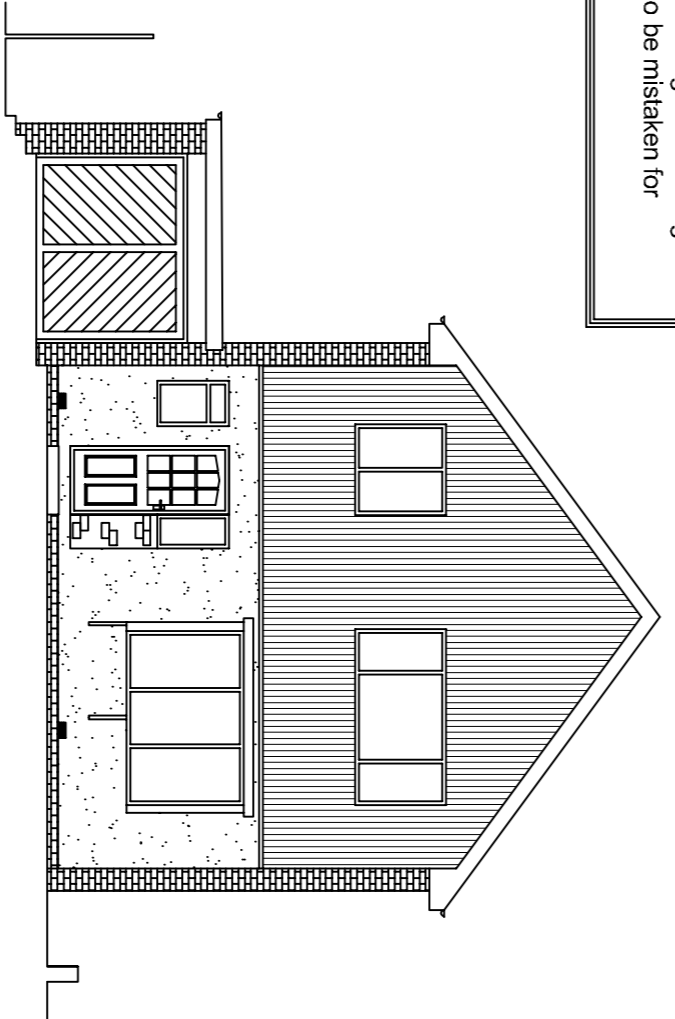
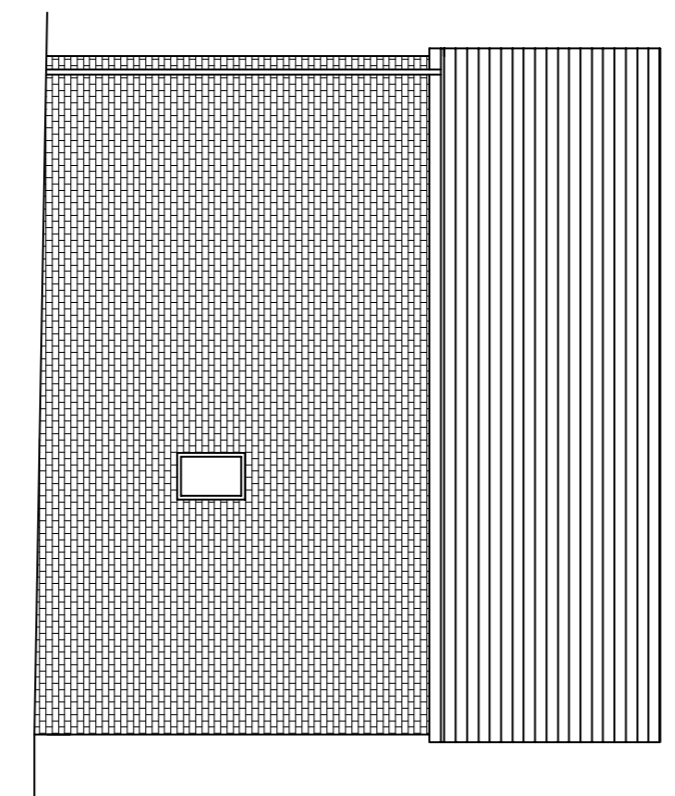


