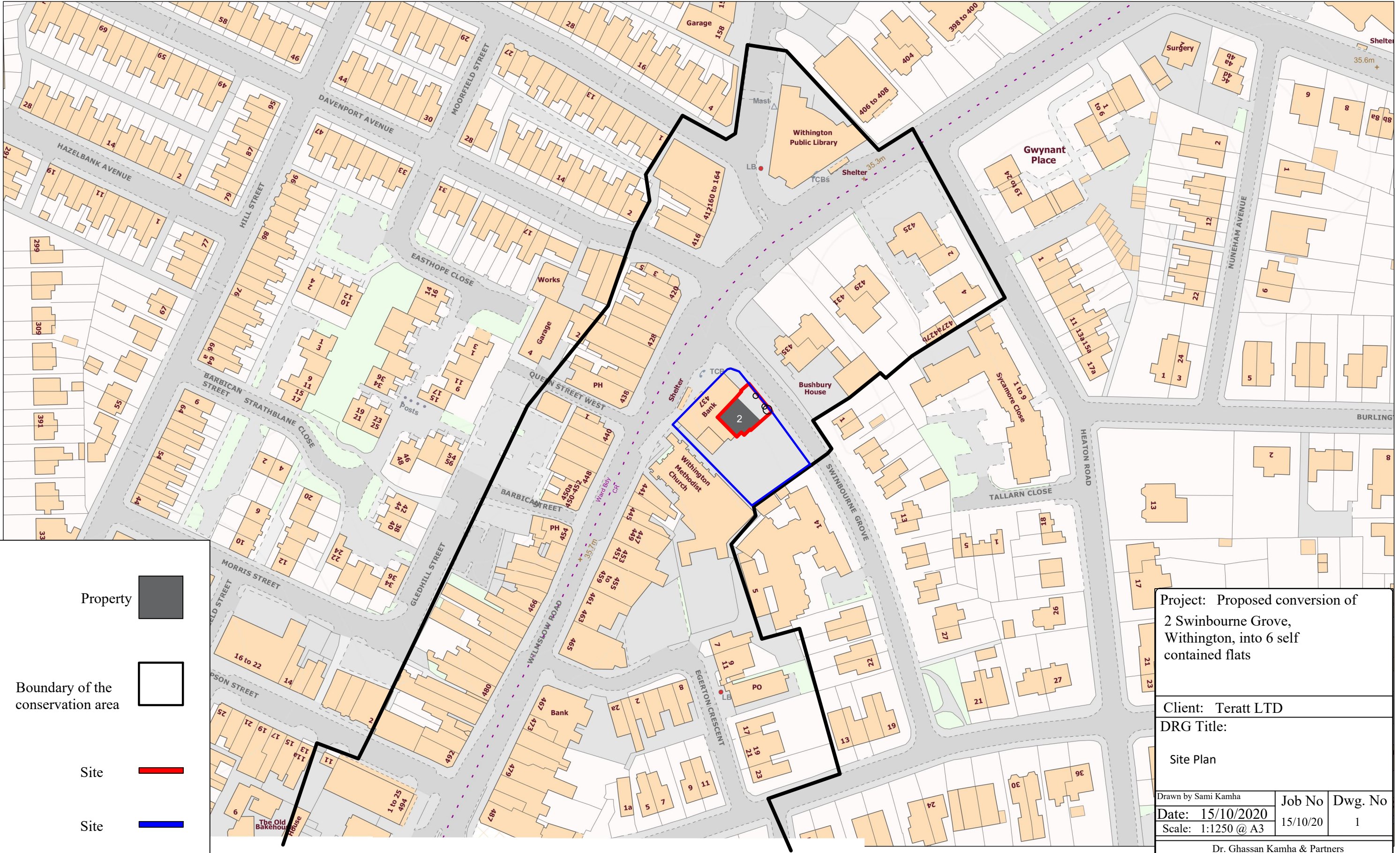




Property

Boundary of the conservation area

Site

Site

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client: Teratt LTD

DRG Title:

Site Plan

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	15/10/20	1
Scale: 1:1250 @ A3		

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Existing ground floor

Existing doorway to be blocked using stud partition with two layers plasterboards both sides

Existing walls to be demolished

Existing steps to be demolished

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats

Client: Teratt LTD

DRG Title:

