Proposed Site Plan



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If in doubt, ask.

Revision	Date	Author
A	24/12/25	

REV A - 01/09/26
- Dormer cladding material amended from dark grey/black tiles to horizontal timber-effect cladding (Anthracite Grey) - submitted for S73 application.
- Note added to confirm chimney to be raised and built in brick and mortar to match existing.

Proposed Materials

External walls of proposed dormer clad in cedar-effect planks in anthracite grey (Hardie Planks)

Stage: Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Site Plan	1:200 @A2

Project:	Job Number:
Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor	055

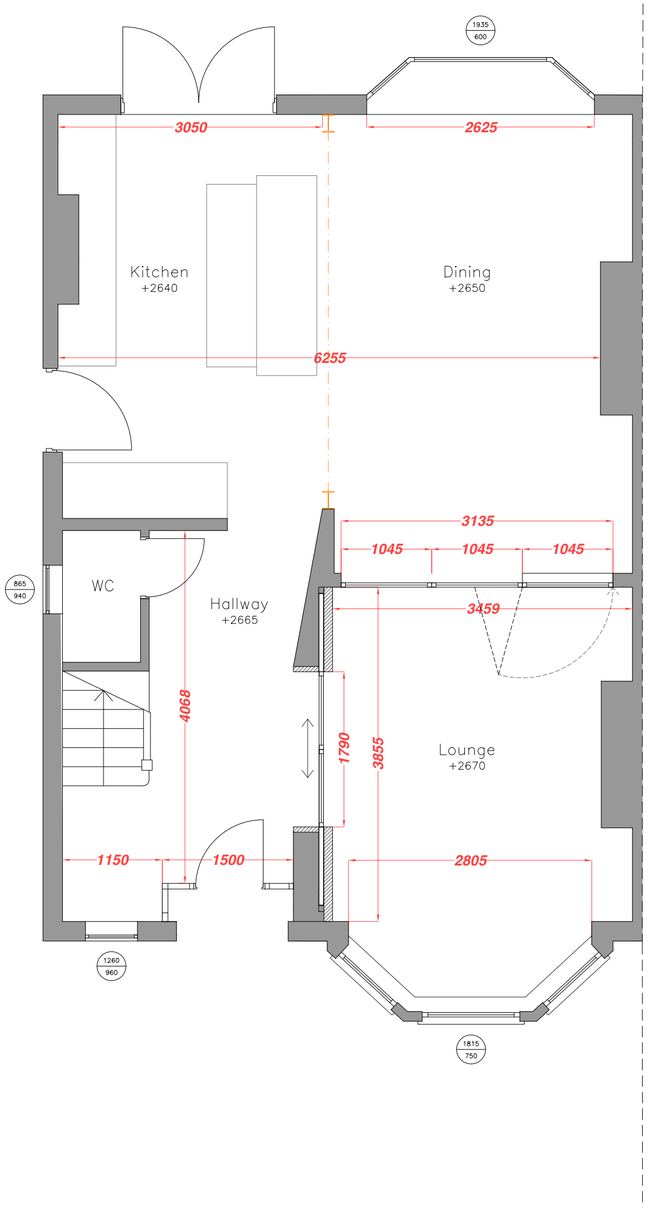
Client: Leandro & Kezia

Site Address: 35 College Drive, Manchester, M16 0AD

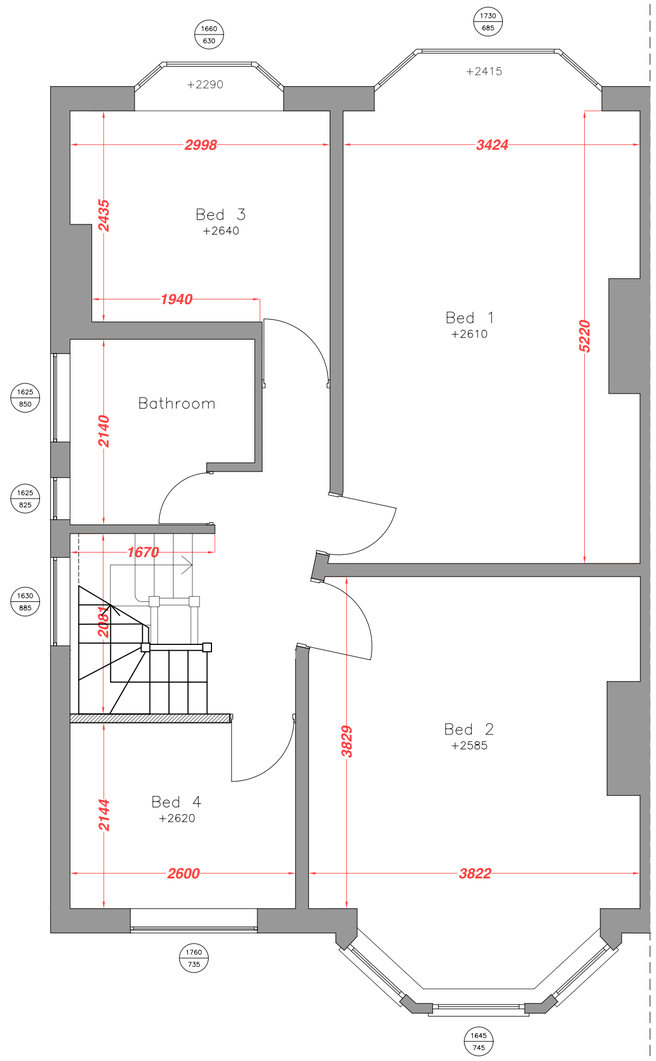
Drawn:	Date:	Stage:
CM	Dec '25	Pr

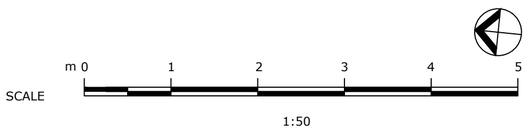
Reviewed by:	Drawing No.	Revision:
CM	Pr-055-001	A

Proposed Ground Floor Plan



Proposed First Floor Plan





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Proposed Materials

External walls of proposed dormer clad in cedar-effect planks in anthracite grey (Hardie Planks)

Stage: Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Ground & First Floor Plan	1:50 @A2

