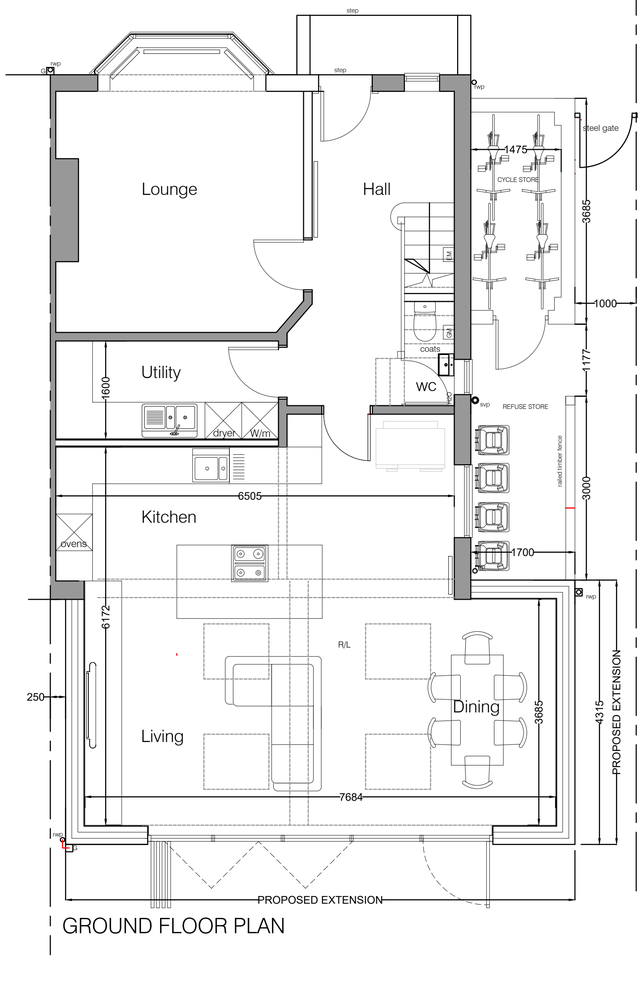
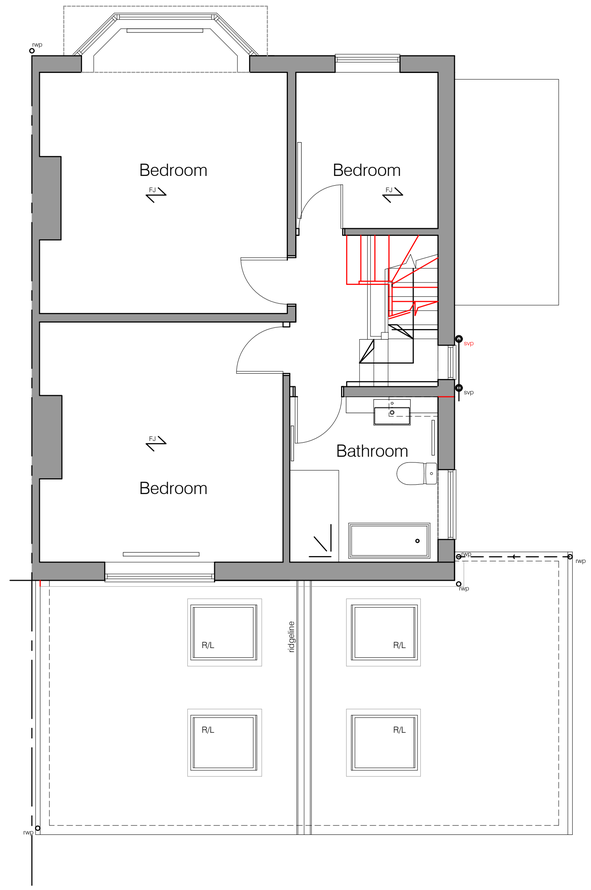
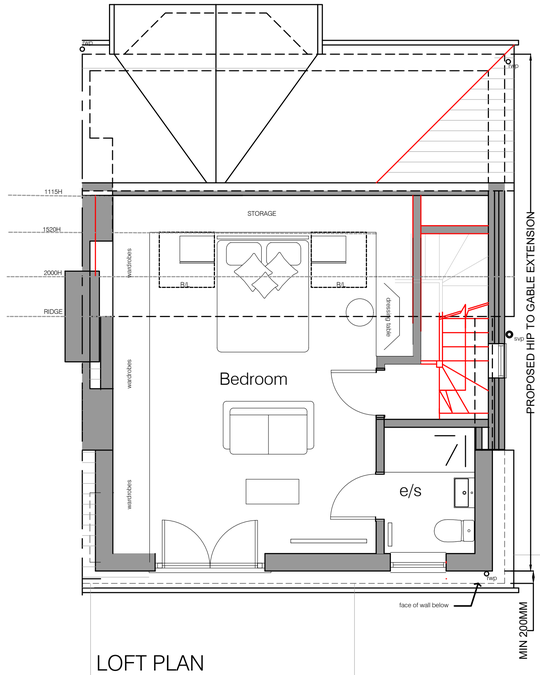


