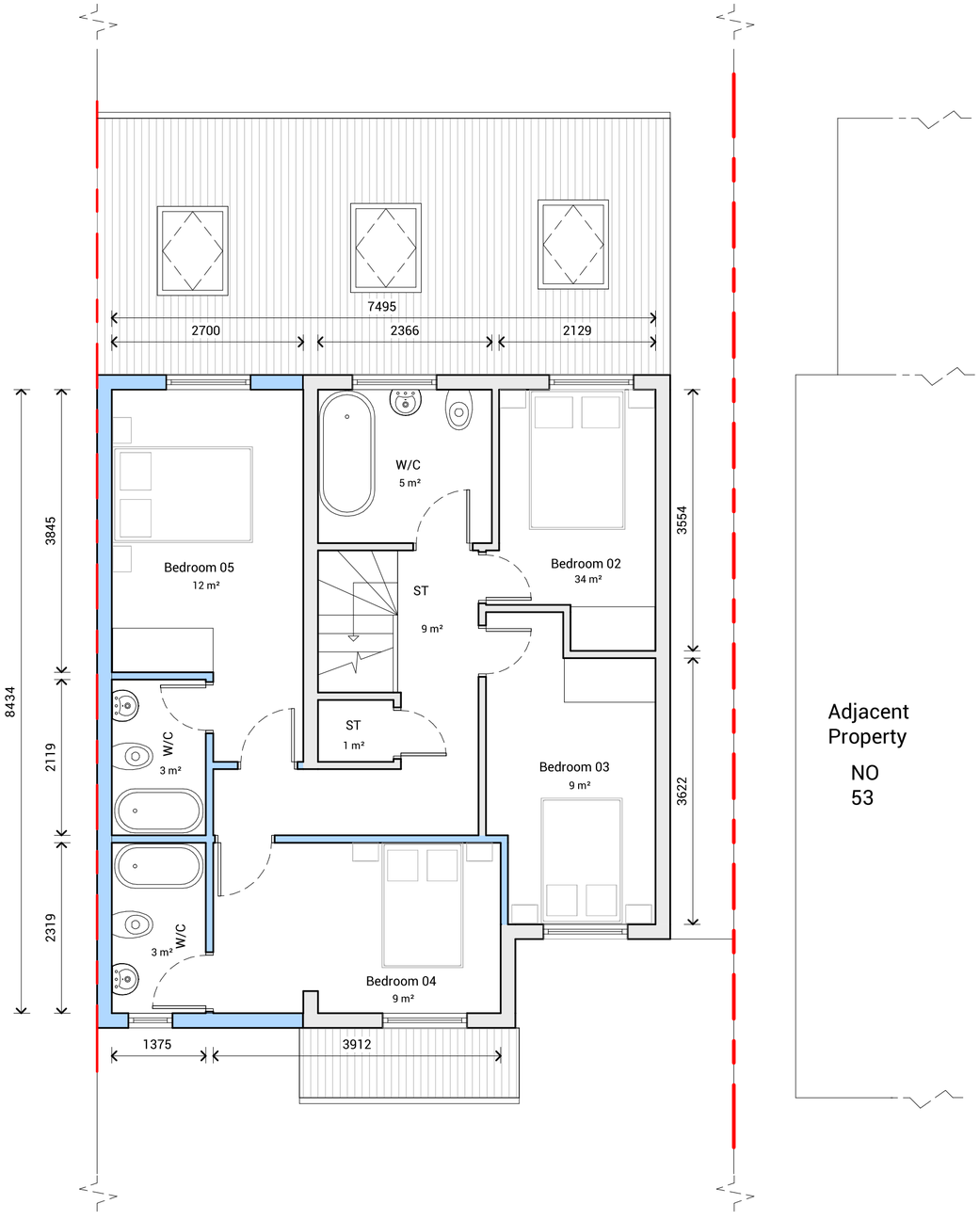


PROPOSED FIRST FLOOR PLAN

EXTERNAL WORKS NOTES:

PROPOSED EXTERNAL WALLS
New insulated cavity wall construction with facing brickwork to match the existing dwelling in colour, texture and coursing.

PROPOSED WINDOWS
New double-glazed windows in white uPVC frames, aligned with the proportions of the existing dwelling.

PROPOSED ROOFLIGHTS
Three low-profile double-glazed rooflights with powder coated aluminium frames, integrated within the flat roof to provide natural daylight to the open-plan accommodation below, colour to match existing windows of main dwelling.

RAINWATER GOODS
New uPVC gutters, outlets and downpipes coordinated with the proposed roof and existing dwelling finishes.

PROPOSED PITCH ROOF SIDE EXTENSION
New pitched roof to two-storey side extension, integrated with the existing principal roof form. Roof tiles to match existing in material, colour and texture, with white uPVC fascia and soffit to match existing. Roof junctions and rainwater goods to be coordinated with the existing dwelling.

INTERNAL WORKS NOTES:

PROPOSED BEDROOM 02
Bedroom accommodation retained and incorporated within the revised first-floor layout, with localised alterations to adjoining partitions and circulation.

PROPOSED BEDROOM 03
Existing bedroom accommodation retained and integrated within the revised first-floor arrangement.

PROPOSED BEDROOM 04 WITH ENSUITE BATHROOM
New bedroom and ensuite bathroom formed within the extended front/side accommodation, with new external walling and window opening coordinated with the architectural treatment of the extension.

PROPOSED BEDROOM 05 WITH ENSUITE BATHROOM
New bedroom and ensuite bathroom formed within the two-storey side extension, providing additional first-floor residential accommodation with external materials and fenestration coordinated with the host dwelling.

PROPOSED FAMILY BATHROOM / W.C.
New first-floor family bathroom accommodation formed within the revised layout of previous bedroom 01, primarily serving bedroom 02 and 03.

EXISTING STORAGE
Existing integrated domestic storage made good.

FIRST-FLOOR LANDING / CIRCULATION
Existing stair retained with landing and circulation reconfigured to provide clear access to all bedrooms within the existing and proposed accommodation.

PROPOSED INTERNAL DOORS
Timber single doors with matching frames and architraves. Fire-rated doors to be provided where required.

Revisions + Notes:

- - - - - BOUNDARY LINE

Notes:

All dimensions are in millimetres unless stated otherwise.

Do not scale from this drawing. Use figured dimensions only.

Existing dimensions, levels and materials are based on the measured survey and are to be verified on site.

This drawing is to be read in conjunction with the existing plans, roof plan and proposed planning drawings.

Key Notes:

Proposed Extension

Existing Dwelling

EZE & PARTNERS

ARCHITECTURE | DESIGN | BUILD

TITLE:
55 CAPRICORN ROAD, MANCHESTER

TITLE:
PROPOSED FIRST FLOOR PLAN

DRAWN BY	T.Y
CHECKED BY	M.E
DATE	10/09/2026
SCALE	1:50 @ A2
STATUS	PLANNING
DRAWING NO:	01300
REVISION:	R2

N

0m 2m 4m 6m 8m