Project: Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor

Job Number: 055

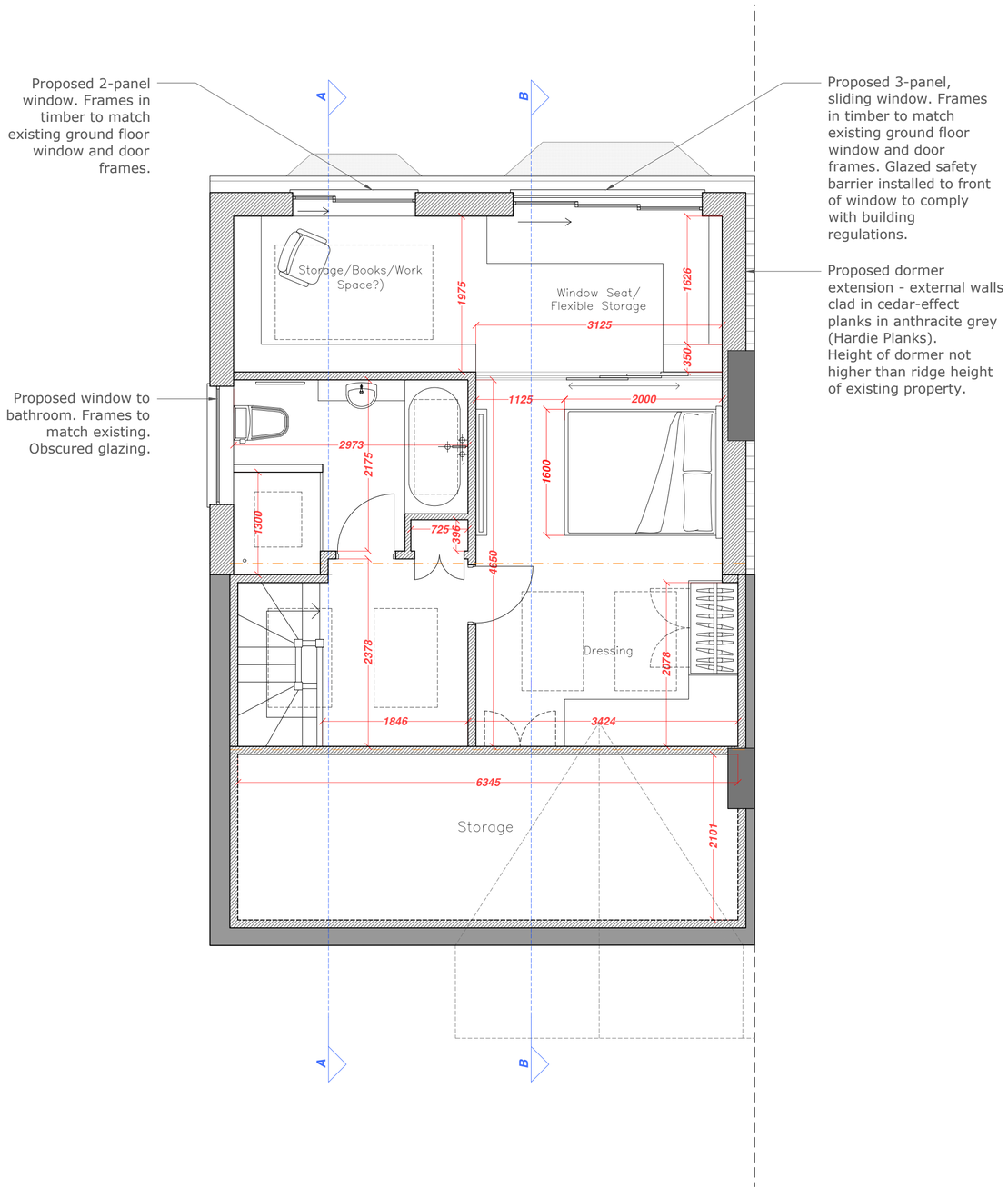
Client: Leandro & Kezia

Site Address: 35 College Drive, Manchester, M16 0AD

Drawn:	Date:	Stage:
