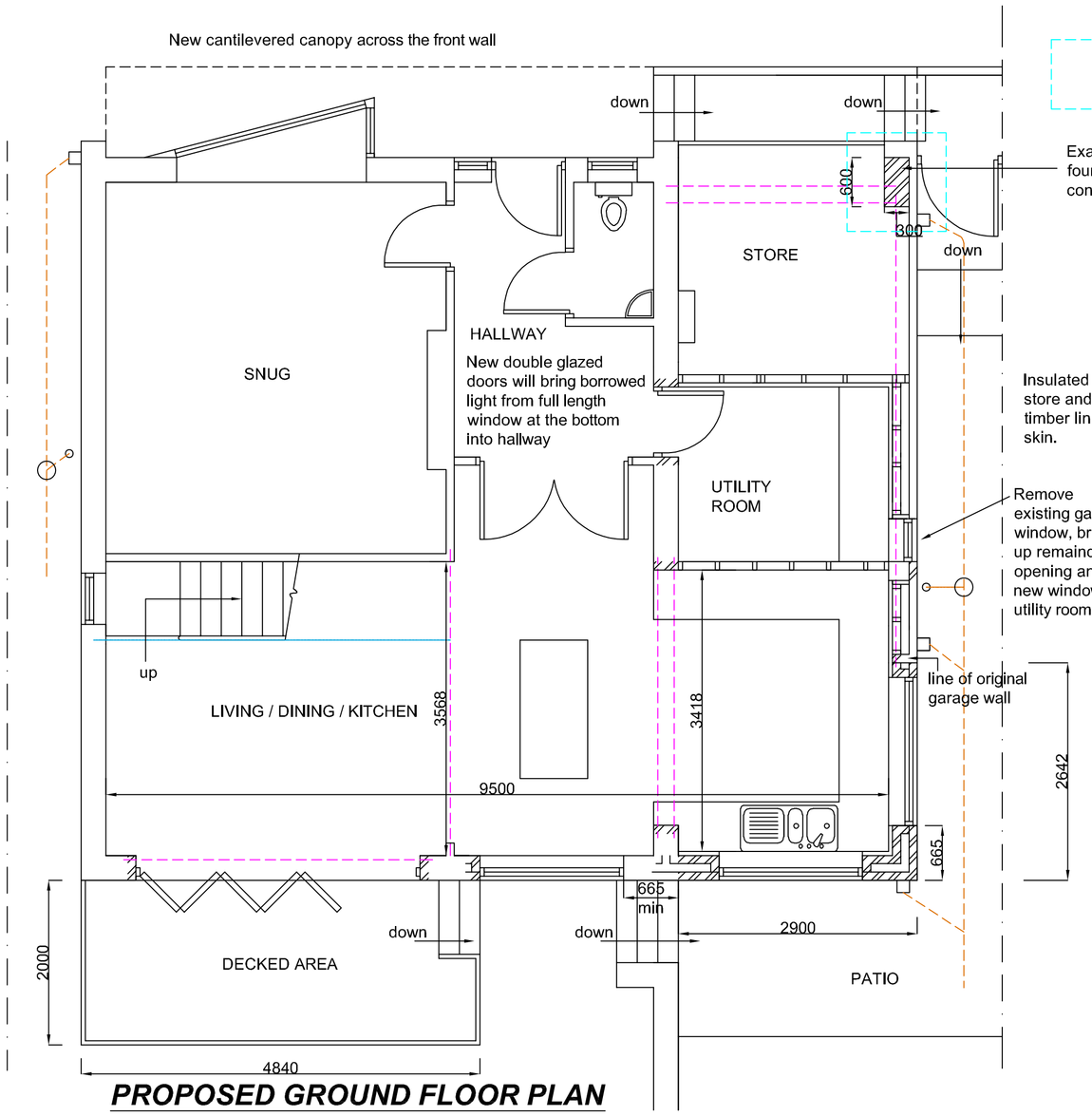


Denotes possible pad foundation

Exact detail of pillar / pad foundation and steel support to be confirmed by structural engineer

