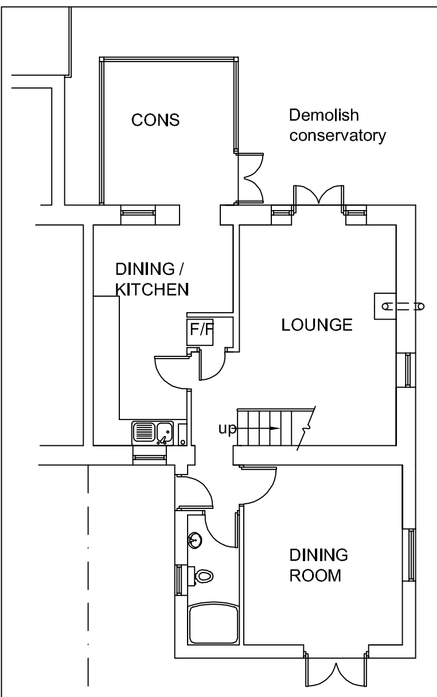
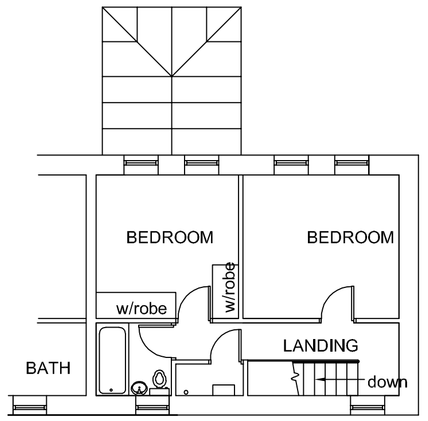
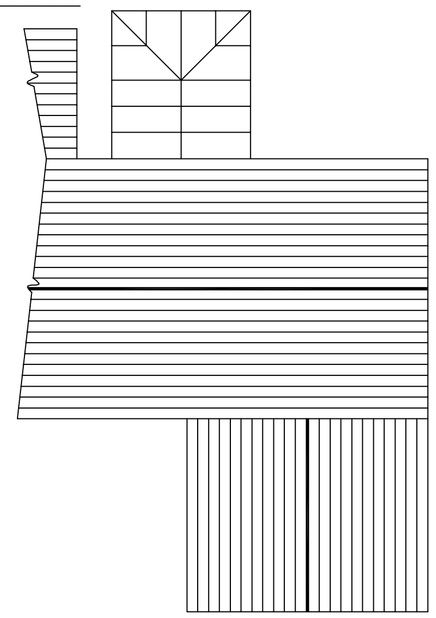


