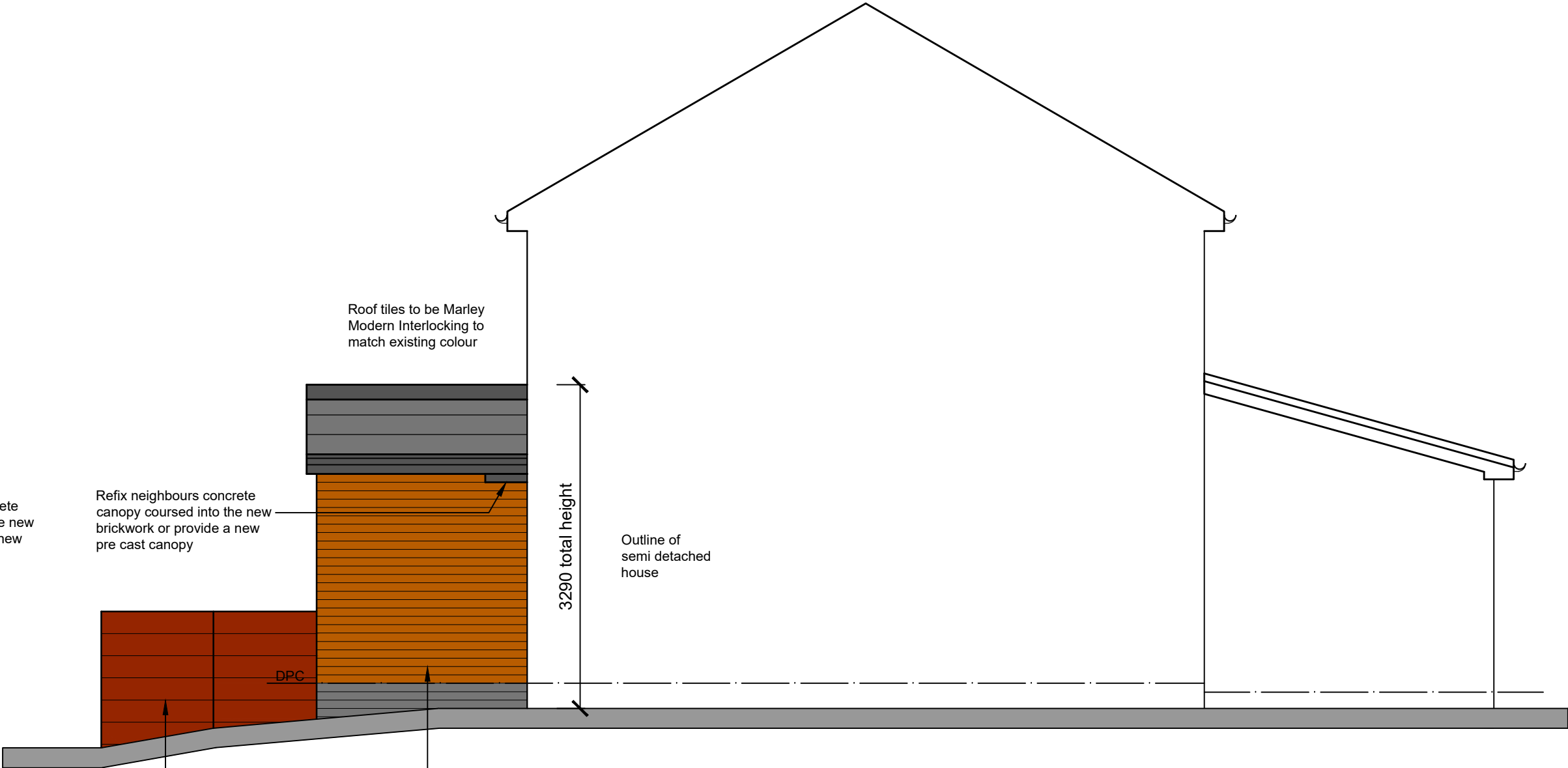


ROCHE AVENUE, LEEK

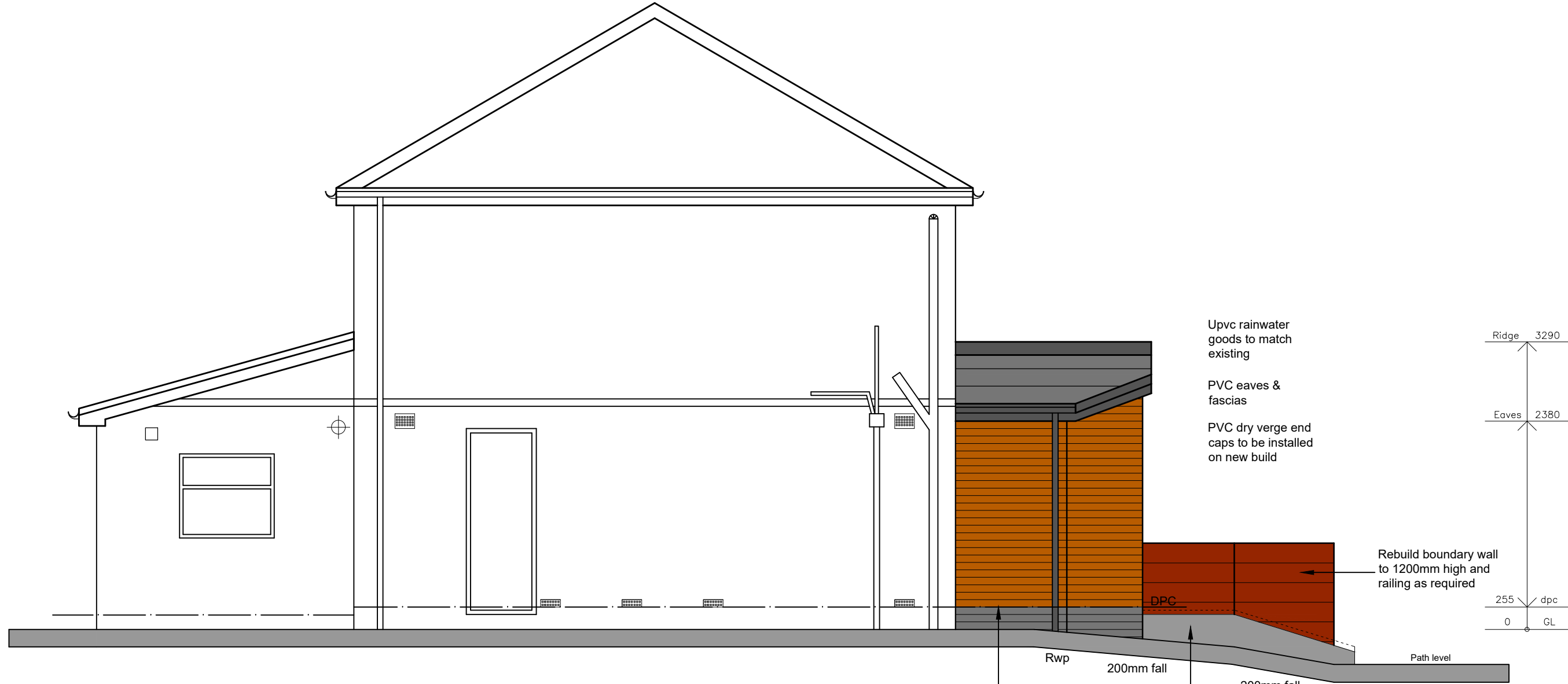
RevNo	Revision note	Date	Signature	Checked
A	- Planning & Building Regulations Issue	22.07.26		



- ★ Indicates toughened glazing in accordance with part 'N' of the Approved Document
Double glazed units to have 'K' glass and 16 or 20mm gap within the sealed units
- New Anthracite Grey upvc double glazed windows and frames to match existing
- Refit existing uPVC/Composite door 910mm structural opening with an 826mm actual door leaf and level threshold. Provide double glazed full height upvc window to side with smoked obscure toughened glazing. Insert new lintel over over to suit span at a height of 2125mm.
- Rwp
- Create a flagged stepped access approx 3-4 risers depending on falls. Maximum rise of steps to be 75-150mm. Minimum going 280mm
- Create a landing away from building to provide level access. Finish to be a non slip material using 900 x 600 Marshalls concrete flags. Lay to a slight fall away from the door to avoid any surface water ingress
- Code 4 lead flashing to junction of new roof and wall
