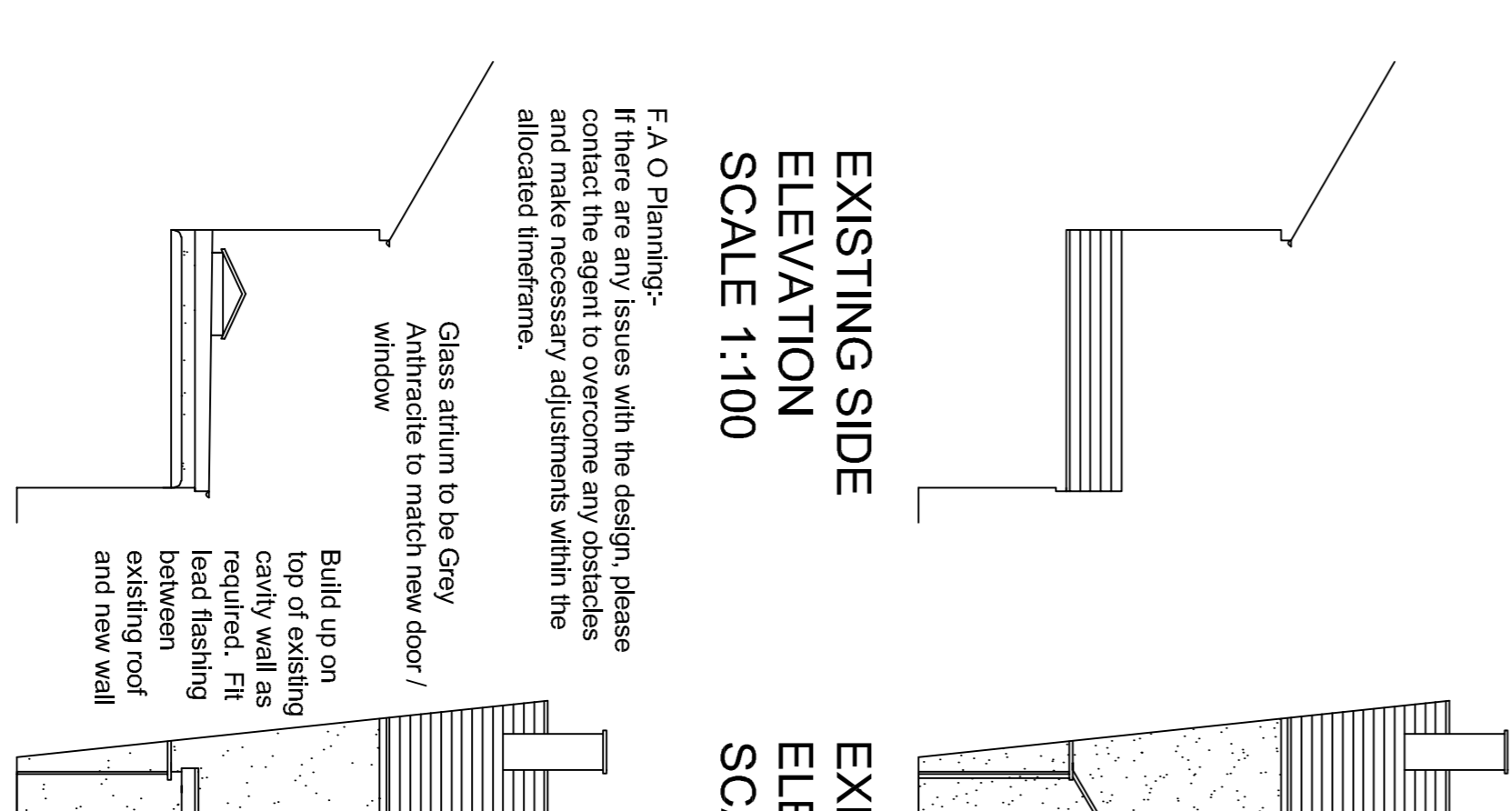