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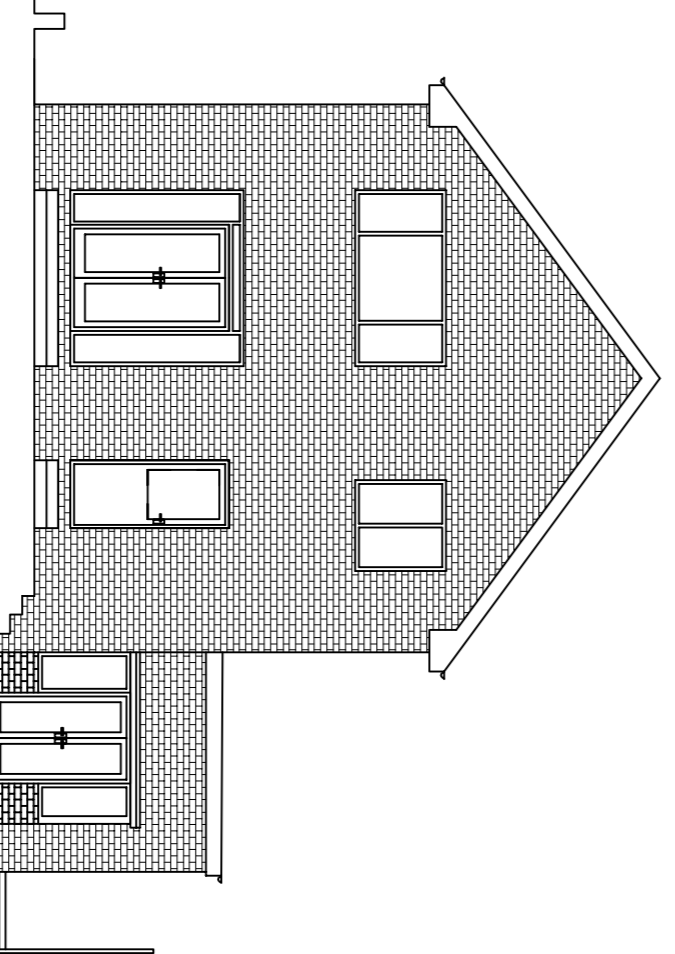
EXISTING FRONT ELEVATION SCALE 1:100



