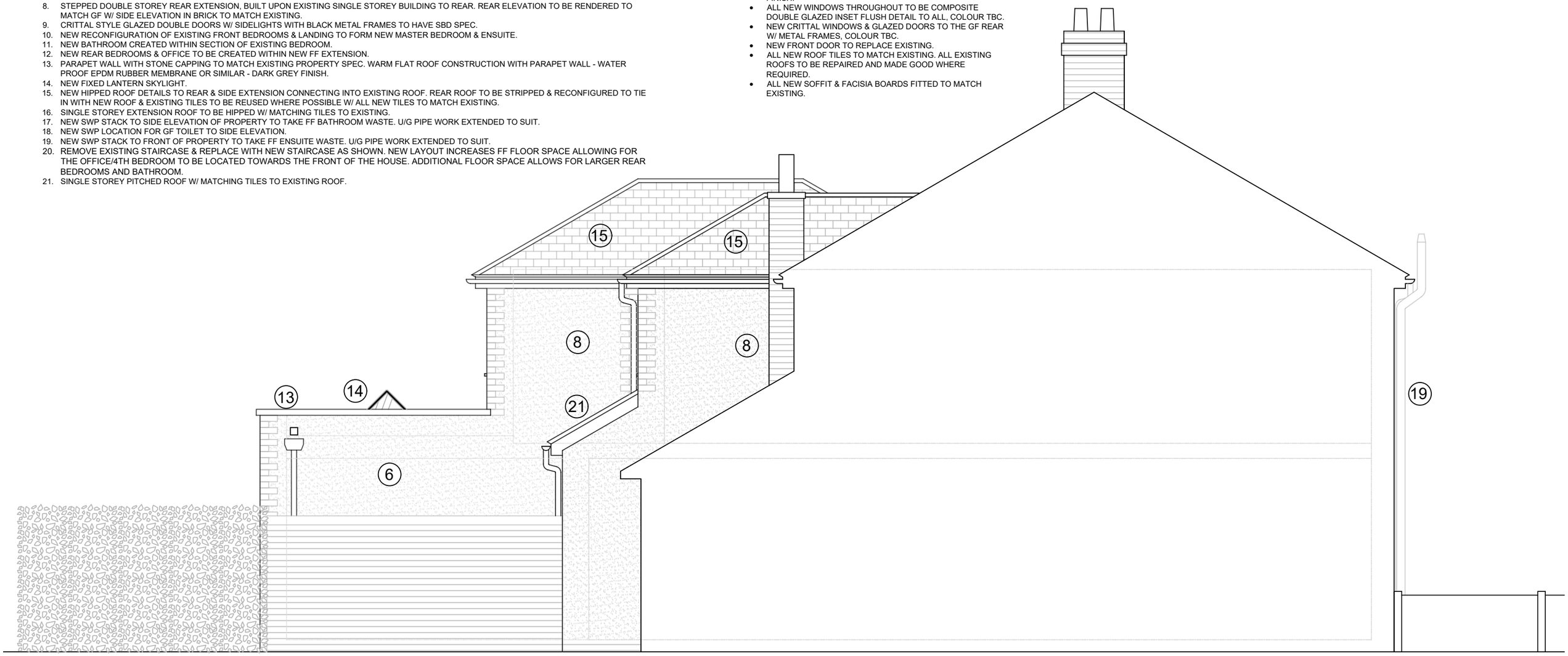
Drawing: Proposed GA Rear Elevation C-C 1:100

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code	Drawing No.	Revision
-	1:50	26.11.25	BH	10176	PRP_6a	-

1. NEW SINGLE STOREY PORCH & SIDE EXTENSION TO PROVIDE NEW ENTRANCE DOORWAY/HALLWAY & BIKE STORE TO SIDE ELEVATION.
2. NEW CLOAKROOM & GF TOILET WITHIN NEW SIDE EXTENSION, KNOCK THROUGH FROM EXISTING HALL WINDOW POSITION.
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- NEW FRONT DOOR TO REPLACE EXISTING.
- ALL NEW ROOF TILES TO MATCH EXISTING. ALL EXISTING ROOFS TO BE REPAIRED AND MADE GOOD WHERE REQUIRED.
- ALL NEW SOFFIT & FACISIA BOARDS FITTED TO MATCH EXISTING.



3m 2m 1m 0m

PROPOSED SIDE ELEVATION D-D

View from 17 Sandhurst Ave

NOTE: PLEASE REFER TO STRCUTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT SEs WORK COMPLETED BY TOBY SAVAGE DESIGN.

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Revision	Description	Date	Drawn	Checked
A	ELEVATION & ANNOTATIONS AMENDED	20.01.26	BH	BH

Client: Paul & Elizabeth Mallaband
Address: 19 Sandhurst Avenue, Manchester

Drawing: Proposed GA Side Elevation D-D

Scale @ A1	Scale @ A3	Date:	Drawn:	Project Code:	Drawing No.	Revision
-	1:50	27.10.25	BH	10176	PRP_7	A