- Refix neighbours concrete canopy coursed into the new brickwork or provide a new pre cast canopy
- External light fittings with PIR sensors
- Replicate brick header courses over all new opening
- 200mm fall
- DPC
- 2125

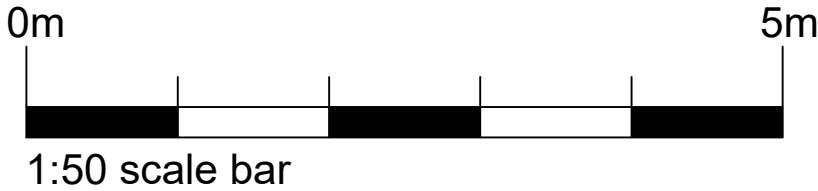
FRONT ELEVATION

SIDE ELEVATION



- New brickwork to match existing colour
- Extend new dpc and link into existing
- Flag on edge to form lip to ramp sides
- 200mm fall
- 200mm fall to path
- Path level
- DPC
- Rwp
- Upvc rainwater goods to match existing
- PVC eaves & fascias
- PVC dry verge end caps to be installed on new build
- Rebuild boundary wall to 1200mm high and railing as required
- 255
- 0
- dpc
- GL
- Ridge 3290
- Eaves 2380

SIDE ELEVATION



PROJECT: PROPOSED EXTENSION AT 11 ROCHE AVENUE LEEK ST13 6QH	Drawing No: 2609-BR-04
CLIENT: MR. K. HUDSON	Date: JULY 2026
Drawing Title: PROPOSED ELEVATIONS	Scale: 1:50 @ A2
	Revision: A
Renaissance Studio, No 1 Derby St, Leigh, Lancashire WN7 4PF Telephone: 01942 676360 . Fax: 01942 682084 Email: info@pabarchitects.co.uk . www.pabarchitects.co.uk	Issue: BUILDING REGS