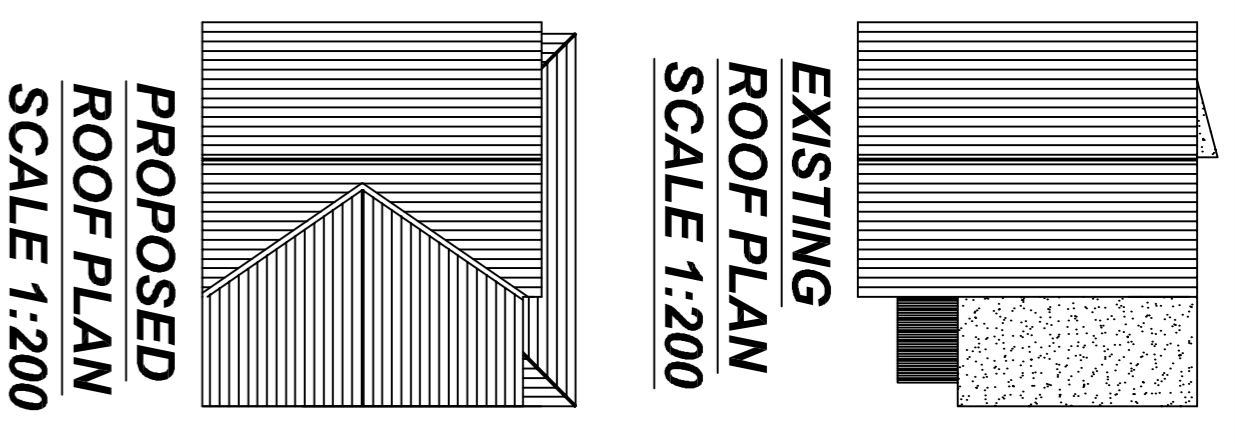
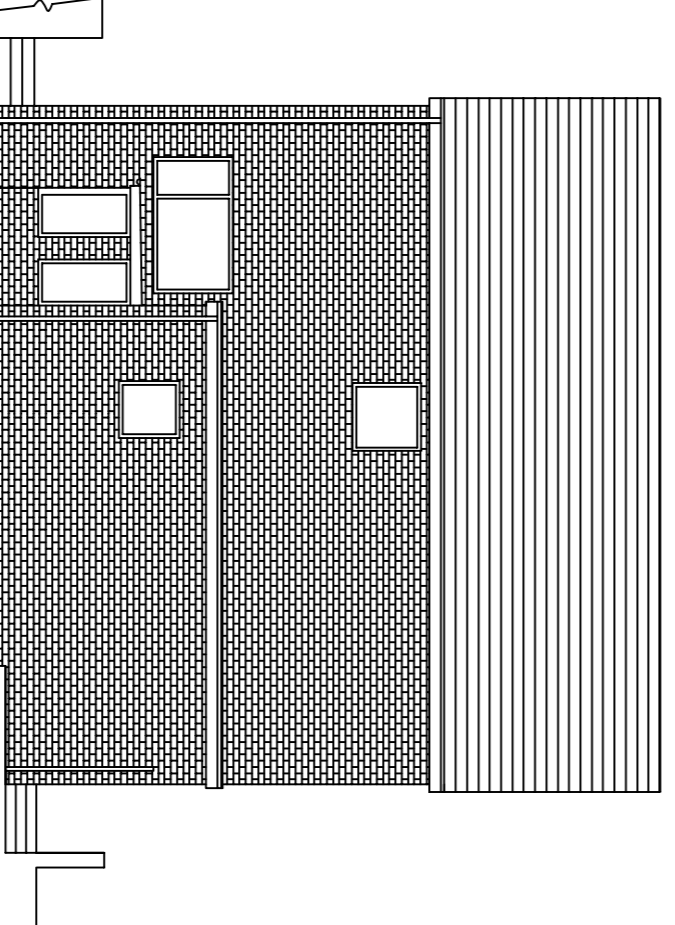
EXISTING SIDE ELEVATION SCALE 1:100



EXISTING REAR ELEVATION SCALE 1:100



EXISTING SIDE ELEVATION SCALE 1:100



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 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.

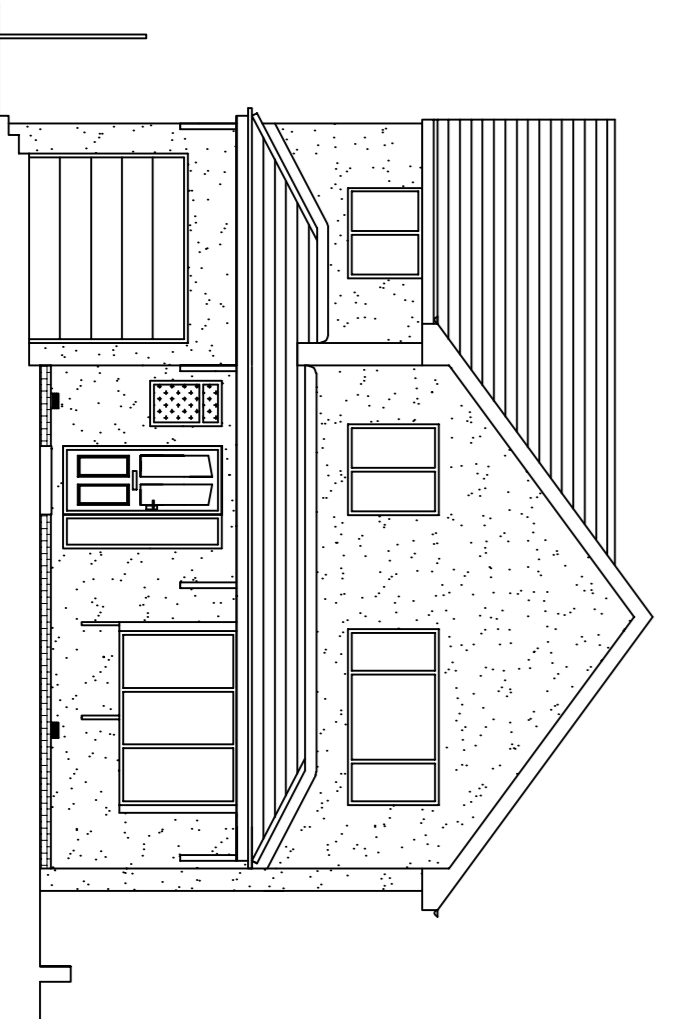
All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc.. All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

