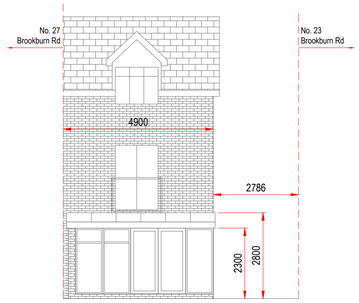
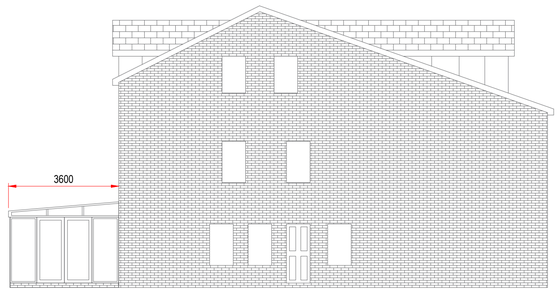


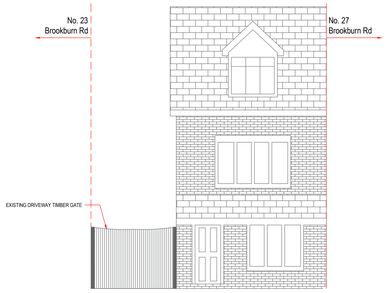
EXISTING SIDE (NE) ELEVATION
1:100



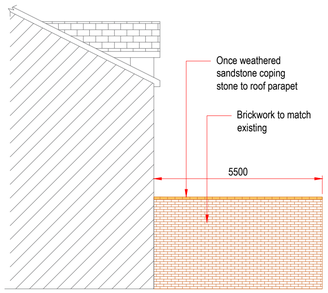
EXISTING REAR ELEVATION
1:100



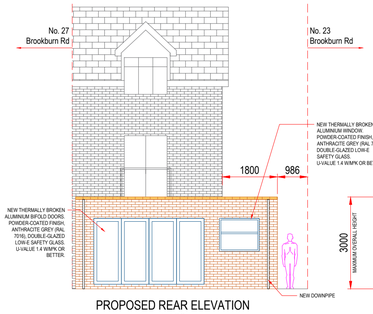
EXISTING SIDE (NW) ELEVATION
1:100



EXISTING FRONT ELEVATION
1:100



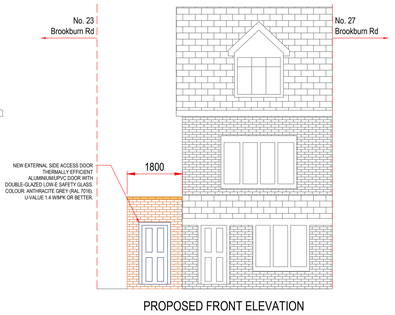
PROPOSED SIDE (NE) ELEVATION
1:100



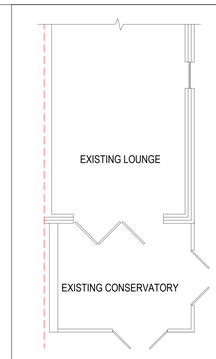
PROPOSED REAR ELEVATION
1:100



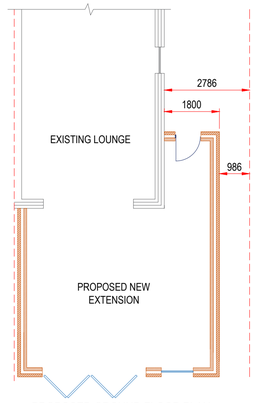
PROPOSED SIDE (NW) ELEVATION
1:100



PROPOSED FRONT ELEVATION
(View from behind existing driveway gate)
1:100



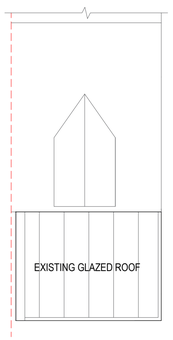
EXISTING GROUND FLOOR PLAN
1:100



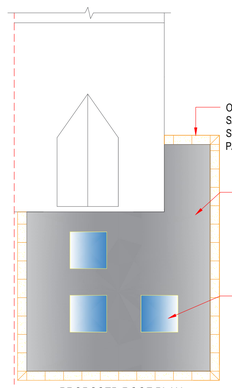
WIDTH OF ORIGINAL DWELLINGHOUSE = 4.9m

SIDE EXTENSION WIDTH = 1.8m

PROPOSED GROUND FLOOR PLAN
1:100



EXISTING ROOF PLAN
1:100

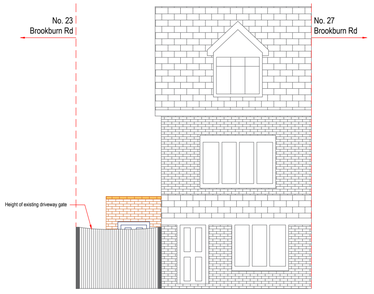


PROPOSED ROOF PLAN
1:100

PROPOSED WARM FLAT ROOF
BUILD-UP (EXTERNAL TO INTERNAL):

1. SINGLE-PLY EPDM/TPO WATERPROOF MEMBRANE.
2. 120MM PIR RIGID INSULATION BOARD.
3. VAPOUR CONTROL LAYER.
4. 18MM OSB3 ROOF DECK.
5. C24 TIMBER JOISTS SIZED AND SPACED TO STRUCTURAL ENGINEER'S DESIGN.
6. 50MM SERVICE VOID (WHERE REQUIRED).
7. 12.5MM PLASTERBOARD CEILING WITH SKIM FINISH.

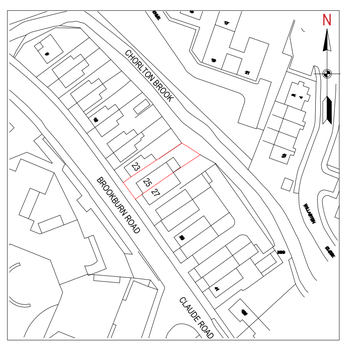
