

Second Floor
72m² (775ft²)

All SVP are to terminate in the preformed lead 'slate' vent fixed at roof level. Proprietary slate vent terminal by 'Just Lead Workshop', Edenbridge, Kent, TN8 (Tel: 07899096860). (Rev H).

Existing historic windows to Bed 5 (W2/4) to be repaired and overhauled to retain character. Existing rebates to frames and astragals are to be carefully routed out approximately 5mm to suit new 12mm Pilkington's slimline double glazed units (4/4/4) with clear float toughened glass outer pane (Rev H).

Approximate position of existing window

Above glass roof of conservatory the existing grey wall panels to the party wall are to be over clad with artificial green wall to specialist details

Existing poor-quality modern windows W2/5 to be replaced with 45mm internal double glazed (slimline) balanced sliding casement to match existing historic windows. Slimline double-glazed unit to be 12mm (4/4/4) with clear float toughened glass outer pane (Rev H).

Existing 20th C door to be removed and walls to be made good

Existing 20th C studwall and door to be removed and walls to be made good

Existing roof light above stair head to be replaced by new as noted on drawing 217. Internally, circular light shaft to be finished in new circular laylight in leaded/ coloured glass by specialist.

Carpet runner and staircase restored. Handrail stained, balustrades painted white

Tiled floor with underfloor heating

Oak grey herringbone timber floor

Artex ceilings, shelving etc. New doors in outrigger

Conservation rooflight

New door

New door

New door

New door

New opening

New wall

New door

Existing door retained & reverse hung

Existing door retained

Chandelier

Chandelier

LED

LED

LED

LED

LED

WC 1.1m²

Ensuite 6.5m²

Bedroom 3 14.2m²

Landing 6m²

Staircase 11.7m²

Bedroom 4 15.4m²

Bedroom 5 16m²

W2/1

W2/2

W2/3

W2/4

W2/5

2
216

8
230

02 Second Floor as Proposed

J	03.06.21	MP	Amended for revised planning application
H	27.05.20	AP	Revised for Planning
G	10.03.20	HP	Amendment window bathroom as per client comments
F	09/01/20	HP	Amendment shown in blue
E	03/12/19	HP	Amendments following Interior Designer comments
D	30/09/19	HP	Amendment to show rear window second floor
C	09/09/19	HP	Room areas
B	31/07/19	VS	Area added
A	29/07/19	VS	Scale bar added
Rev	Date	Int	Description

Project:
13 St John Street,
Manchester

Description:

Proposed Second Floor

Purpose of Issue:

Building Regulations

Drawn By: HP Checked By: VS Date: 30/09/19 Scale @ A1: As indicated

Job No: 3521 Status Code: S2 Drawing No: 211 Rev: J

File Identifier:
SJ-BTP-00-2F-DR-A-3521_211