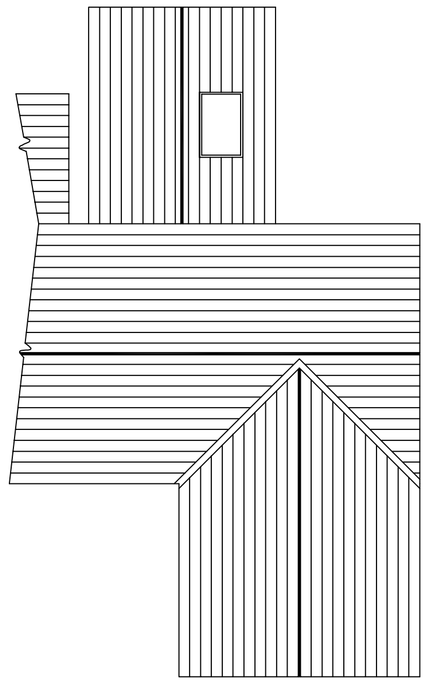
EXISTING GROUND FLOOR PLAN SCALE 1:100



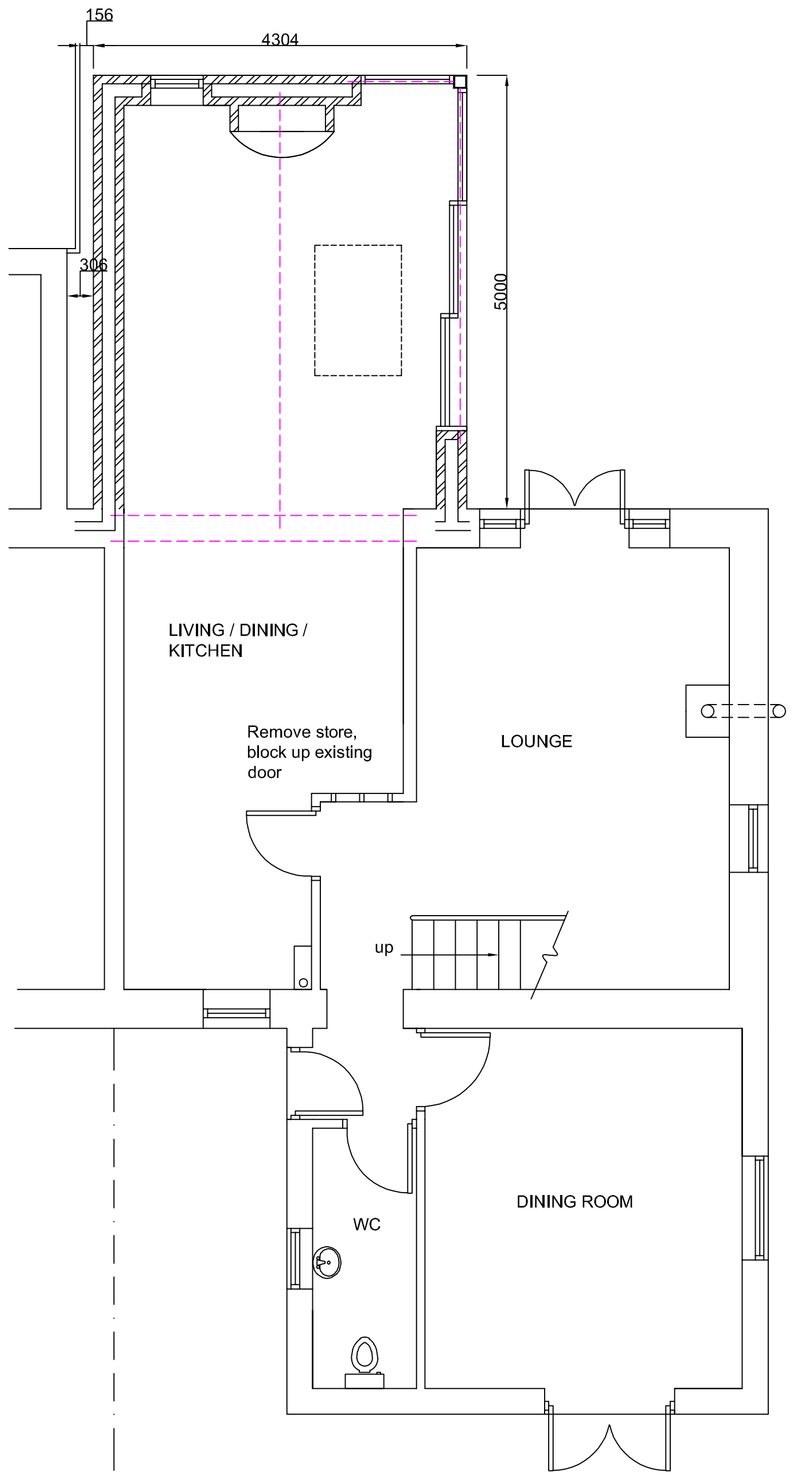
EXISTING FIRST FLOOR PLAN SCALE 1:100



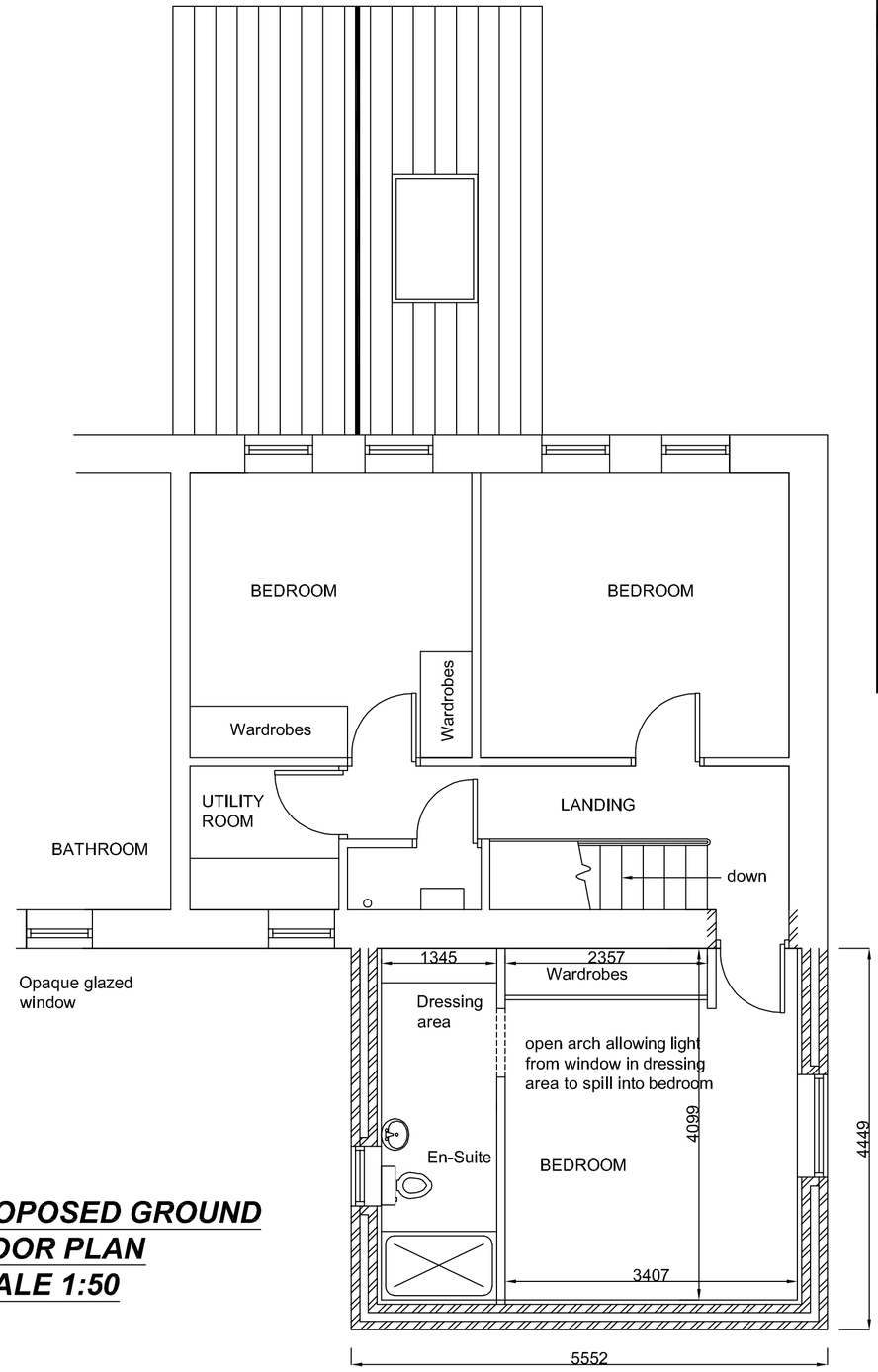
EXISTING ROOF PLAN SCALE 1:100



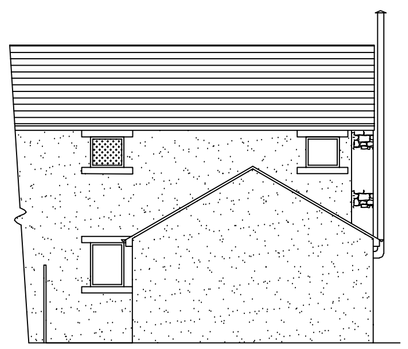
PROPOSED ROOF PLAN SCALE 1:100



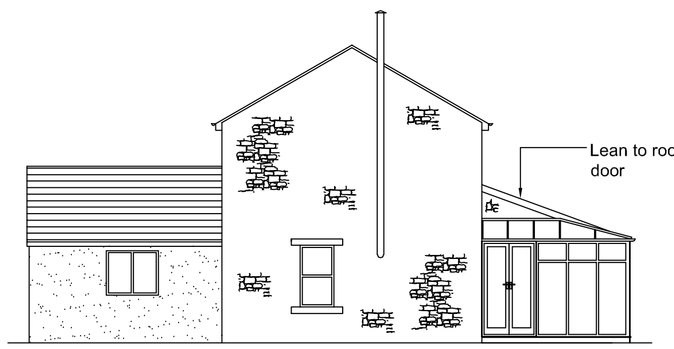
PROPOSED GROUND FLOOR PLAN SCALE 1:50



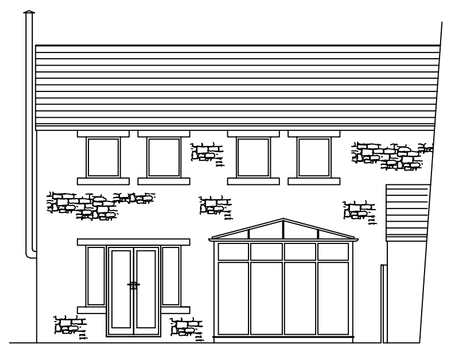
PROPOSED FIRST FLOOR PLAN SCALE 1:50



EXISTING EAST ELEVATION SCALE 1:100



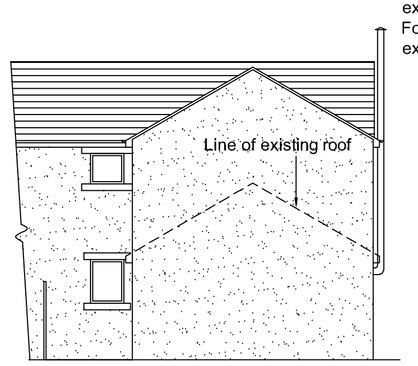
EXISTING NORTH ELEVATION SCALE 1:100



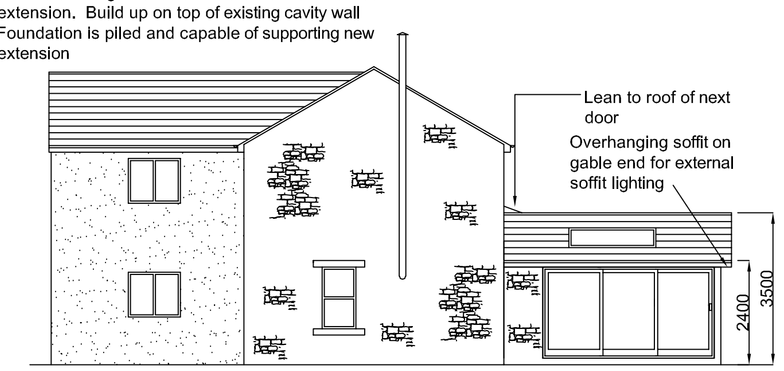
EXISTING WEST ELEVATION SCALE 1:100

EXISTING SOUTH ELEVATION SCALE 1:100