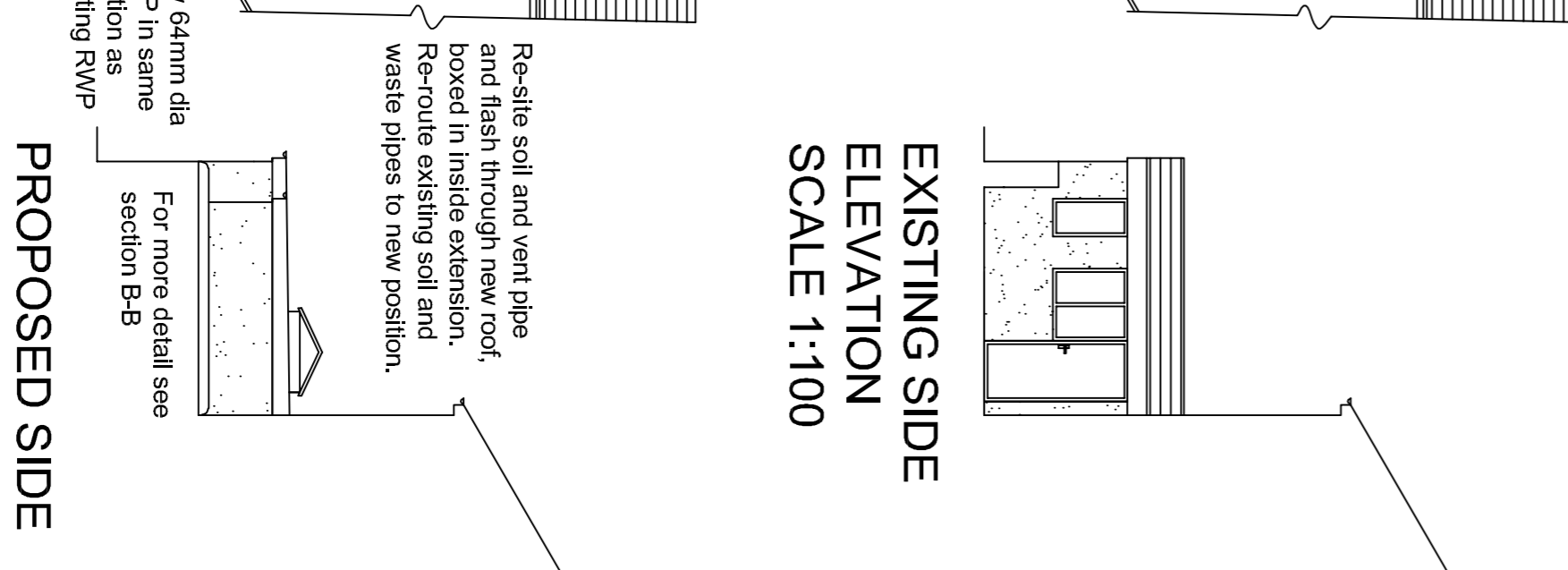