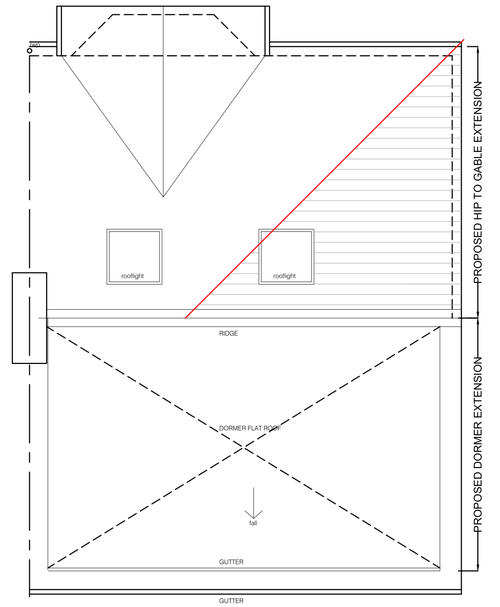
GROUND FLOOR PLAN



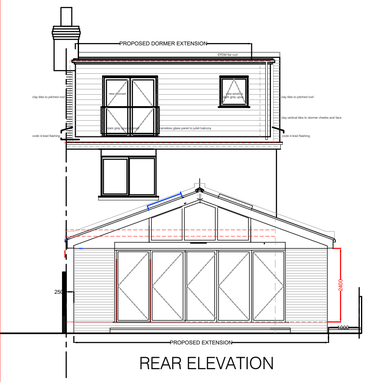
FIRST FLOOR PLAN



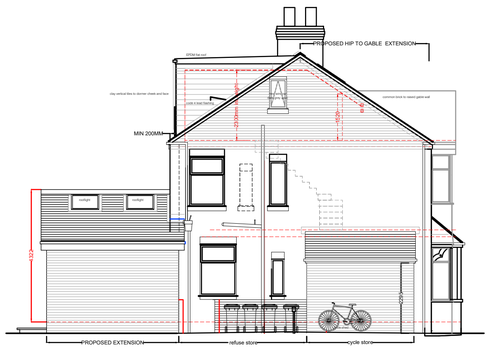
LOFT PLAN



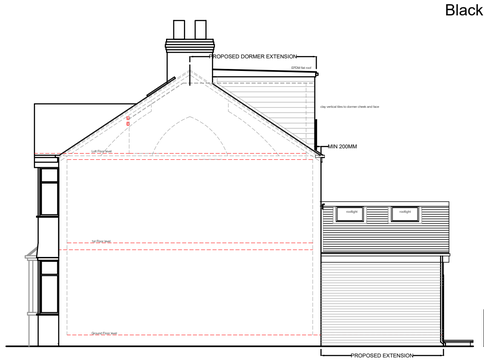
ROOF PLAN



REAR ELEVATION



SIDE ELEVATION to no.72



SECTION/SIDE ELEVATION to no. 68

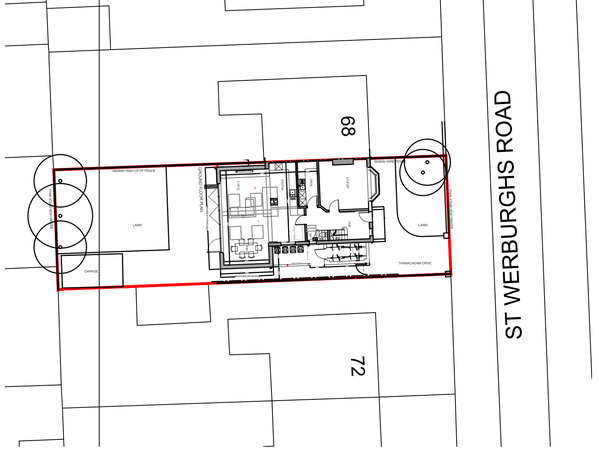


FRONT ELEVATION

ELEVATIONS 1:100

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

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.

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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
P4	22.05.2026	EAVES HEIGHT OF REAR EXTENSION AND CILL LEVEL TO BEDROOM WINDOW MODIFIED

Notes

Project :
70 ST WERBURGHS ROAD CHORLTON

Scale :
50,100 250@A1

Title :
Proposed Floor Plans and Elevations

Date :
27.02.2026

Drawing number :
26 518 PL200

Issue :
P4

CAD Ref :
26 518

Client :
MR & MRS LANCASTER

Drawn by :
SRM

SRM
Simon R Miles BA Hons Dip Arch RIBA
Chartered Architect