CM	Dec '25	PI

Reviewed by:	Drawing No.	Revision:
CM	Pr-055-100	A

Proposed Second Floor Plan



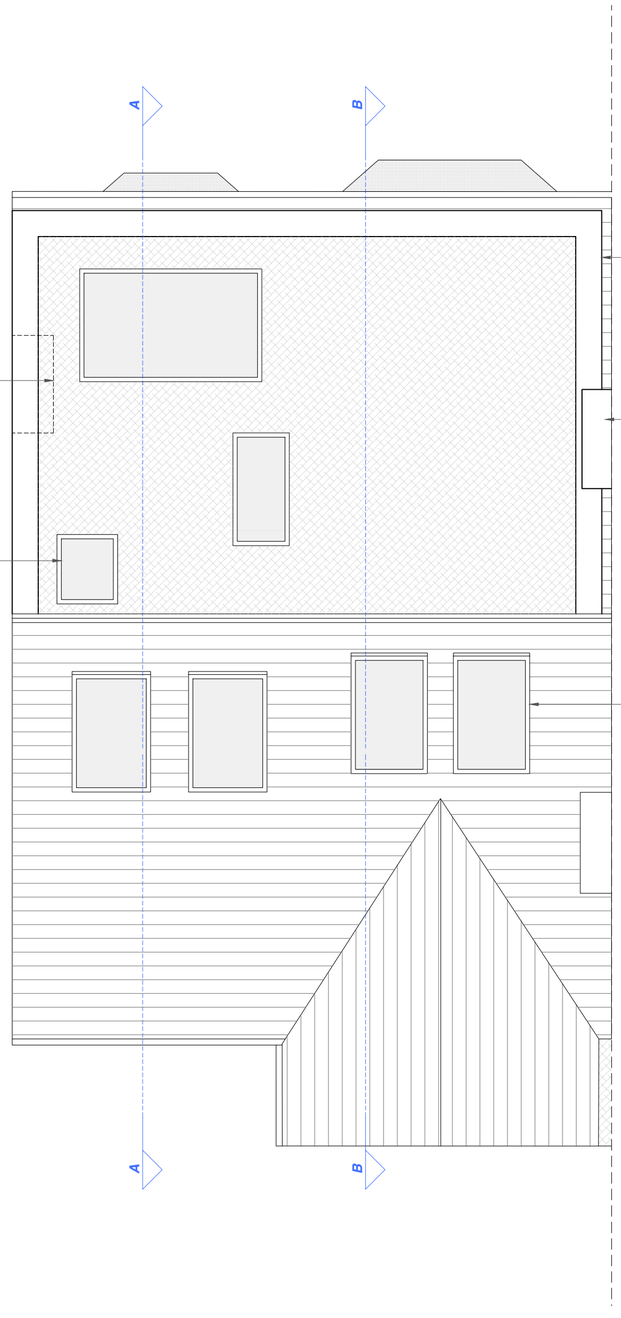
Proposed 2-panel window. Frames in timber to match existing ground floor window and door frames.