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.

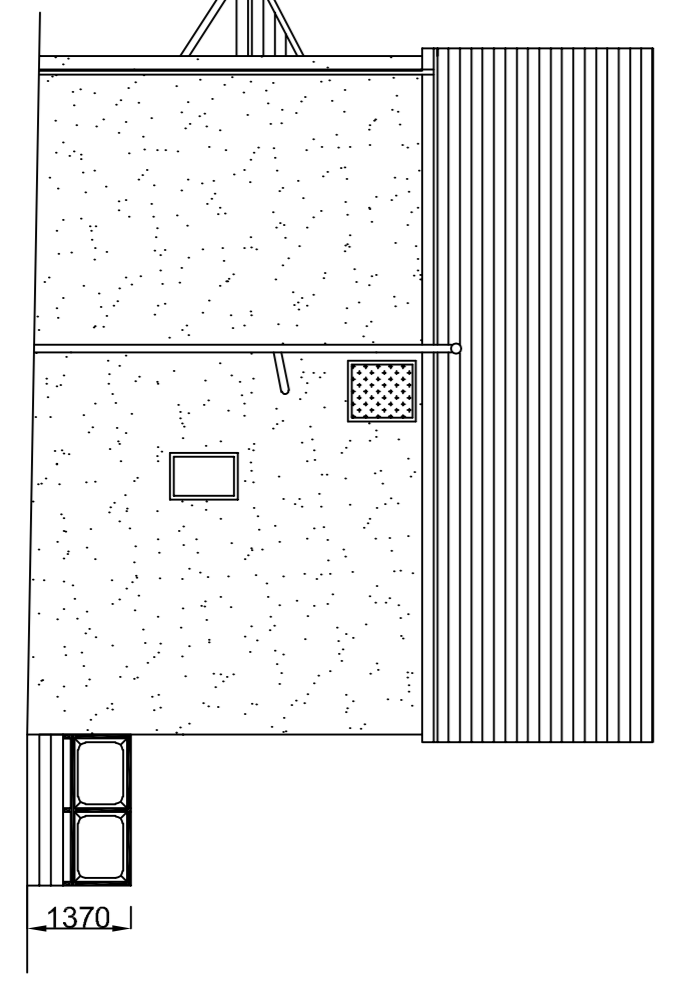
**Notes:-**

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 aluminium. New RVPs 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.