Existing Ground Floor

Drawn by Sami Kamha

Date: 15/10/2020

Scale: 1:50 @ A3

Job No

08/2020

Dwg. No

2

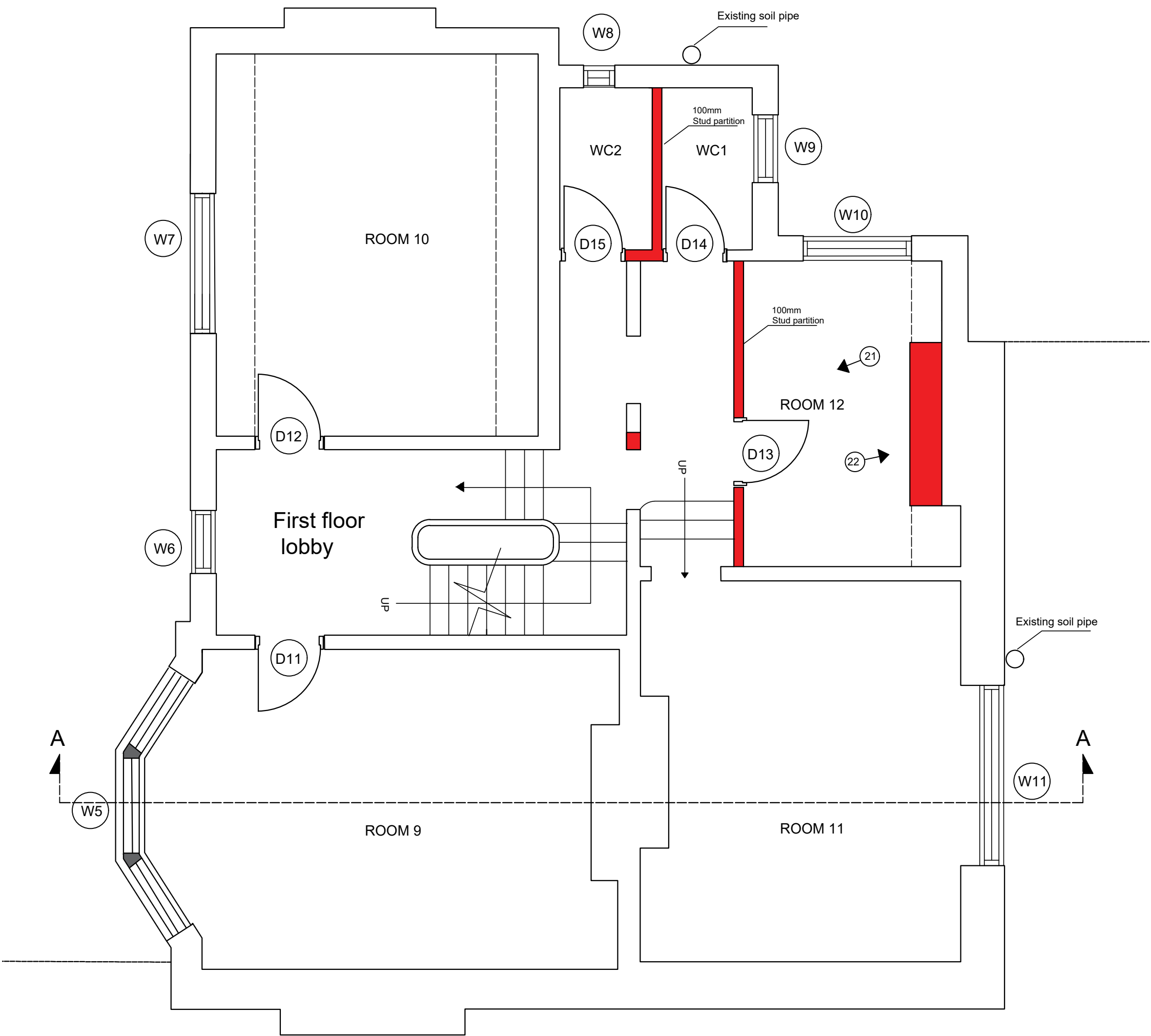
Dr. Ghassan Kamha & Partners

Architects and Town Planners

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M20 3WB

Tele. 0161 446 2525

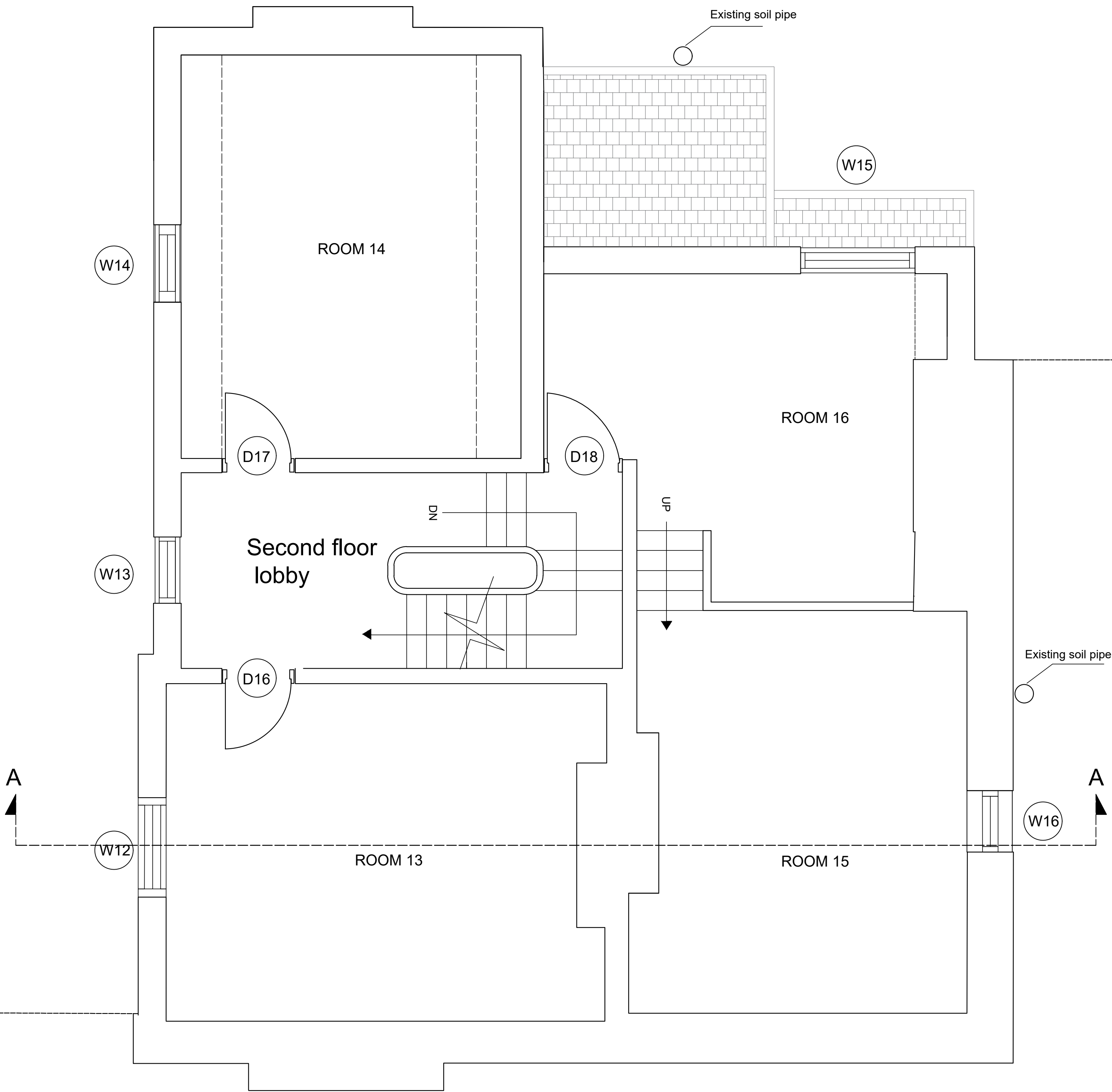


Existing first floor

Existing walls to be demolished

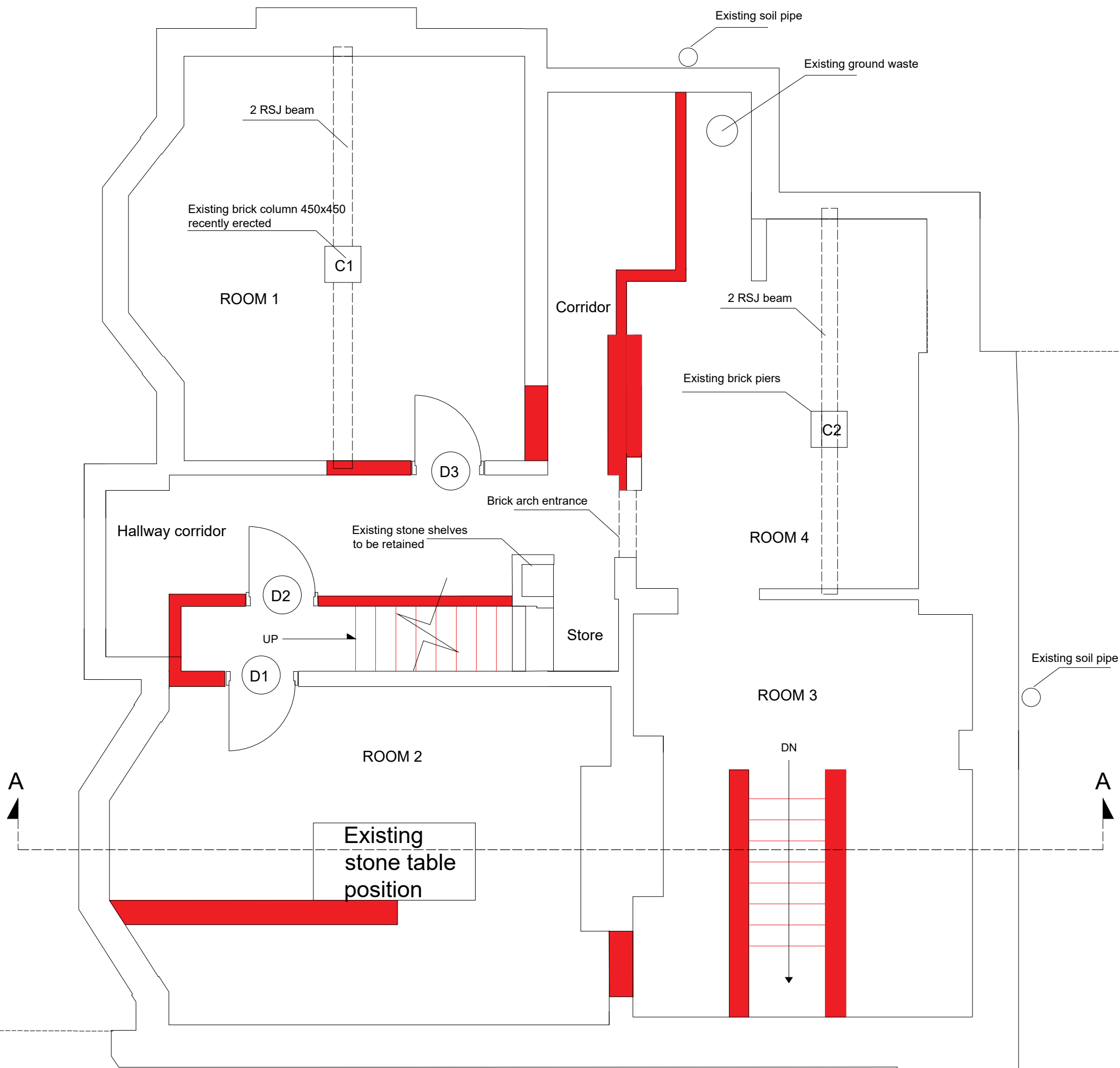
Existing steps to be demolished

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title:		
Existing first Floor		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	4
Scale: 1:50 @ A3		
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Existing second floor