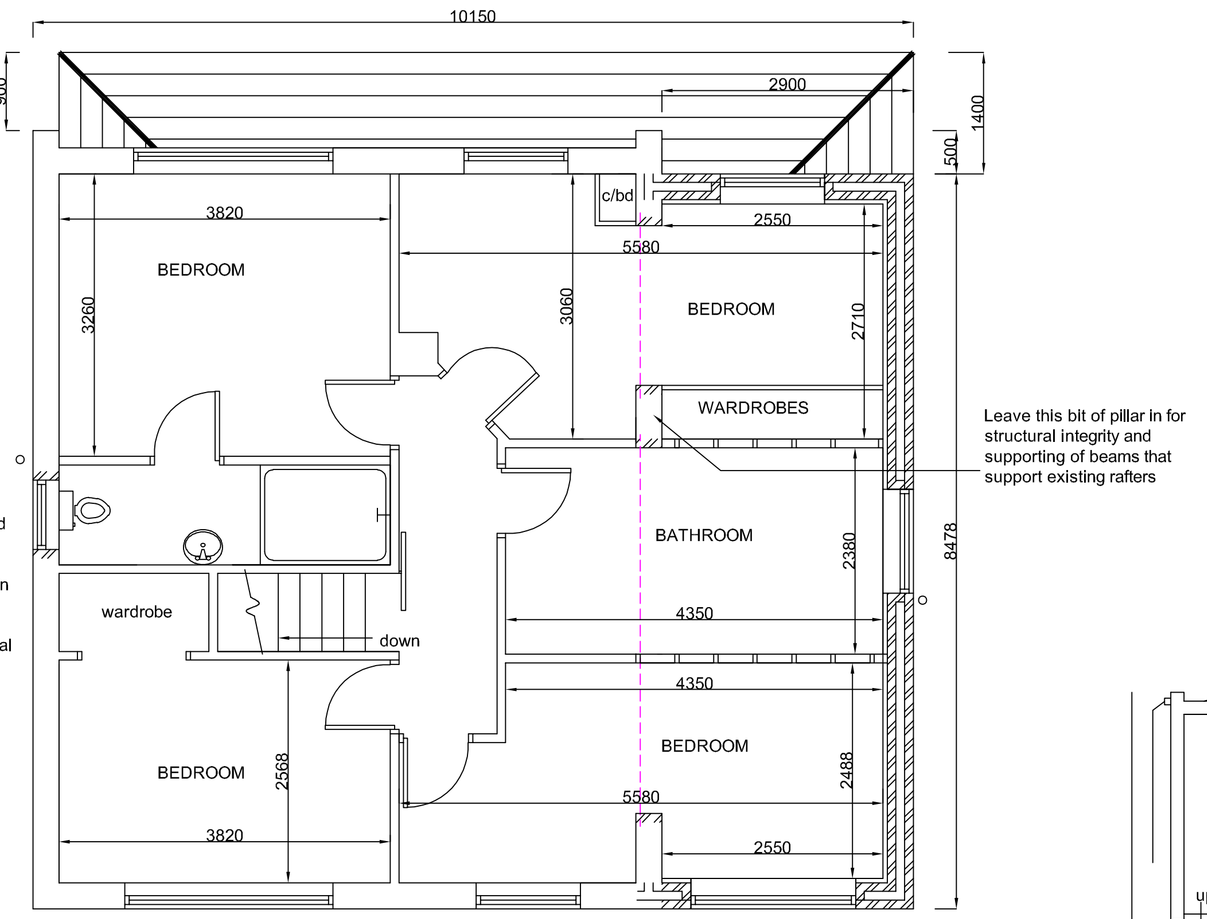
Insulated timber partition between store and utility room. Insulated timber lining wall to existing single skin.

Remove existing garage window, brick up remainder of opening and fit new window to utility room

Extend en-suite to have shower, WB and WB and form new window opening in existing wall, glazed in oscure glass. New waste pipes run to existing waste removal

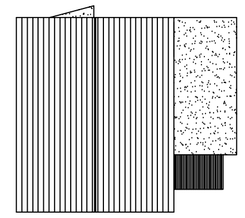
line of original garage wall

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

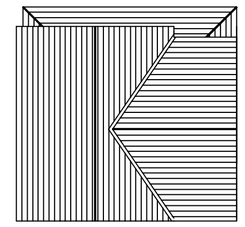


Leave this bit of pillar in for structural integrity and supporting of beams that support existing rafters

PROPOSED FIRST FLOOR PLAN
SCALE 1:50



EXISTING ROOF PLAN
SCALE 1:200



PROPOSED ROOF PLAN
SCALE 1:200

NOTES

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely to be able to research these issues Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

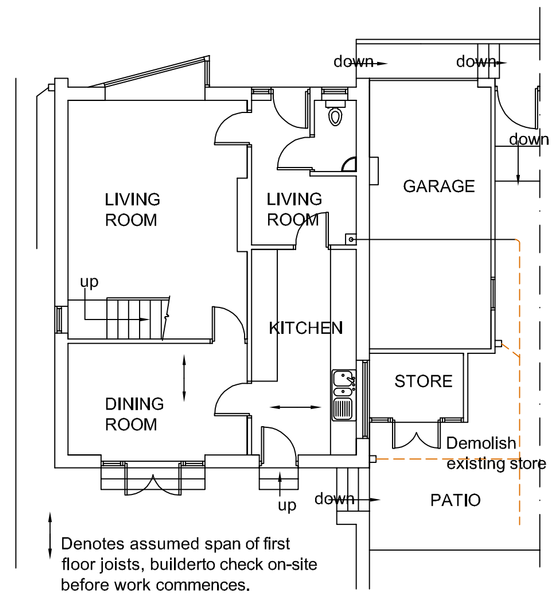
Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice

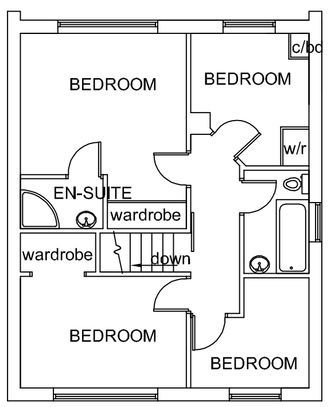
All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.



