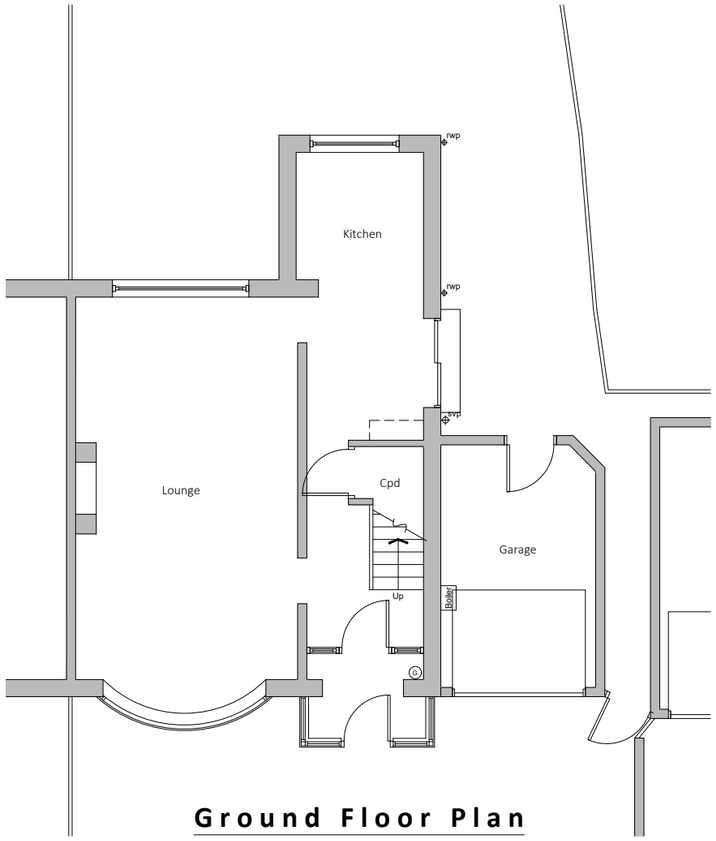
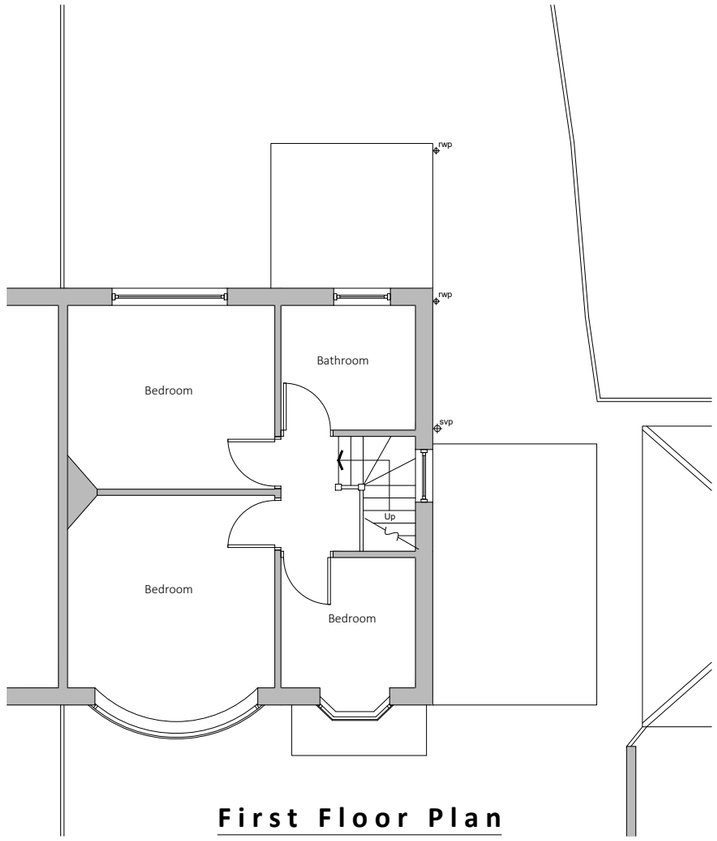
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Ground Floor Plan



First Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

Hatched area indicates existing walls.

blu room architecture

Project:	2 Harcombe Road Withington
Drawing:	Existing Plans
Project Ref: 26/032	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: July 2026	

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Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

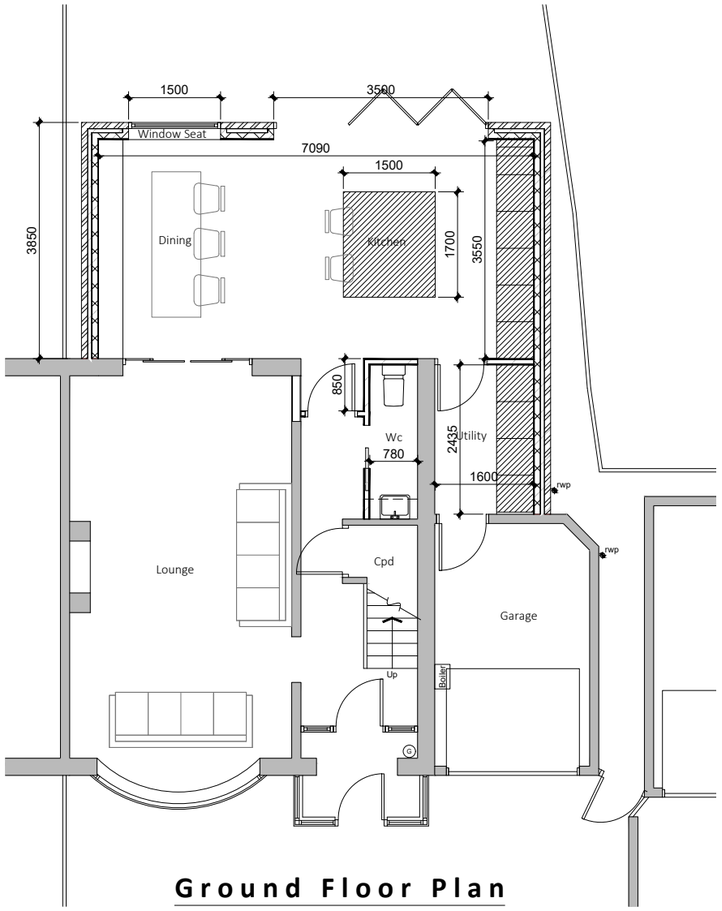
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Project:	2 Harcombe Road Withington
Drawing:	Existing Elevations
Project Ref: 26/032	Drawing No: 02
Scale: 1:100	
Drawn: IG	Revision: /
Date: July 2026	

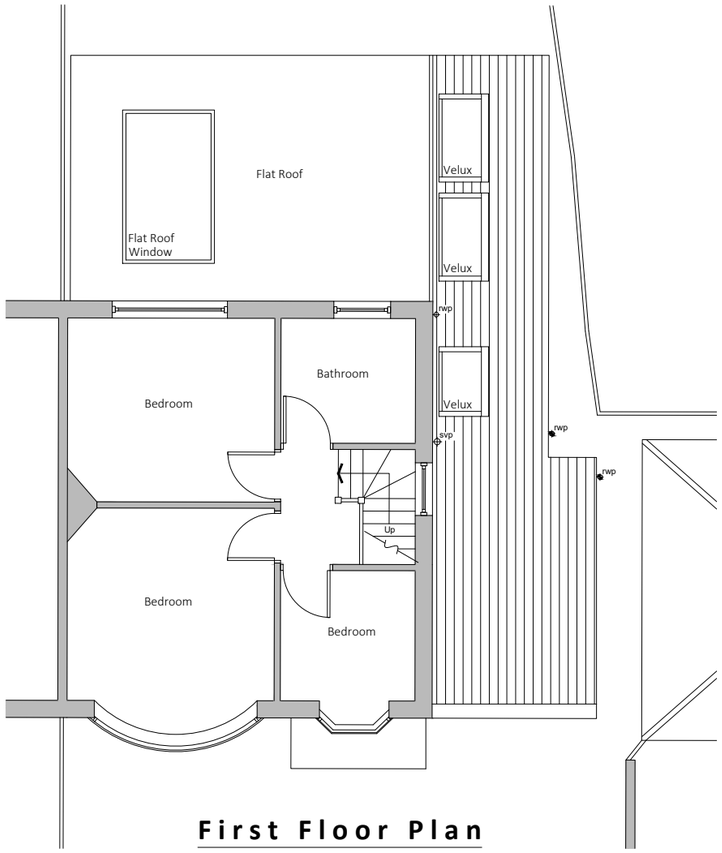
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Ground Floor Plan



First Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates steel beam.

Hatched area indicates existing walls.

Rev A - 09/10/26 - Extension size reduced as per the planners request.

blu room architecture

Project:	2 Harcombe Road Withington
Drawing:	Proposed Plans
Project Ref: 26/032	Drawing No: 03
Scale: 1:100	
Drawn: IG	Revision: A
Date: July 2026	

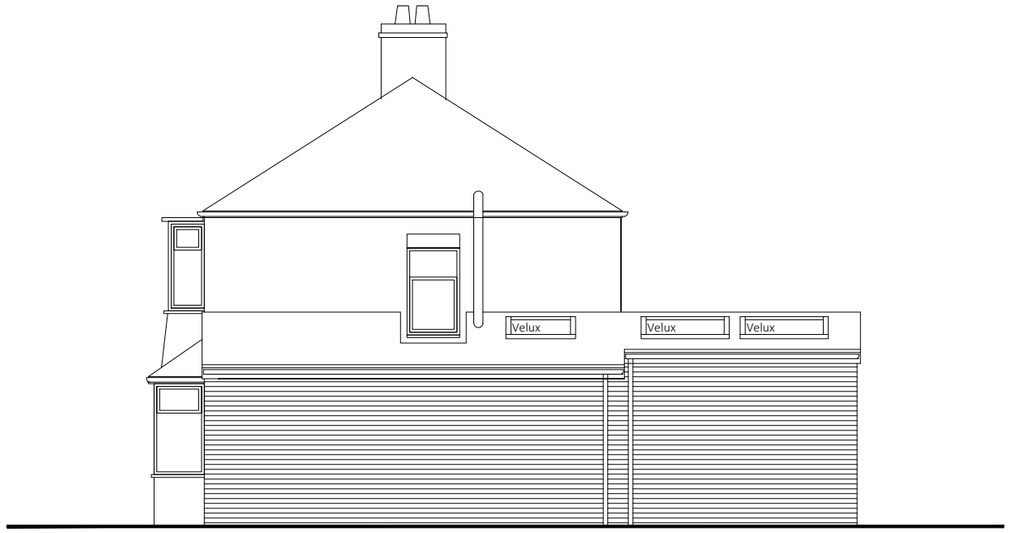
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Proposed Front Elevation



Proposed Side Elevation

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Rev A - 09/10/26 - Extension size reduced as per the planners request.

blu room architecture

Project:	2 Harcombe Road Withington
Drawing:	Proposed Elevations
Project Ref: 26/032	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: A
Date: July 2026	

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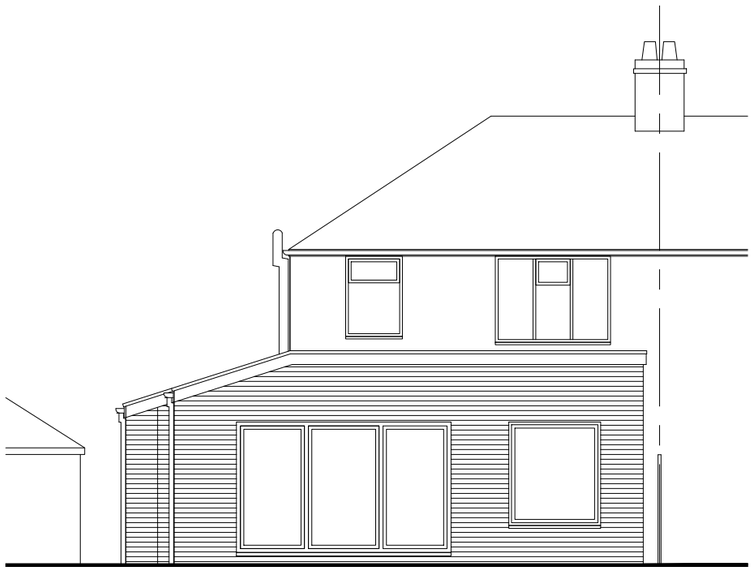
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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