Assumed line of existing drains, builder to check on-site before work commences. Builder MUST also check whether United Utilities sewers are present within the site. If this is not done the Architect will accept no responsibility for disputes at a later date. If in doubt consult Building Control.

**EXISTING GROUND FLOOR PLAN**  
SCALE 1:100



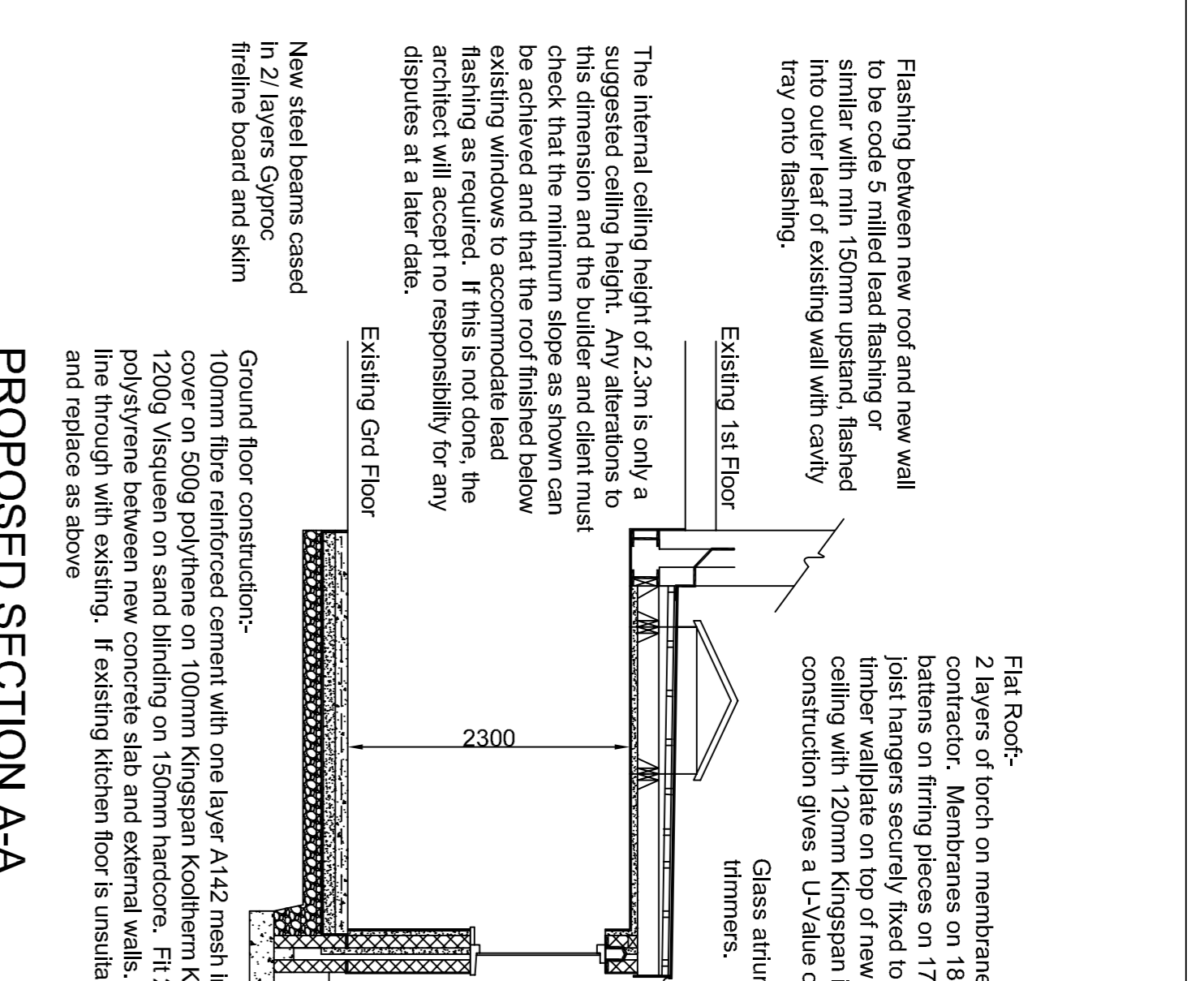
**EXISTING SIDE ELEVATION**  
SCALE 1:100