Denotes assumed span of first floor joists, builderto check on-site before work commences.

EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100

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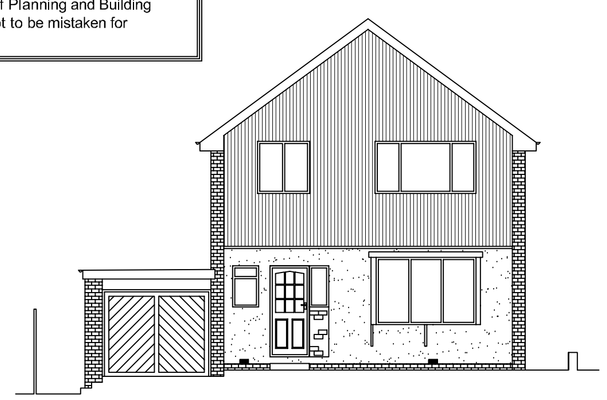
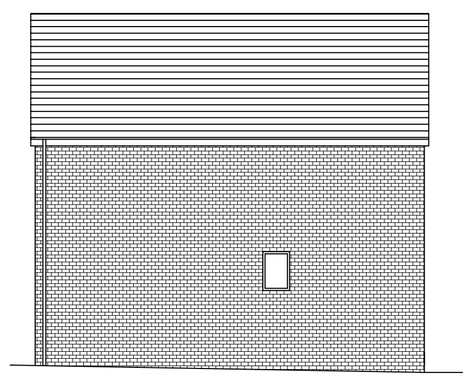
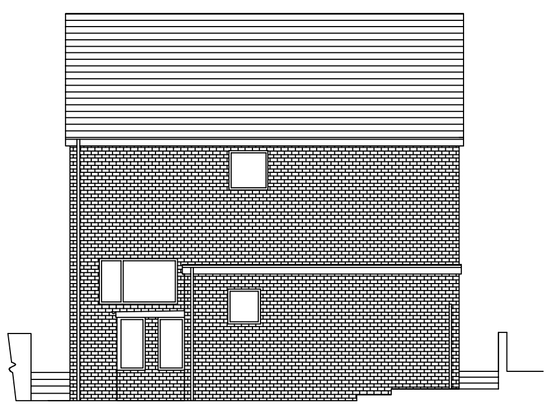


EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

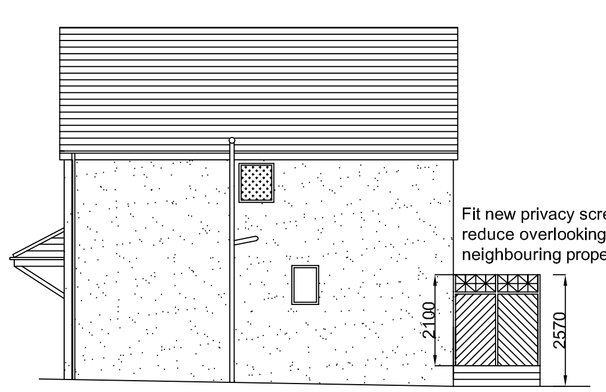
EXISTING REAR ELEVATION
SCALE 1:100



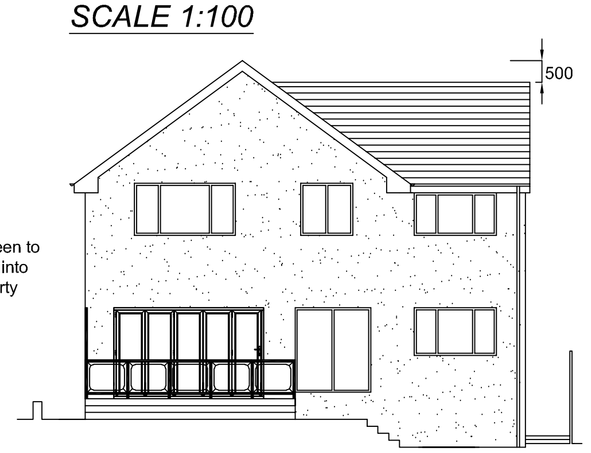
EXISTING SIDE ELEVATION
SCALE 1:100

Notes:-
Main roof and canopy roof finished in concrete tiles to match existing. Canopy supported using timber painted black or steel support brackets, coloured black. New and existing walls finished in K-Render coloured white / cream. New and existing windows and doors to be finished in black or grey anthracite PVC / powder coated aluminium. New RWP's and SVP to be black PVC. Decked area to be finished in Grey anthracite composite decking, Handrail to balcony to be stainless steel handrail with toughened safety glass inserts.

PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

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REVISIONS

Rev A:- Privacy screen added Dec 2025

PROJECT

Proposed two storey extension, new roof canopy to front and extension of parking area to the front.
2 Harewood Avenue,
Simonstone

DRAWING TITLE

Planning drawing

DRAWING NUMBER H.A 2 / 1A

SCALE	DRAWN BY	DATE
1:50, 1:100 1:200 A1	L.F	SEP 2025

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