Re-use existing trusses and slates for new first floor extension. Build up on top of existing cavity wall Foundation is plied and capable of supporting new extension



PROPOSED EAST ELEVATION SCALE 1:100

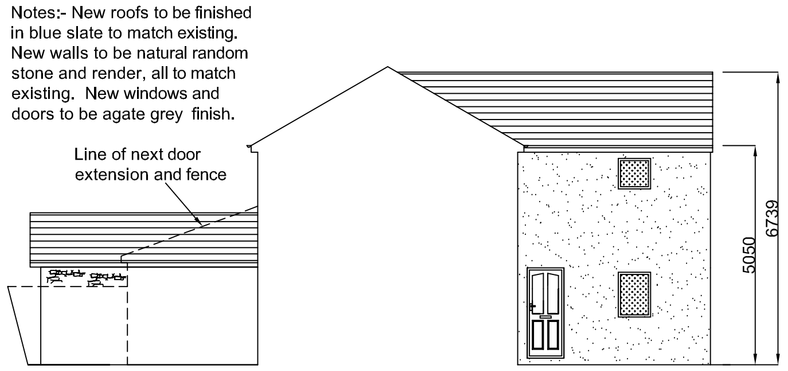


Aluminium patio doors with steel stanchion corner support post

PROPOSED NORTH ELEVATION SCALE 1:100

PROPOSED WEST ELEVATION SCALE 1:100

Notes:- New roofs to be finished in blue slate to match existing. New walls to be natural random stone and render, all to match existing. New windows and doors to be agate grey finish.



PROPOSED SOUTH ELEVATION SCALE 1:100

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.

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Client is responsible for contacting home insurance company to inform them that works will be occuring and give them a start and finish date where possible.

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Planning permission for the first floor extension over the existing ground floor extension has been submitted under a separate householder application.

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REVISIONS

PROJECT
Proposed single storey extension to the rear under the larger homes scheme
53 Riverside, Low Moor
Clitheroe

DRAWING TITLE
Planning drawing

DRAWING NUMBER
RS L.M 53 / 1SS

SCALE		DRAWN BY	DATE
1:100, 1:50	A1	L.F	APR 2026

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