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title: Existing second Floor		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	5
Scale: 1:50 @ A3		
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Existing basement

Existing walls to be demolished

Existing steps to be demolished

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title:		
Existing basement		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	3
Scale: 1:50 @ A3		
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Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:
DRG Title:

Existing Front Elevation

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	6
Scale: 1:50 @ A3		

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Existing Front Elevation (offices)



Existing Front Elevation (bank reception)

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:
DRG Title:

Existing Side Elevation

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	7
Scale: 1:50 @ A3		

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Existing Side Elevation (annex)

Existing Side Elevation (offices)

Existing Side Elevation (Bank reception)

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:

DRG Title:

Existing Rear Elevation

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	8
Scale: 1:50 @ A3		

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Existing Rear Elevation (annex)

Existing Rear Elevation (offices)

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:

DRG Title:

Existing cross section

Drawn by Sami Kamha

Job No

Dwg. No

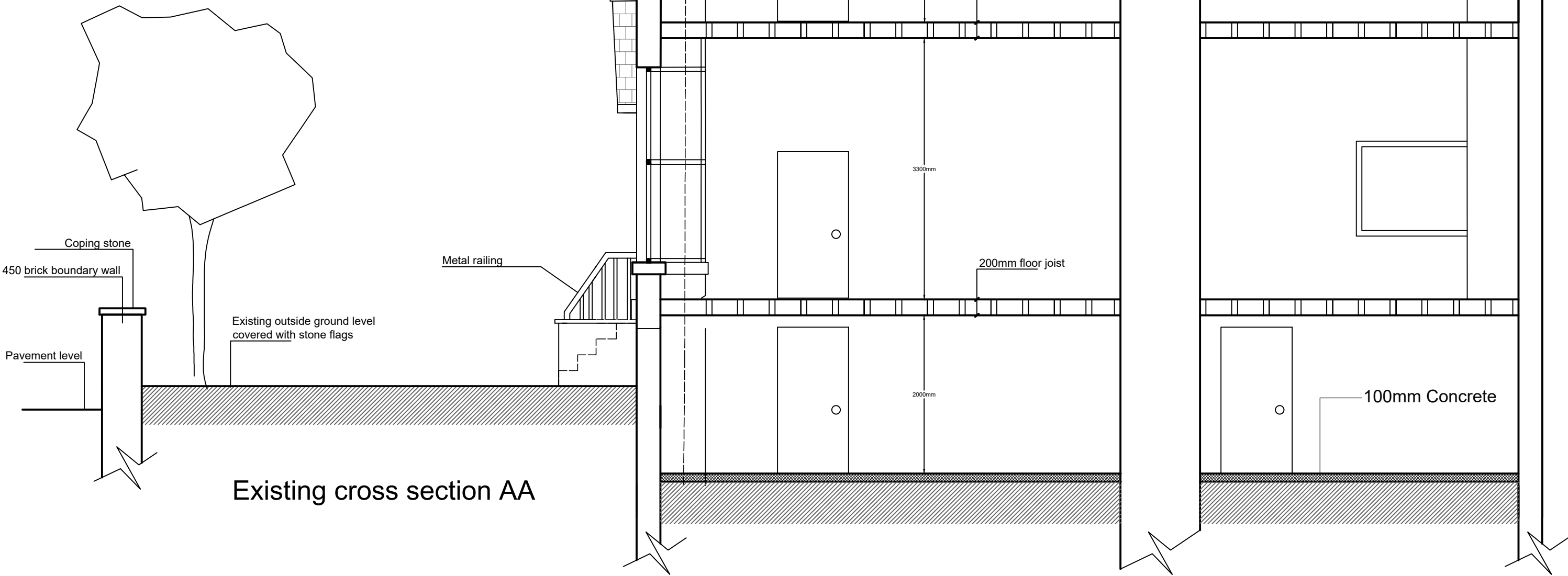
Date: 15/10/2020

08/2020

16

Scale: 1:50 @ A3

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Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:
DRG Title:

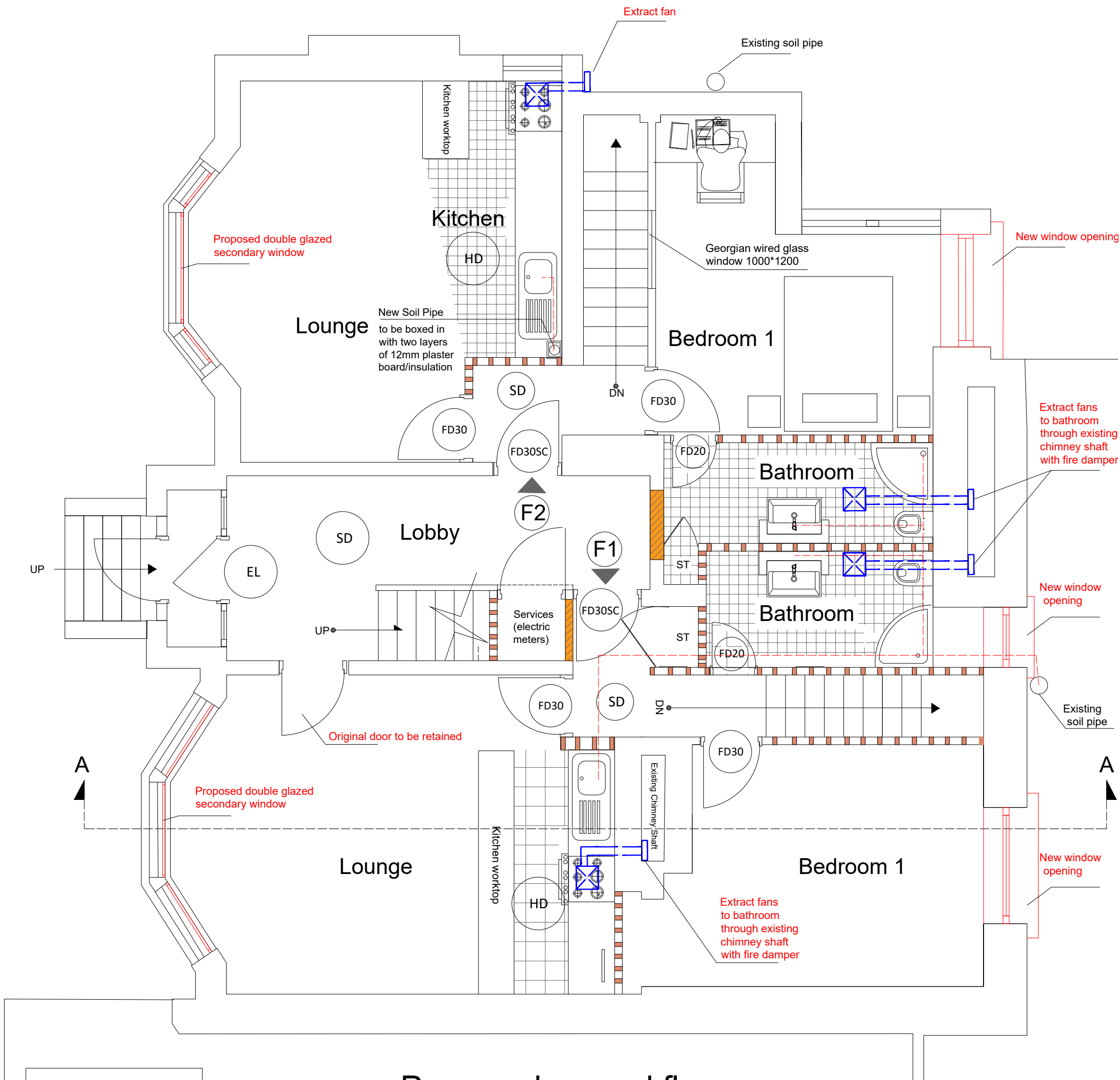
Existing Fence Elevation

Drawn by Sami Kamha	Job No	Dwg. No
Date: 21/12/2020	08/2020	18
Scale: 1:50 @ A3		

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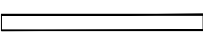
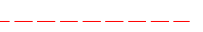