Proposed 3-panel, sliding window. Frames in timber to match existing ground floor window and door frames. Glazed safety barrier installed to front of window to comply with building regulations.

Proposed dormer extension - external walls clad in cedar-effect planks in anthracite grey (Hardie Planks). Height of dormer not higher than ridge height of existing property.

Proposed window to bathroom. Frames to match existing. Obscured glazing.

Proposed Roof Plan



Existing chimney stack removed

Proposed dormer extension - external walls clad in cedar-effect planks in anthracite grey (Hardie Planks). Height of dormer not higher than ridge height of existing property.

Existing chimney raised in height by 225mm (3brick courses), to accomodate new dormer. Built in brick and mortar to match existing.

3No. low profile, flat rooflights proposed to new dormer extension.

4No. rooflights proposed to front of main roof. Dark grey frames. Not protruding more than 150mm above the existing roofline.

SCALE m 0 1 2 3 4 5

1:50

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- Note added to confirm chimney to be raised and built in brick and mortar to match existing.

Proposed Materials

External walls of proposed dormer clad in cedar-effect planks in anthracite grey (Hardie Planks)

Stage: Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Roof Plan	1:50 @A2

Project:	Job Number:
Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor	055

Client: Leandro & Kezia

Site Address: 35 College Drive, Manchester, M16 0AD

Drawn:	Date:	Stage:
CM	Dec '25	Pl

Reviewed by:	Drawing No.	Revision:
CM	Pr-055-101	A

Proposed Front Elevation



4No. rooflights proposed to front of main roof. Dark grey frames. Not protruding more than 150mm above the existing roofline.

Proposed Rear Elevation



Existing chimney raised in height by 225mm (3 brick courses), to accomodate new dormer. Built in brick and mortar to match existing.

Proposed 3-panel, sliding window. Frames in timber to match existing ground floor window and door frames. Glazed safety barrier installed to front of window to comply with building regulations.

Proposed 2-panel window. Frames in timber to match existing ground floor window and door frames.

Proposed dormer extension - external walls clad in cedar-effect planks in anthracite grey (Hardie Planks).
Height of dormer not higher than ridge height of existing property.

SCALE m 0 1 2 3 4 5

1:50

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Proposed Materials

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Stage:

Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Front & Rear Elevation	1:50 @A2

Project:	Job Number: 055

Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor

Client:

Leandro & Kezia

Site Address:

35 College Drive, Manchester, M16 0AD

Drawn: CM	Date: Dec '25	Stage: PI
Reviewed by:	Drawing No.	Revision:
CM	Pr-055-200	A

Proposed Side Elevation 01

Proposed dormer extension - external walls clad in cedar-effect planks in anthracite grey (Hardie Planks). Height of dormer not higher than ridge height of existing property.

Proposed window to bathroom. Frames to match existing. Obscured glazing.



SCALE

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1:50

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Proposed Materials

External walls of proposed dormer clad in cedar-effect planks in anthracite grey (Hardie Planks)

Stage: Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Side Elevation 01	1:50 @A2