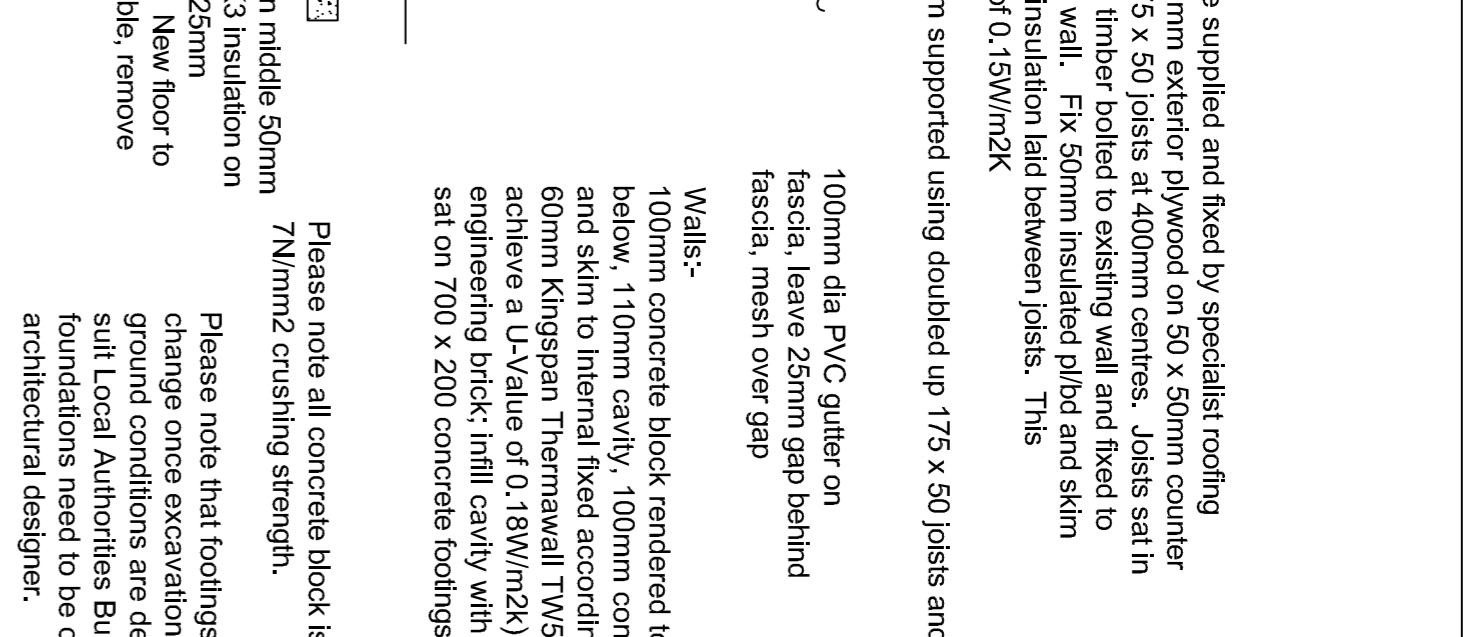
**EXISTING REAR ELEVATION**  
SCALE 1:100