Existing Front Fence Elevation

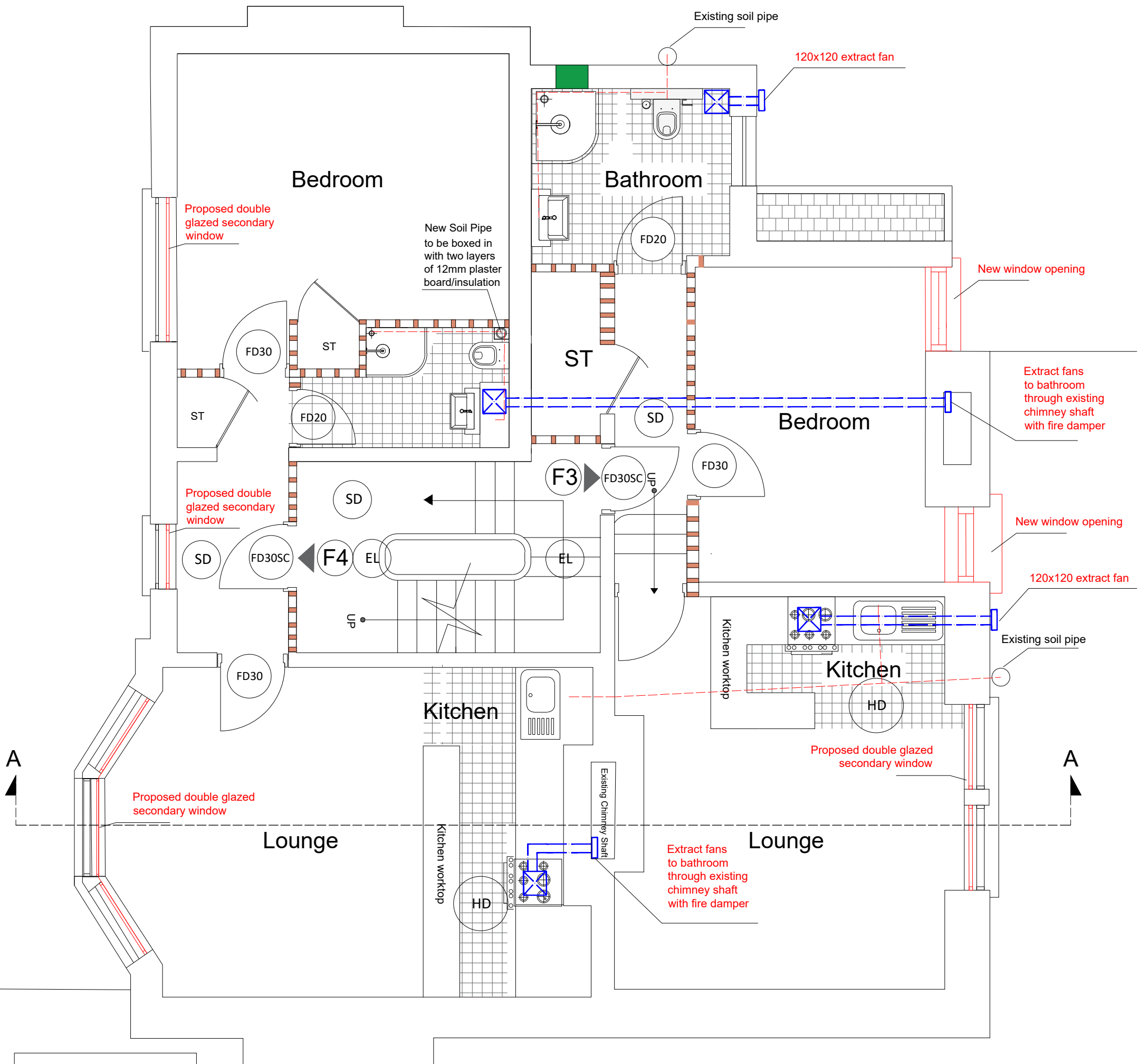


Proposed ground floor

Flat 1: 2 Bedroom Flat Area: 87.8 m ²
Flat 2: 1 Bedroom Flat Area: 98.5 m ²

	1/2 hour self closing fire door		30 minutes fire door		Heat detection
	Smoke detection		Emergency lighting		
	Existing brick wall		Drain/ waste line		
	Existing 100mm timber stud wall		Extract Fan		
	Existing doorway to be blocked using stud partition with two layers plasterboards both sides		Proposed new 100mm metal stud wall		New 100mm termolite block wall

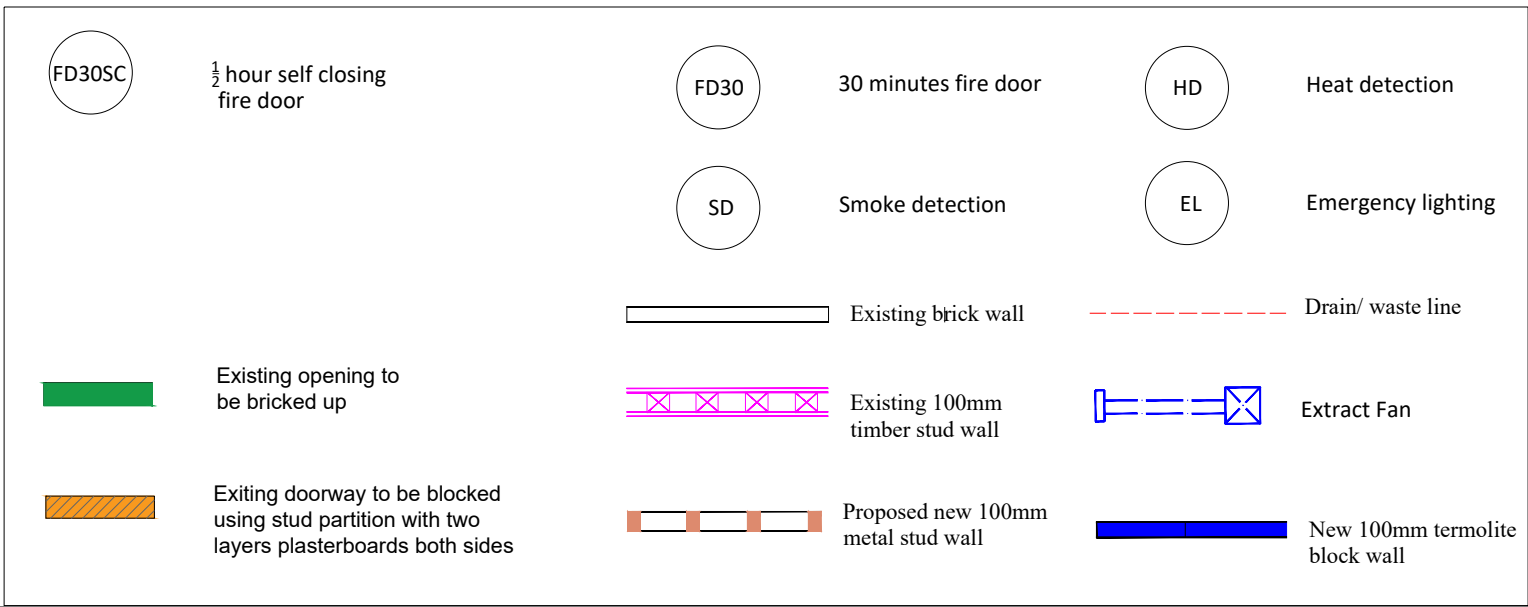
Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Building Regulations		
Client: Teratt LTD		
DRG Title:		
Proposed Ground Floor		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	9
Scale: 1:50 @ A3		
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Proposed first floor