Project:	Job Number:
Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor	055

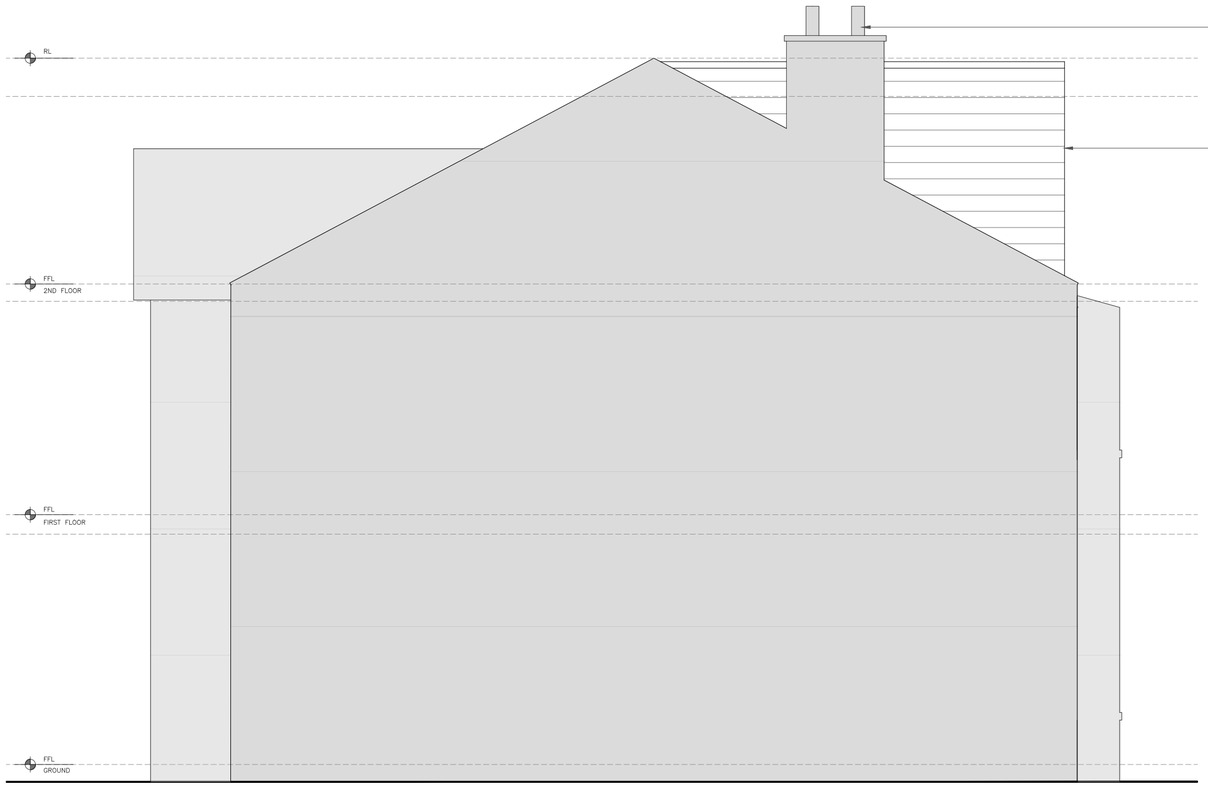
Client: Leandro & Kezia

Site Address: 35 College Drive, Manchester, M16 0AD

Drawn:	Date:	Stage:
CM	Dec '25	PI

Reviewed by:	Drawing No.	Revision:
CM	Pr-055-201	A

Proposed Side Elevation 02



Existing chimney raised in height by 225mm (3 brick courses), to accomodate new dormer.

Proposed dormer extension - external walls clad in cedar-effect planks in anthracite grey (Hardie Planks). Height of dormer not higher than ridge height of existing property.

SCALE m 0 1 2 3 4 5

1:50

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Proposed Materials

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Stage: Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Side Elevation 02	1:50 @A2

Project: Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor

Job Number: 055

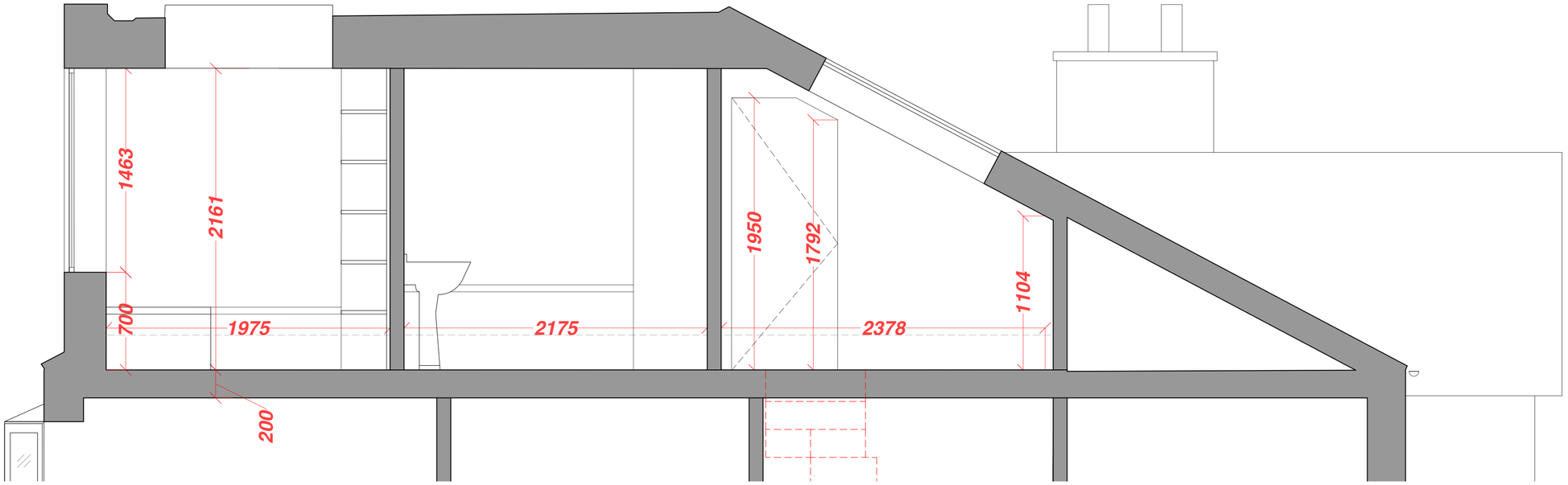
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Site Address: 35 College Drive, Manchester, M16 0AD