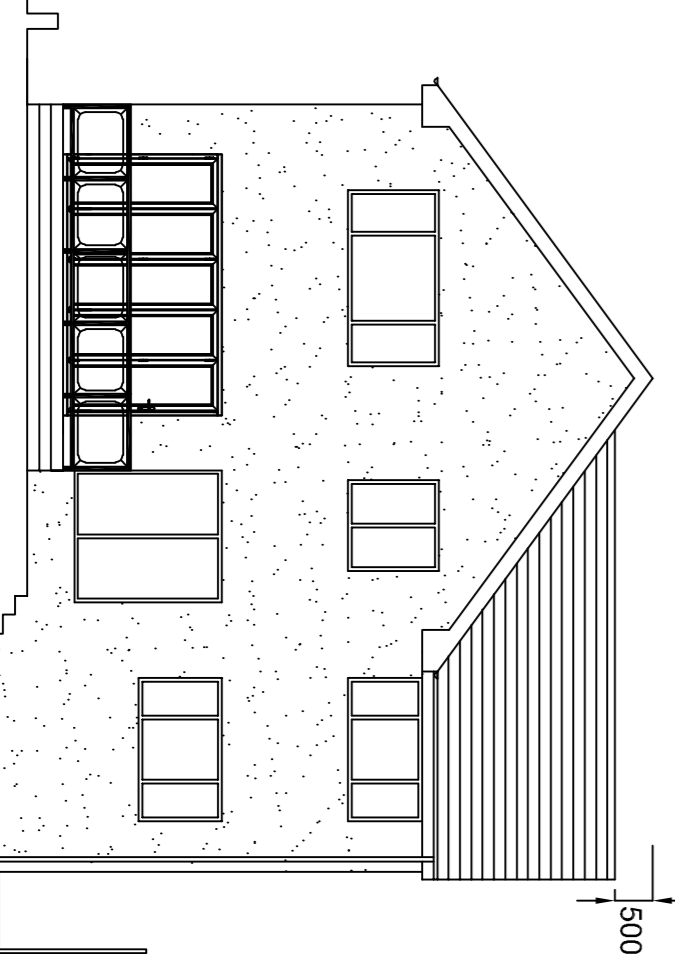
PROPOSED FRONT ELEVATION SCALE 1:100



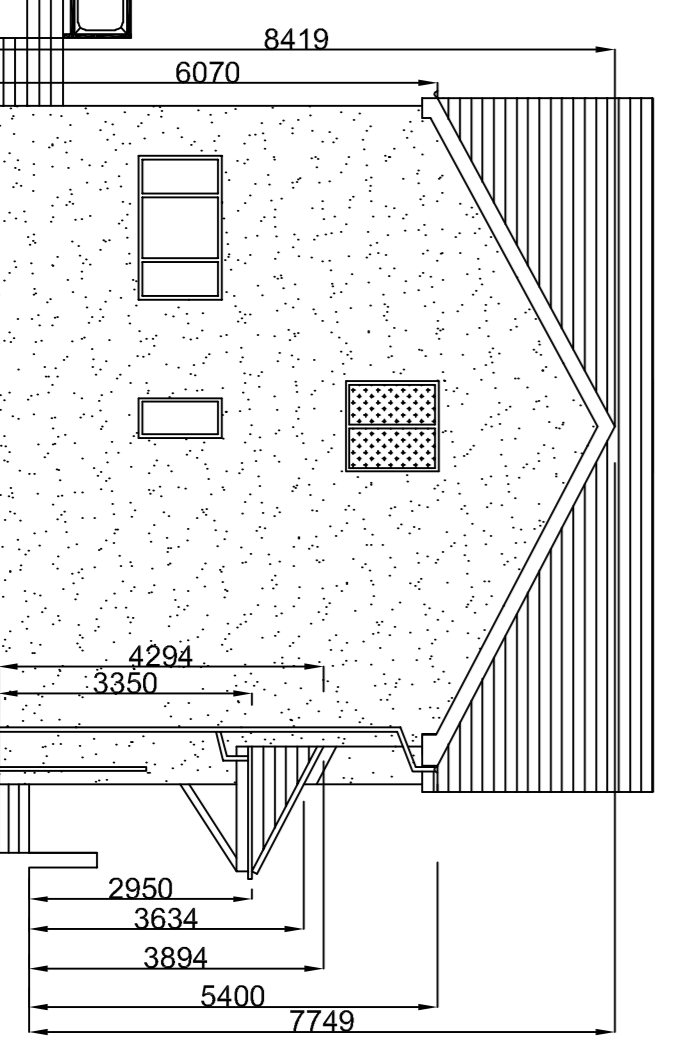
PROPOSED SIDE ELEVATION SCALE 1:100



PROPOSED REAR ELEVATION SCALE 1:100



PROPOSED SIDE ELEVATION SCALE 1:100



EXISTING GROUND FLOOR PLAN SCALE 1:100

EXISTING FIRST FLOOR PLAN SCALE 1:100

**FOSTER & WALSH**  
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REVISIONS	
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 / 1
SCALE	1:50, 1:100
DRAWN BY	L.F
DATE	SEP 2025