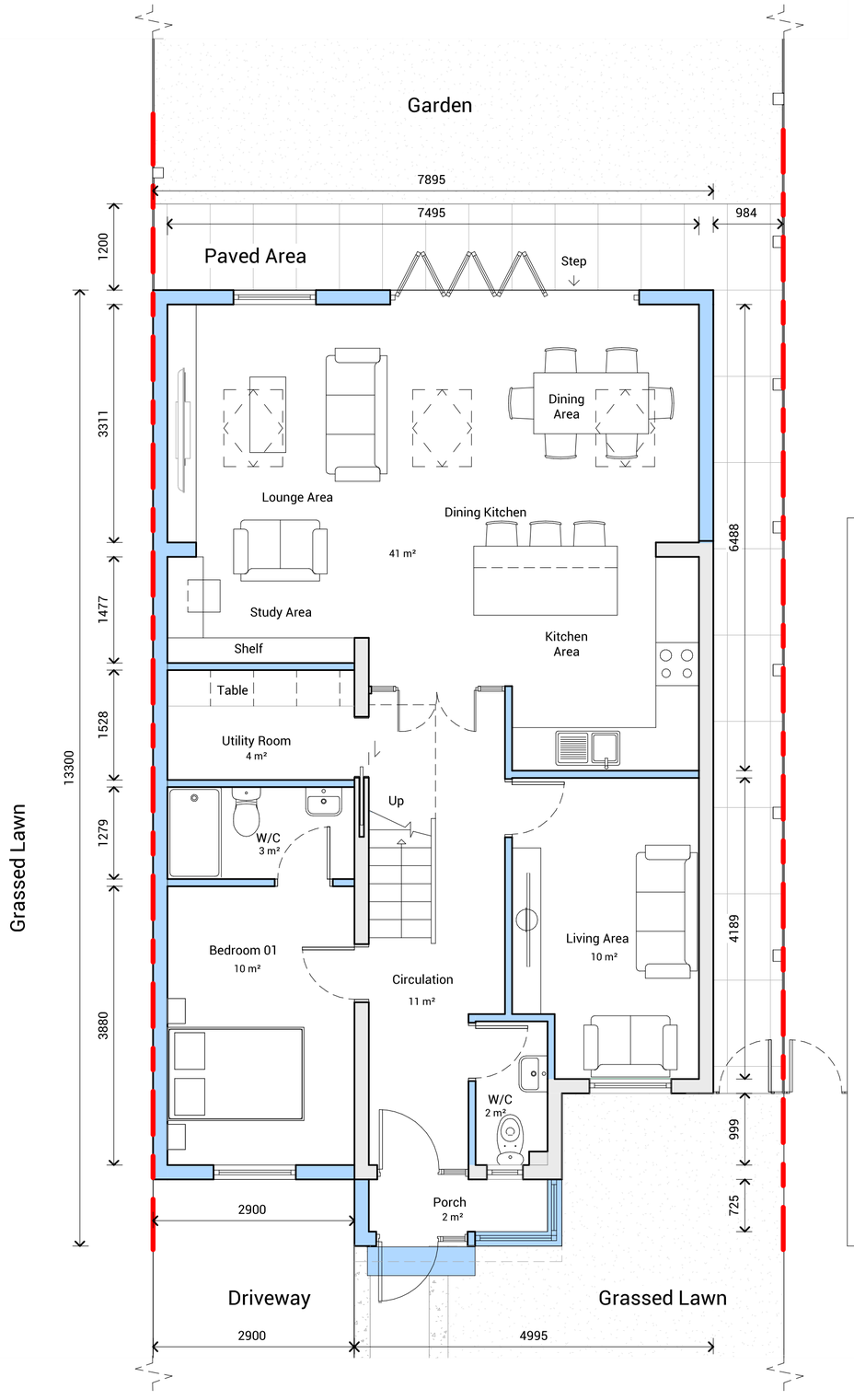


PROPOSED GROUND FLOOR PLAN

EXTERNAL 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 Rear Bi-Fold Door
New full-height powder-coated aluminium-framed bi-fold glazed door providing direct access to the rear garden.

Proposed Front Door
New powder-coated aluminium-framed door providing direct access from the main entrance.

Proposed Flat Roof
New warm flat roof to the single-storey rear extension, formed to falls for positive drainage. Finish to high-performance single-ply membrane with coordinated edge trim to match 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.

INTERNAL NOTES:

PROPOSED OPEN-PLAN KITCHEN / DINING / LIVING SPACE
Extended open-plan family accommodation incorporating kitchen, dining, lounge and informal study area, with direct outlook and access to the rear garden.

New kitchen arrangement positioned within the rear extension and integrated with the principal open-plan family space. Final fitted layout subject to detailed design.

PROPOSED UTILITY ROOM
New utility room formed within the new side ground-floor accommodation extension, providing dedicated domestic laundry and ancillary storage facilities.

PROPOSED BEDROOM 01 WITH ENSUITE BATHROOM
New ground-floor bedroom and ensuite bathroom formed within the new side extension, providing additional residential accommodation with direct access from the central circulation space.

PROPOSED LIVING ROOM
Separate front living room retained and incorporated within the revised layout, providing a secondary reception space independent of the open-plan rear accommodation.

PROPOSED FRONT W.C.
Existing ground-floor W.C. reconfigured to allow for a larger circulation space positioned adjacent to the principal entrance and circulation area for convenient domestic use.

PROPOSED ENTRANCE PORCH
Existing entrance porch layout revised from an open, defined porch into a built enclosure with glazing to improve use and connection to the internal circulation.

CIRCULATION AND EXISTING STAIRCASE
Reconfigured internal circulation connecting the entrance, stair, bedroom accommodation and principal living spaces while retaining the established domestic arrangement.

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 GROUND FLOOR DRAWING

DRAWN BY	T.Y
CHECKED BY	M.E
DATE	10/09/2026
SCALE	1:50 @ A2
STATUS	PLANNING
DRAWING NO:	001200
REVISION:	R2

N

0m 2m 4m 6m 8m