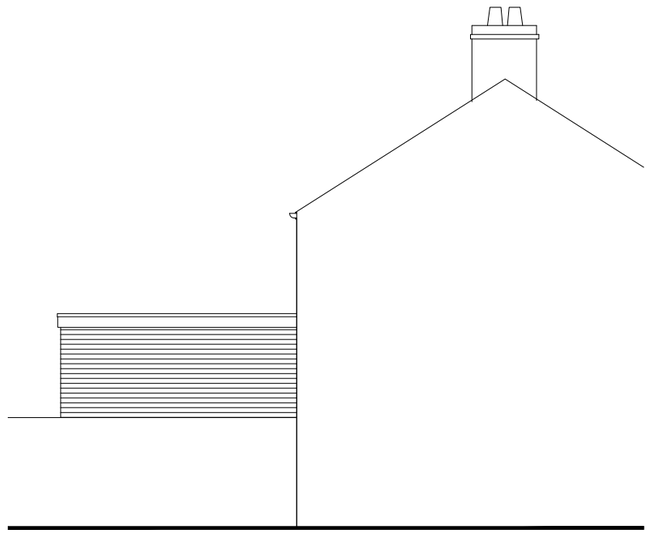
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.



Proposed Rear Elevation



Proposed Side Elevation

Rev A - 09/10/26 - Extension size reduced as per the planners request.

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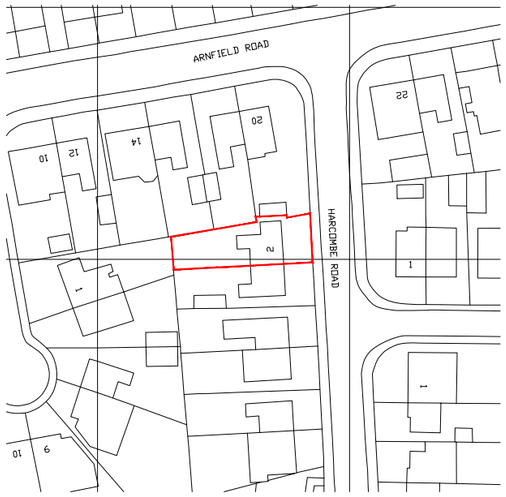
Project:	2 Harcombe Road Withington
Drawing:	Proposed Elevations
Project Ref: 26/032	Drawing No: 05
Scale: 1:100	
Drawn: IG	Revision: A
Date: July 2026	

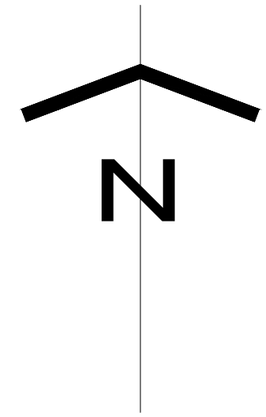
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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.
Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.
All new timber sizes to be checked and approved by building control prior to site start.