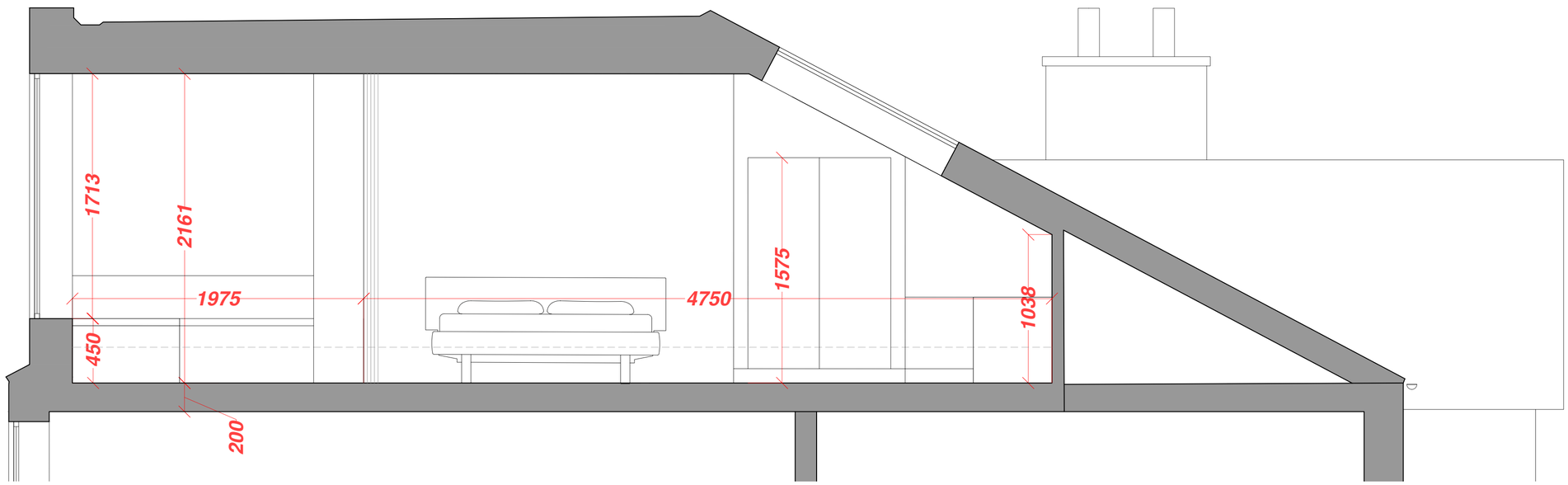
Drawn:	Date:	Stage:
CM	Dec '25	PI

Reviewed by:	Drawing No.	Revision:
CM	Pr-055-202	A

Proposed Section AA



Proposed Section BB



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1:50

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Stage: Proposed Drawings

Drawing Title:	Drawing Size:
Proposed Sections AA & BB	1:50 @A2

Project: Dormer loft extension inc. associated works to first floor & re-configuration/ partitioning at ground floor

Job Number: 055

Client: Leandro & Kezia

Site Address: 35 College Drive, Manchester, M16 0AD

Drawn:	Date:	Stage:
CM	Dec '25	PI

Reviewed by:	Drawing No.	Revision:
CM	Pr-055-300	A