Flat 3:
1 Bedroom Flat
Area: 43.5 m²

Flat 4:
1 Bedroom Flat
Area: 47.5 m²



Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats

Building Regulations

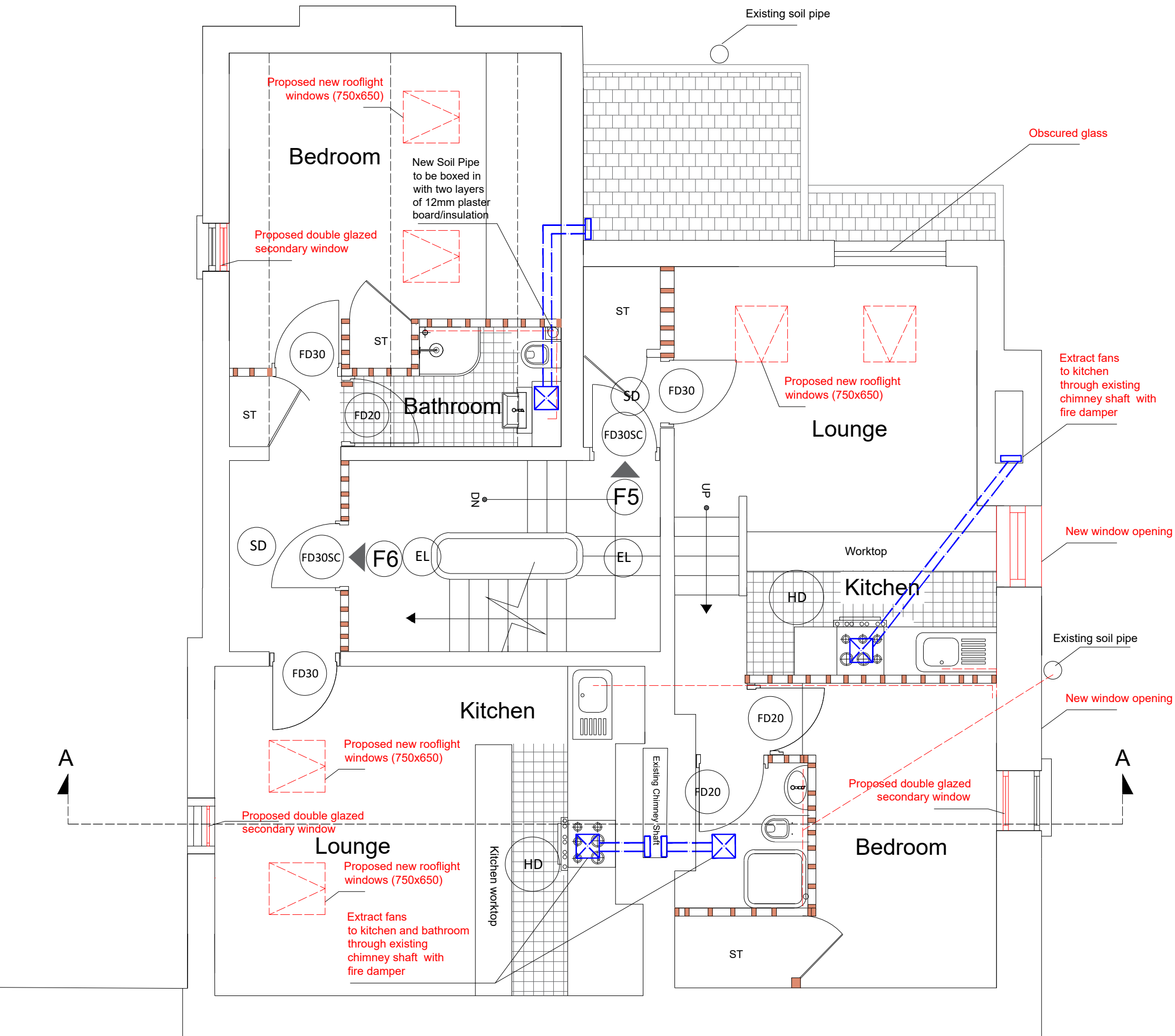
Client: Teratt LTD

DRG Title:

Proposed first Floor

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	11
Scale: 1:50 @ A3		

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Flat 5:
1 Bedroom Flat
Area: 38.8 m²

Flat 6:
1 Bedroom Flat
Area: 47.5 m²

Proposed second floor



1/2 hour self closing
fire door



30 minutes fire door



Heat detection



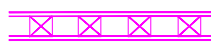
Smoke detection



Emergency lighting



Existing opening to
be bricked up



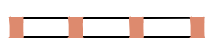
Existing 100mm
timber stud wall



Extract Fan



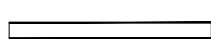
Existing doorway to be blocked
using stud partition with two
layers plasterboards both sides



Proposed new 100mm
metal stud wall



New 100mm termolite
block wall



Existing brick wall



Drain/ waste line

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Building Regulations

Client: Teratt LTD

DRG Title:

Proposed second Floor

Drawn by Sami Kamha

Date: 15/10/2020

Scale: 1:50 @ A3

Job No

08/2020

Dwg. No

12

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Please note: Electrical heating and hot water to be used in all flats

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client: Teratt LTD

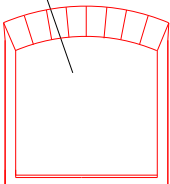
DRG Title:

Existing Front Elevation

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	13
Scale: 1:50 @ A3		

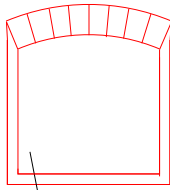
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New window to be formed to
provide light to proposed
new bedrooms to flat 1 to
comply with building
regulations requirement
to archive of 10% of the floor
area for window penning



Proposed new window

Proposed Front Elevation (offices)



Proposed new window to match
the window on the left side

Existing Front Elevation (bank reception)

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client: Teratt LTD
DRG Title:

