Flat roof to be dark grey GRP or single ply? Lantern style skylight shown 1.5x3m and approx 0.6m high, but confirm model size and position?

Loft:
L1. Form new hatch with fold down ladders to give easy access to loft for storage.
L2. Client to confirm extent of existing and new loft space required for storage and assumed existing hipped roof will stay in place and be built over.

Rev.A Gable wall set in min 1m from boundary.

Flat roof laid to falls

Bathroom:
B1. Remove wall to create Family Bathroom.
B2. Possibly keep or remove Cylinder Cupboard depending on hot water capacity required.
B3. Shower shown 1.6x0.8m with extract & possible feature shelf of former window?

cavity tray to be inserted at wall / roof junction

SVP to be relocated as agreed on site?

En-Suite:
Size & layout to TBC by Client?
E1. Shower shown 1.2x0.8m with extract, or possible wet room level floor?
E2. Possible obscure glazed door to allow light to dressing area.
E3. Window to be obscure, narrow & tall for feature. Opening arrangement TBC by client?

E3
En-Suite
4.1m²
E1
E2
Robes
B1-3
Robes
Dressing
23m² incl dressing & en-suite
SVP to be relocated as agreed on site?
landing
B1-2
Down to GF
Down to GF
B1
B3
Bath
6.3m²
B2
Bed 2
12.9m²
Robes
Remove chimney breast and support chimney stack above (possibly flume for log burner?)
Landing
L1
Robes
Bed 1
B1-1
Bed 4/Office
6.3m²
Robes
Bed 3
13.3m²
CH 2400
Party wall and neighbour's int. walls assumed

Bed 1:
B1-1. Feature window with internal seat/storage or external Oriel projecting window?
B1-2. Break out with new lintels over & form small landing before steps down, but client to confirm door position?
B1-3. Remove unused chimney stack.

no.78 set up higher than 76

Rev.A Gable wall set in min 1m from boundary.

Possible Oriel window to double as window seat?

no.78

no.76

no.74

new side extension to be set back 100mm as the existing porch to give relief & clean finish between existing & new

Bulkhead over bay window with sloping section of roof to window

existing structure

structure removed

structure below/in foreground

new brick

new structure

WL Wall Light [domestic style]

Proposed First Floor Plan

0 1m 2m 3m 4m 5m

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Rev.A - Dutch hip replaced with fully hipped roof. Gable wall set in min. 1m from boundary.

76 Shaw Rd, Thornham, Rochdale OL16 4SQ

Proposed 2 Storey Side & Single Storey Rear Extensions

For Tom Keeley & Family

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Scale 1:50 @ A3 [2cm=1m] **05A**