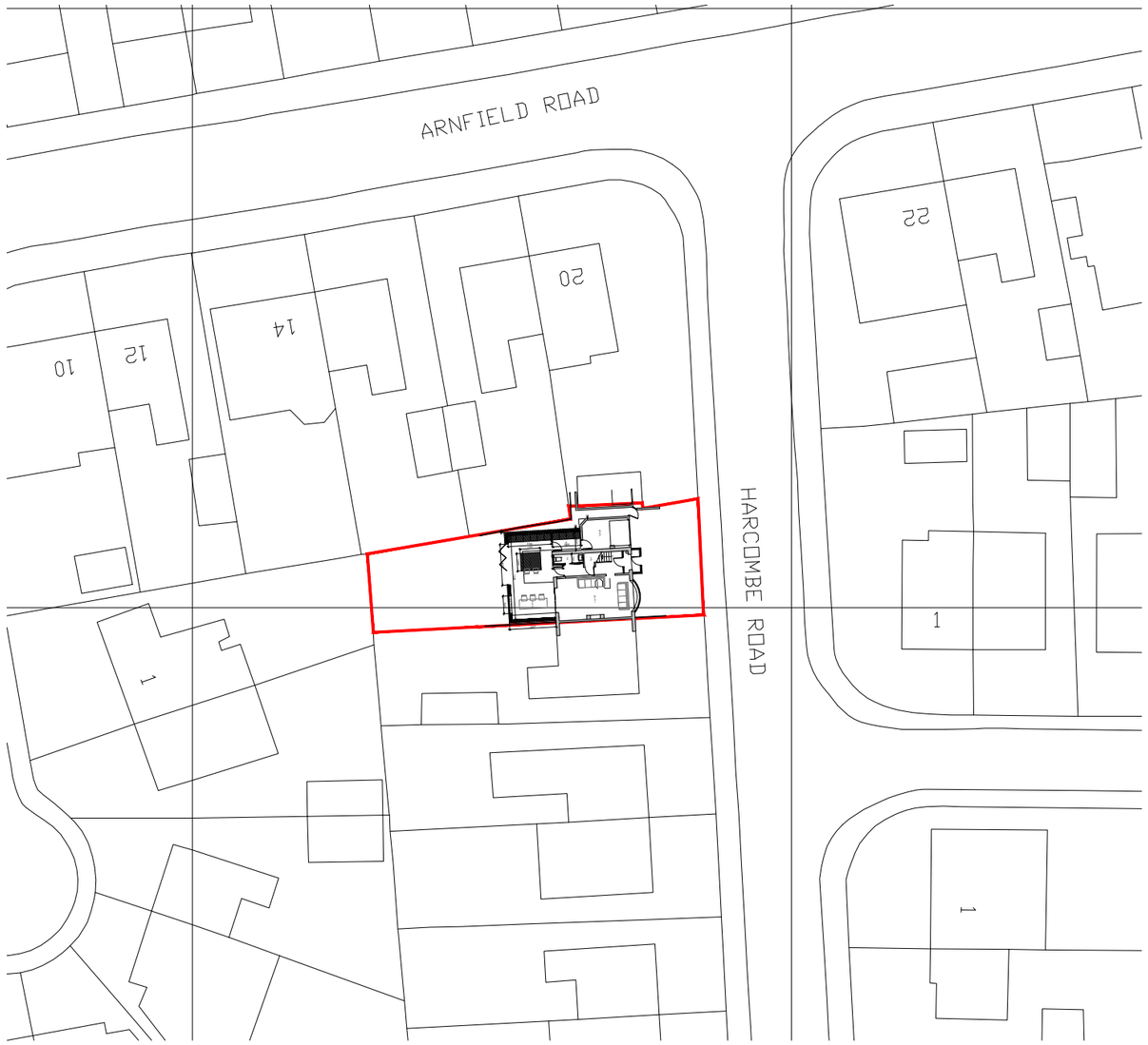
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Project:	2 Harcombe Road Withington
Drawing:	Location Plan
Project Ref: 26/032	Drawing No: 06
Scale: 1:1250	
Drawn: IG	Revision: /
Date: July 2026	

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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

N

Rev A - 09/10/26 - Extension size reduced as per the planners request.

blu room architecture

Project:	2 Harcombe Road Withington
Drawing:	Site Plan
Project Ref: 26/032	Drawing No: 07
Scale: 1:500	
Drawn: IG	Revision: A
Date: July 2026	

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