ROOF TO BE FORMED WITH FALLS TO DRAINAGE AND ACHIEVE A MAXIMUM U-VALUE OF 0.18 W/MºK OR BETTER.



PROPOSED FRONT ELEVATION
(View in front of existing driveway gate)
1:100



100mm ON ORIGINAL DRAWING



LOCATION PLAN 1:1250



PROPOSED BLOCK PLAN 1:200

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO ANY WORKS BEING PUT IN HAND.
4. EXISTING CONSERVATORY TO BE DEMOLISHED AND REMOVED PRIOR TO COMMENCEMENT OF EXTENSION WORKS.

MATERIALS SCHEDULE:

- BRICKWORK TO MATCH EXISTING DWELLING AS CLOSELY AS PRACTICABLE.
- FLAT ROOF FINISHED WITH EPDM/TPO MEMBRANE.
- ALUMINIUM POWDER-COATED DOORS AND WINDOWS, RAL 7016 ANTHRACITE GREY. SANDSTONE COPING STONES.

EXISTING AND PROPOSED SITE COVERAGE

- EXISTING CONSERVATORY FOOTPRINT: ~17.0m²
- PROPOSED EXTENSION FOOTPRINT: ~40.7m²

THE PROPOSAL COMPRISES THE DEMOLITION OF THE EXISTING CONSERVATORY AND CONSTRUCTION OF A SINGLE-STOREY SIDE AND REAR EXTENSION. THE EXTENSION PROJECTS 5.5m BEYOND THE ORIGINAL REAR WALL AND 1.8m BEYOND THE SIDE ELEVATION. THE DWELLING IS A SEMI-DETACHED HOUSE

REV	AMENDMENT	DRN	CHK	APP	DATE
B	HOUSE HOLDER PLANNING ISSUE	AM	AM	AM	03/09/26
A	INITIAL ISSUE	AM	AM	AM	01/07/26

A.M. DESIGN

CLIENT

Ms. A. PATEL

PROJECT TITLE

25 BROOKBURN ROAD
CHORLTON

DRAWING TITLE

PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION

DRAWN	CHK	APP	DATE	SCALE
AM	AM	AM	01/07/2026	AS_SHOWN_AT_A1

JOB NUMBER	DRAWING NUMBER	REVISION
AR120580	001	B