Proposed Rear Elevation

Drawn by Sami Kamha

Job No

Dwg. No

Date: 15/10/2020

08/2020

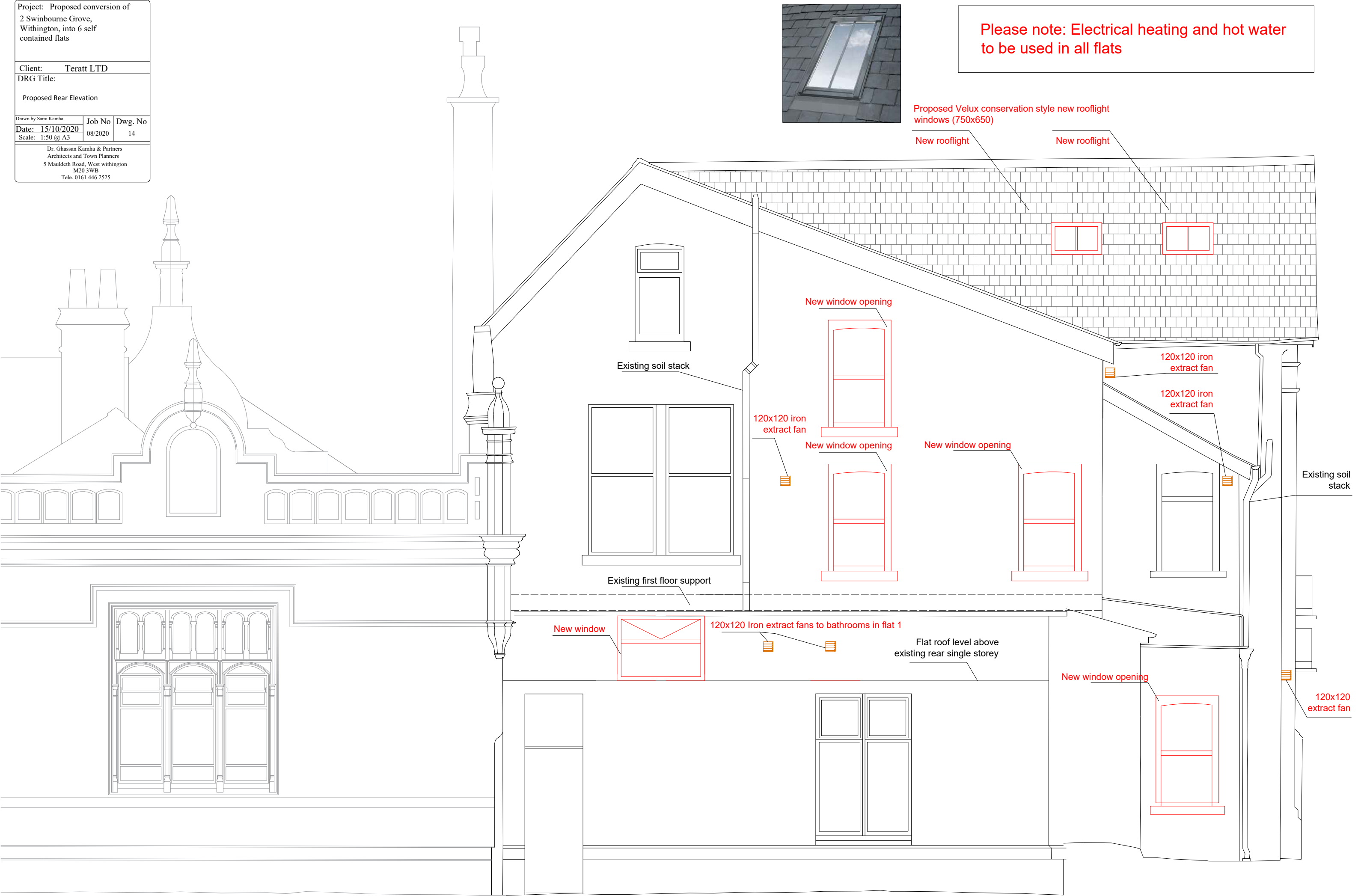
14

Scale: 1:50 @ A3

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Please note: Electrical heating and hot water
to be used in all flats



Proposed Rear Elevation (annex)

Proposed Rear Elevation (offices)

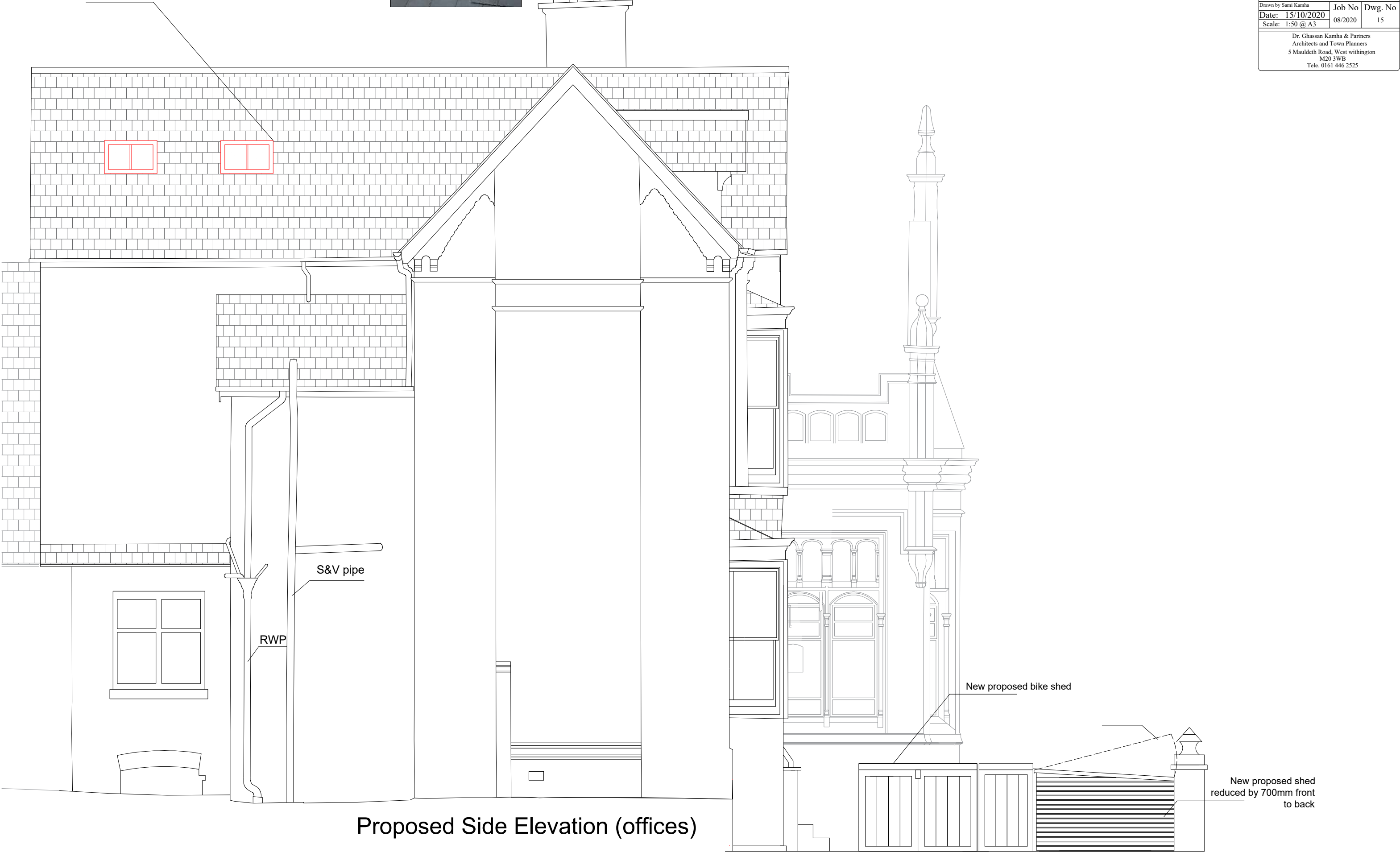
Architectural section drawing of a three-story building, showing floor construction details and room heights.

Room heights are indicated as 3000mm for the upper two floors and 3300mm for the ground floor.

Labels and dimensions include:

- Existing floor level
- Proposed new floor level
- 200mm floor joist / 20mm floor board
- 12.5mm plaster board, 3mm skimmed, fixed directly to all existing ceiling at all floor levels to provide 30min fire protection (The existing coving and ceiling roses remain exposed)
- 10mm rubber underlay acoustic insulation
- Hardcore
- See drawing 22 for basement wall and floor details

All Velux recess windows as specified by the supplier from the conservation range, with recessed slate flashing, please see website:
<https://www.lbroofwindows.co.uk/flashing/vintage-flashing/velux-recessed-slate-flashing/>



Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client:		
DRG Title: Proposed Side Elevation		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	15
Scale: 1:50 @ A3		
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Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:
DRG Title:

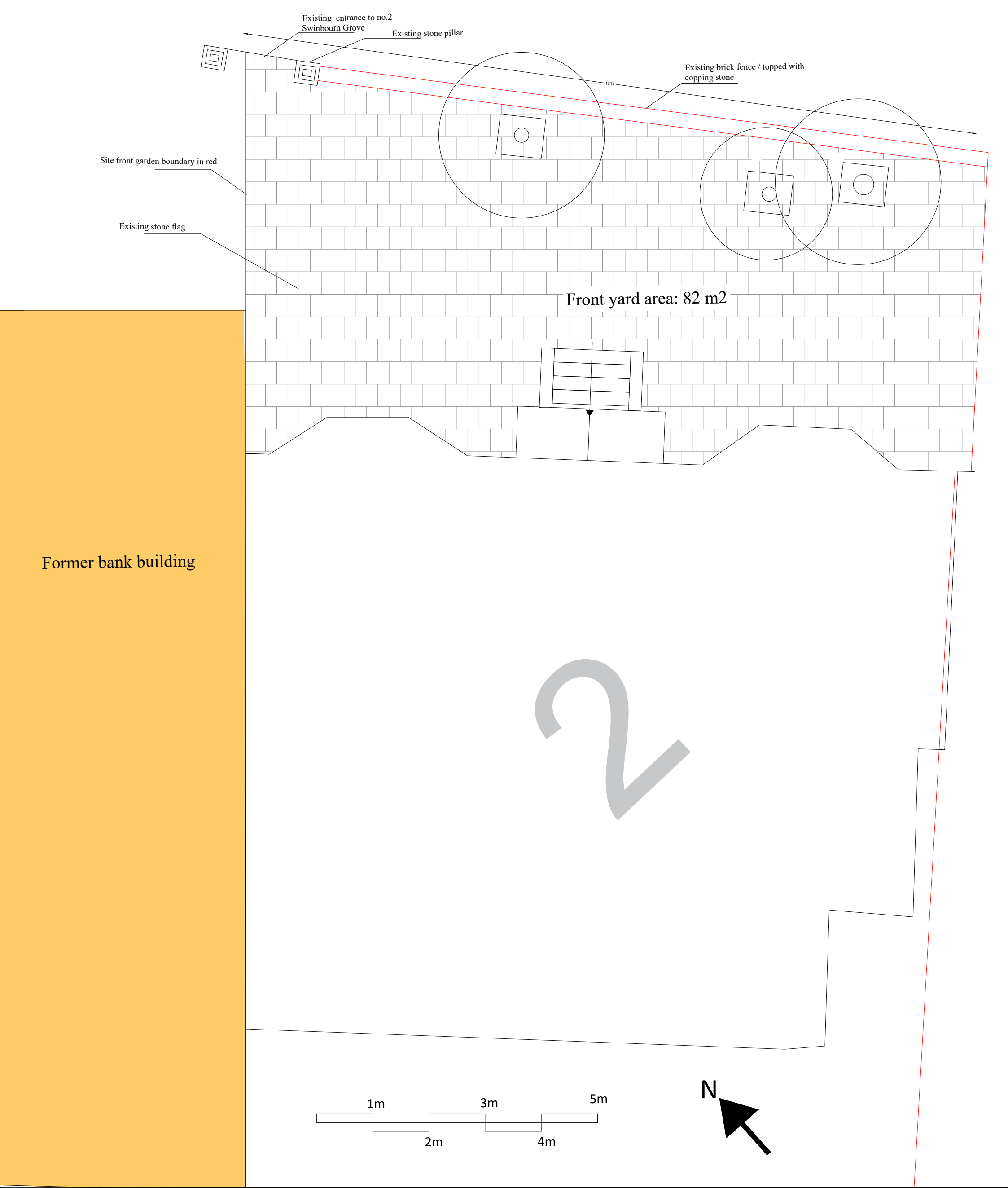
Proposed Fence Elevation

Drawn by Sami Kamha	Job No	Dwg. No
Date: 21/12/2020	08/2020	19
Scale: 1:50 @ A3		

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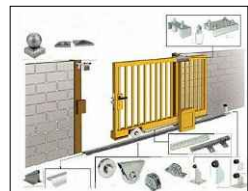


Proposed Front Fence Elevation



Exiting Site Plan boundaries

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title:		
Exiting Site Plan boundaries		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 23/10/2021	08/2020	20
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1300mm Sliding wooden door with U shape track

New proposed bins enclosed timber shed with access from existing entrance

Site front garden boundary in red

240L Bins 760 x 590 x 110mm
Two flats to share 1 bin (3 gray, 2 blue and 2 brown)

Existing stone flag

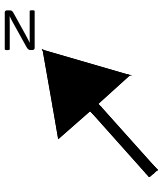
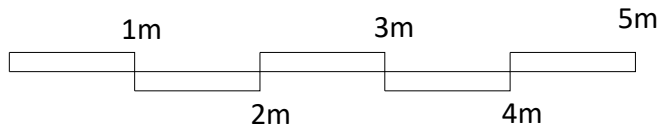
Bikes shed