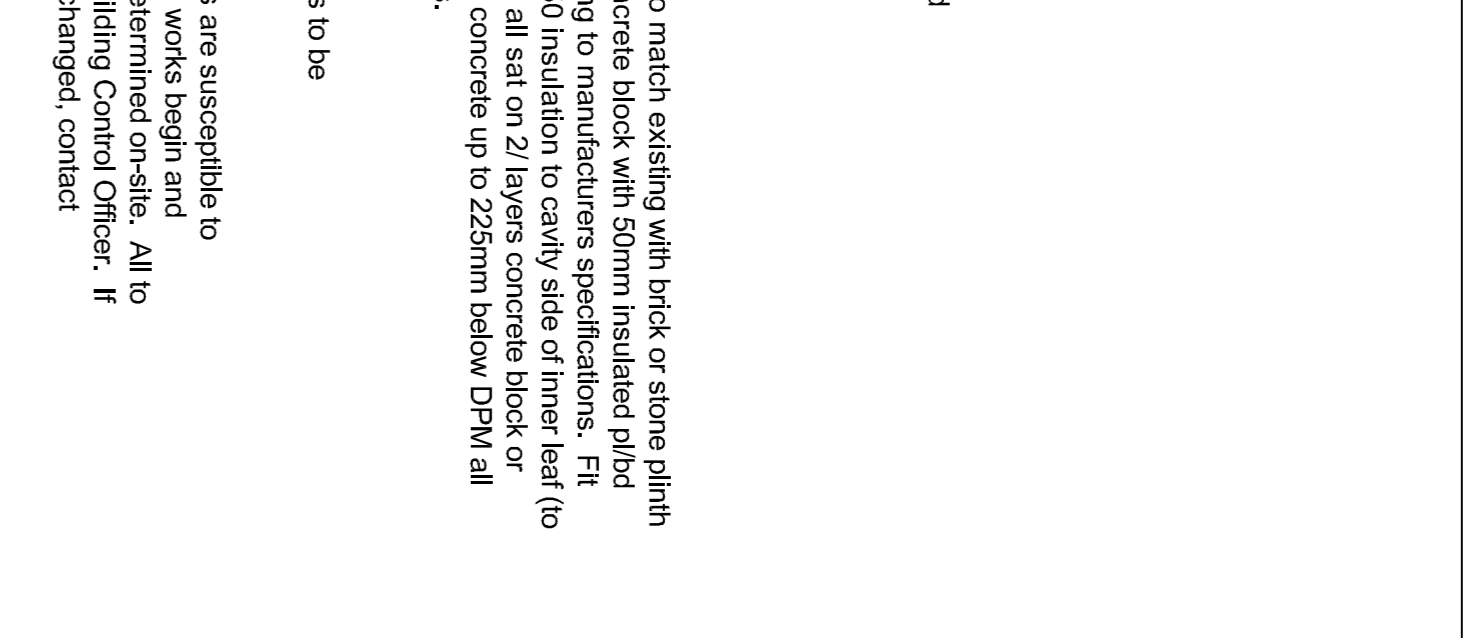
**EXISTING SIDE ELEVATION**  
SCALE 1:100



