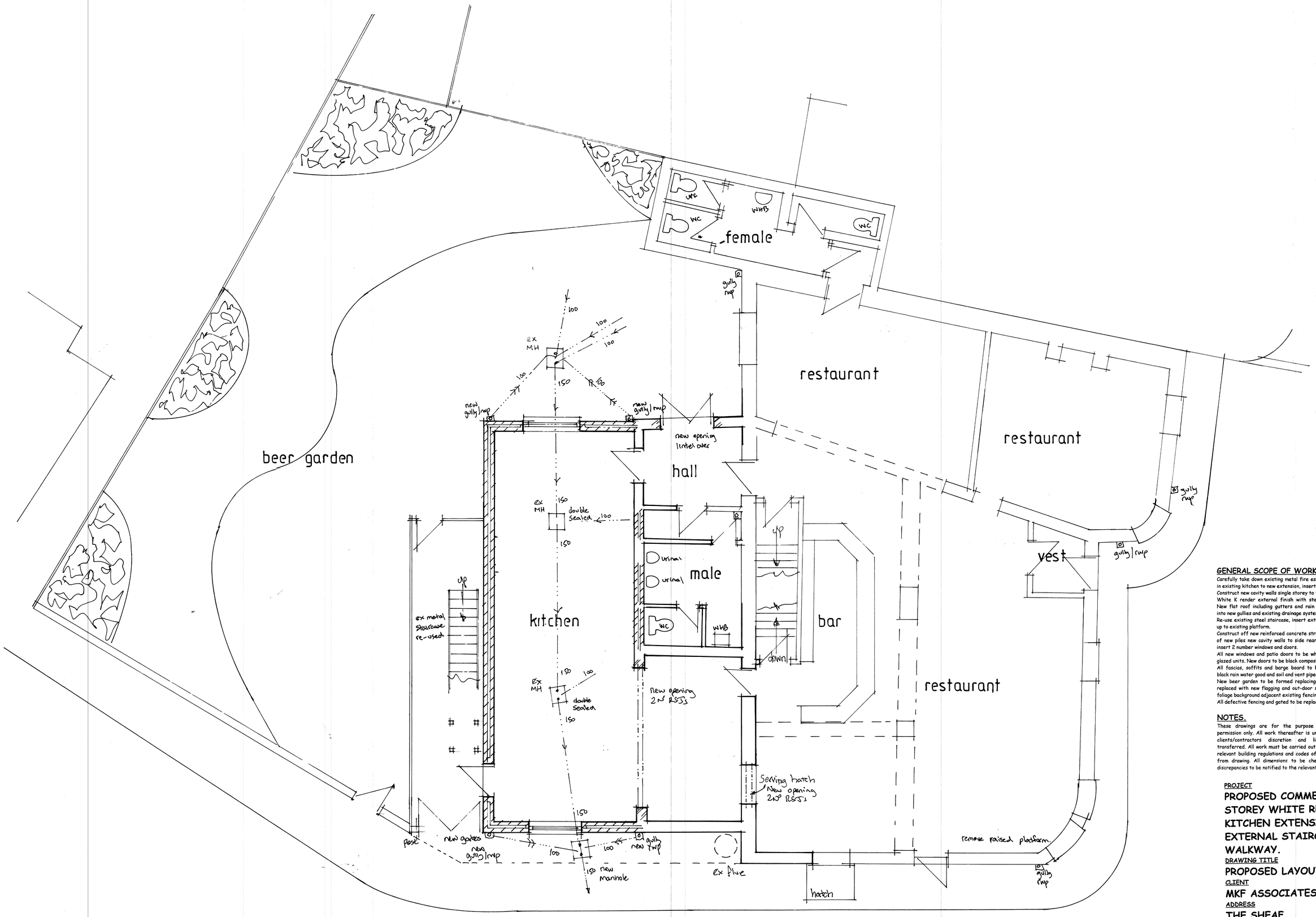

GROUND FLOOR LAYOUT

1:100

0 0.5m 1m 1.5m 2m 2.5m 3m 3.5m 4m 4.5m 5m 5.5m 6m

1:50

Scale Bar

GENERAL SCOPE OF WORK REQUIRED

Carefully take down existing metal fire escape, form new opening in existing kitchen to new extension, insert new steel over opening.
Construct new cavity walls single storey to form new kitchen area.
White K render external finish with stone decorative corners.
New flat roof including gutters and rain water pipes connected into new gullies and existing drainage system.
Re-use existing steel staircase, insert extension piece to connect up to existing platform.
Construct off new reinforced concrete strip foundation supported of new piles new cavity walls to side rear and return elevations, insert 2 number windows and doors.
All new windows and patio doors to be white upvc coated double glazed units. New doors to be black composite double glazed.
All fascias, soffits and barge board to be black upvc including black rain water good and soil and vent pipes.
New beer garden to be formed replacing all defective features replaced with new flagging and out-door seating with landscaped foliage background adjacent existing fencing.
All defective fencing and gated to be replaced like for like.

NOTES.

These drawings are for the purpose of obtaining planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.

PROJECT

PROPOSED COMMERCIAL SINGLE STOREY WHITE RENDERED KITCHEN EXTENSION WITH EXTERNAL STAIRCASE AND WALKWAY.

DRAWING TITLE

PROPOSED LAYOUT.

CLIENT

MKF ASSOCIATES LTD.

ADDRESS

THE SHEAF,
HAUGH FOLD, MILNROW,
ROCHDALE. OL16 3RF.

SCALE

SCALE 1:50@A1

DATE

FEB 2026.

DRAWING No

CL 02265965/3.