**PROPOSED SECTION AA**  
SCALE 1:50



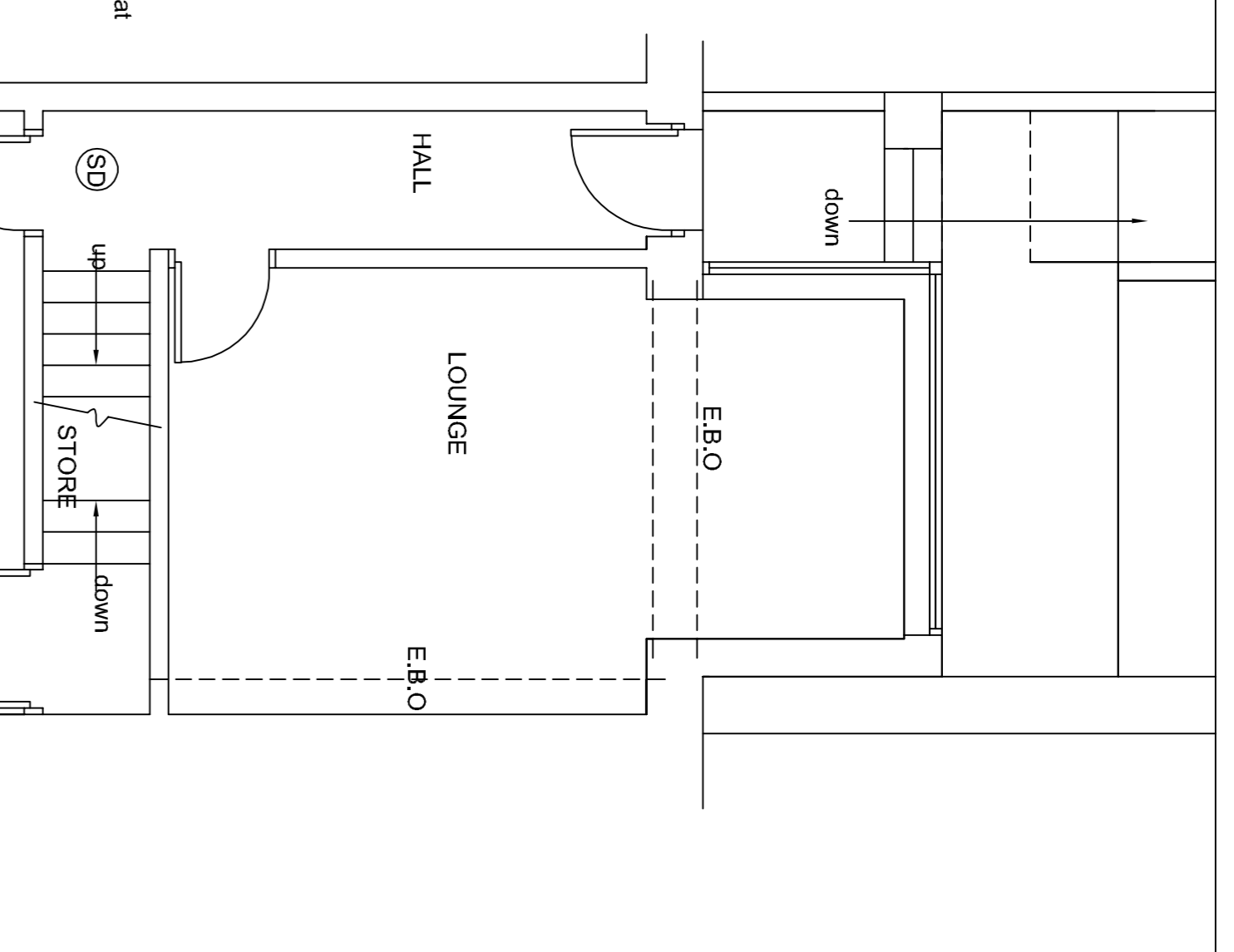
**PROPOSED SECTION B-B**  
SCALE 1:50



**EXISTING ROOF PLAN**  
SCALE 1:100



**PROPOSED ROOF PLAN**  
SCALE 1:100



**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50

**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 clients 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.

Re-site soil and vent pipe. Box in inside extension creating rodding access. Infill with fireglass. Re-route all existing soil and waste pipes to new soil and vent pipe.

Kitchen layout is only for illustration purposes. Exact design and layout of kitchen to suit client and specialist contractor. Cad drawings can be sent to kitchen fitters upon request.

Set new extension 600mm from boundary line to allow for bins to be stored to the rear.

Fit internal MH with screw down lid. Exact position to suit client and builder on-site.

**NOTE:-**  
All dimensions are approximate and must be checked and confirmed on-site before work commences.

**FOSTER & WALSH**  
Architectural Services Ltd  
Office 1 Remec House, Summit Works  
Manchester Road, Burnley.  
Tel N° (01282) 450041

**REVISIONS**

Rev C:- Bin store removed from front Feb 2026

Rev B:- Bins added for clarification Feb 2026

Rev A:- Extension set back 600mm Feb 2026

|                |  |          |  |
|----------------|--|----------|--|
| PROJECT        | Proposed Kitchen extension<br>46 Whalley Road,<br>Read |          |  |
| DRAWING TITLE  | Planning and Building Control Drawing                  |          |  |
| DRAWING NUMBER | W.R.46 / 1C  |          |  |
| SCALE          | DRAWN BY   | DATE     |  |
| 1:50, 1:100    | L.F  | OCT 2025 |  |

Intellectual Property Rights belong to Foster & Walsh Architectural Services Ltd. No unofficial copying of any aspect of these drawings is allowed without prior written consent. These drawings are for the use of Planning and Building Control purposes only and are not to be mistaken for construction drawings.