Form new opening entrance 1m wide using existing stone pillars

Existing brick fence / topped with coping stone

Front yard area: 82 m2

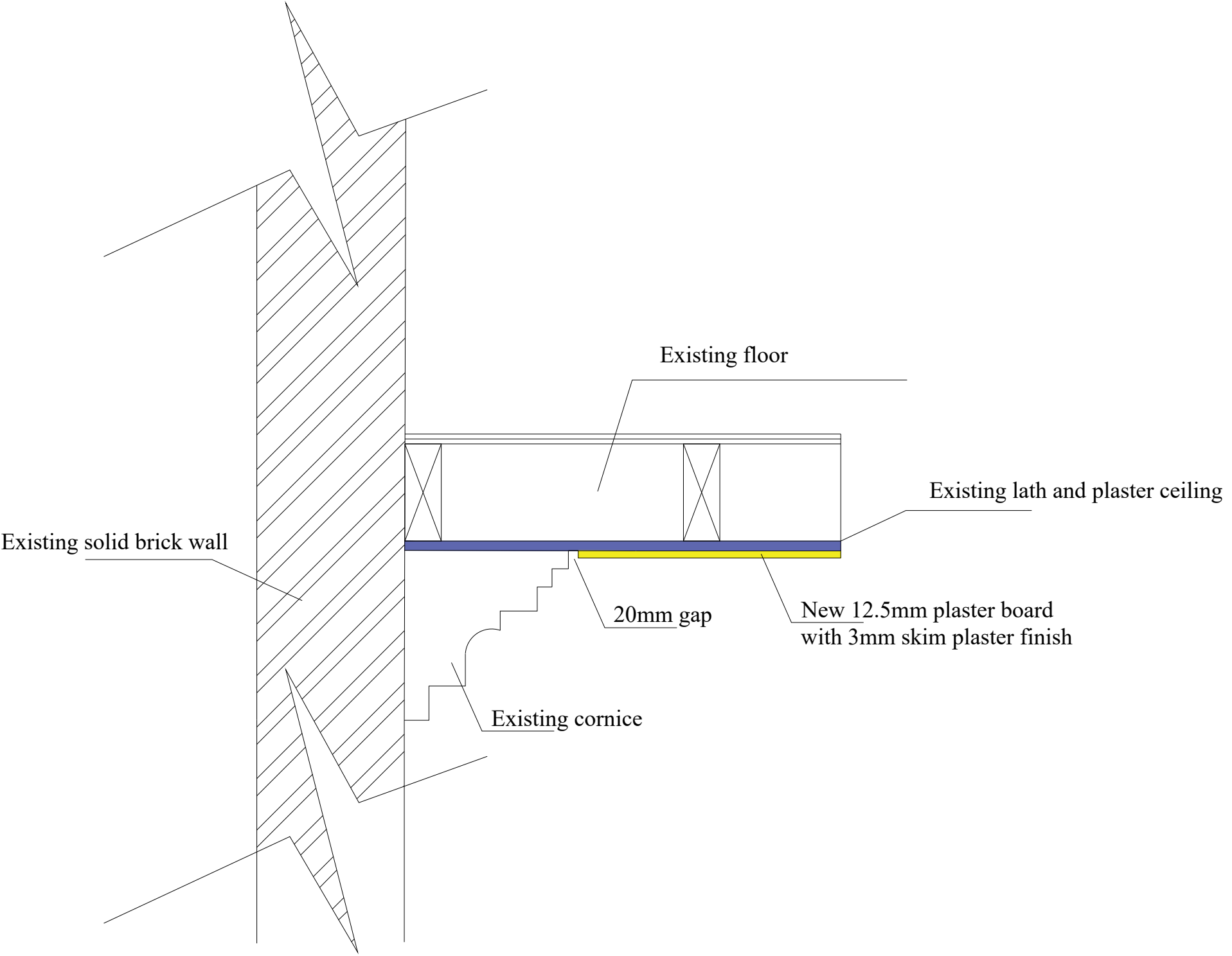
Former bank building



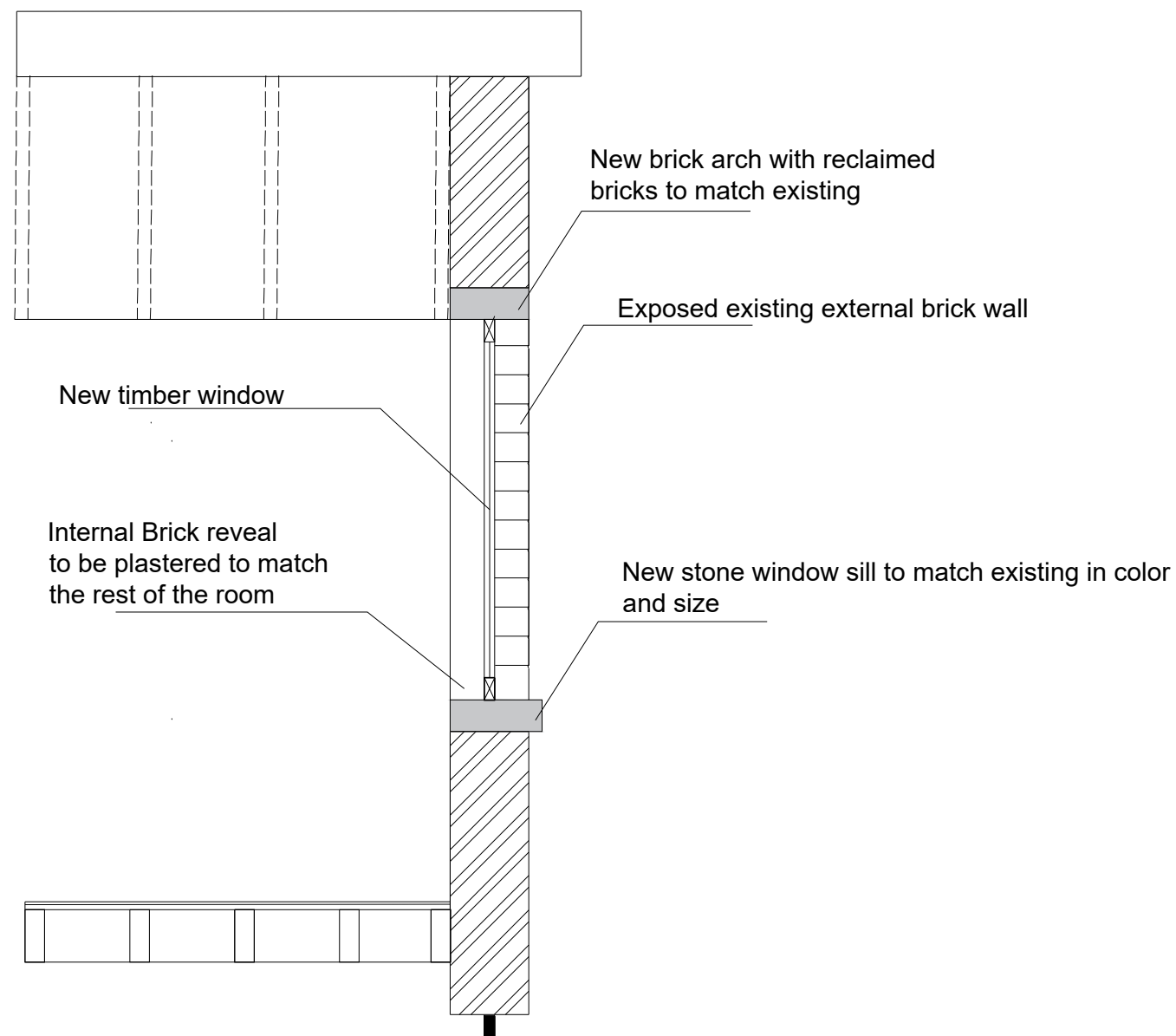
Proposed Site Plan

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title:		
Exiting Site Plan		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 23/10/2021	08/2020	21
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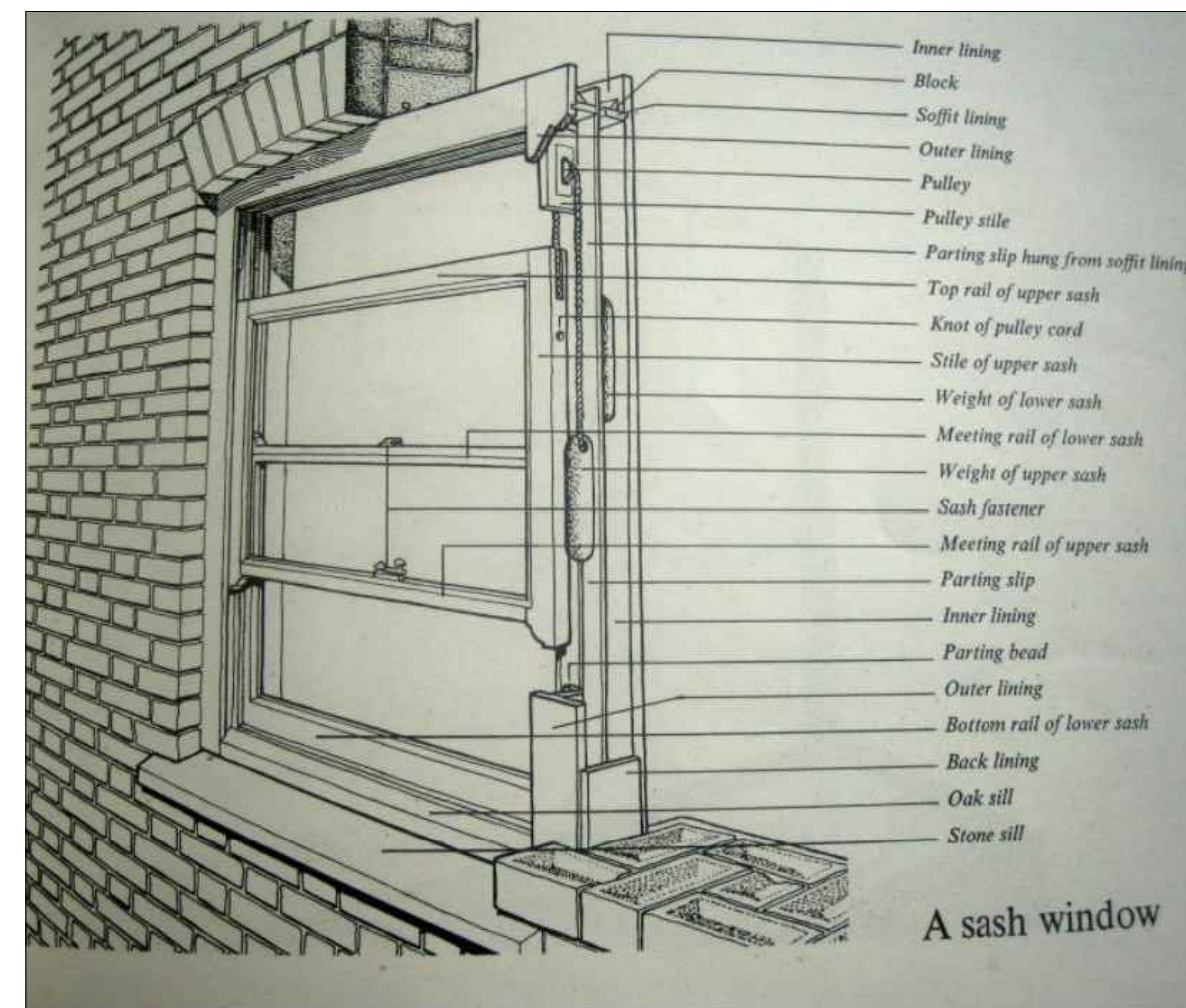
Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client:		
DRG Title:		
Details		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/12/2020	08/2020	20
Scale:		
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New fire protection plaster Board ceiling detail



New opening window details: 1:25



Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:

DRG Title:

Details

Drawn by Sami Kamha

Date: 15/12/2020

Scale: 1:25 @ A3

Job No

08/2020

Dwg. No

21

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Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

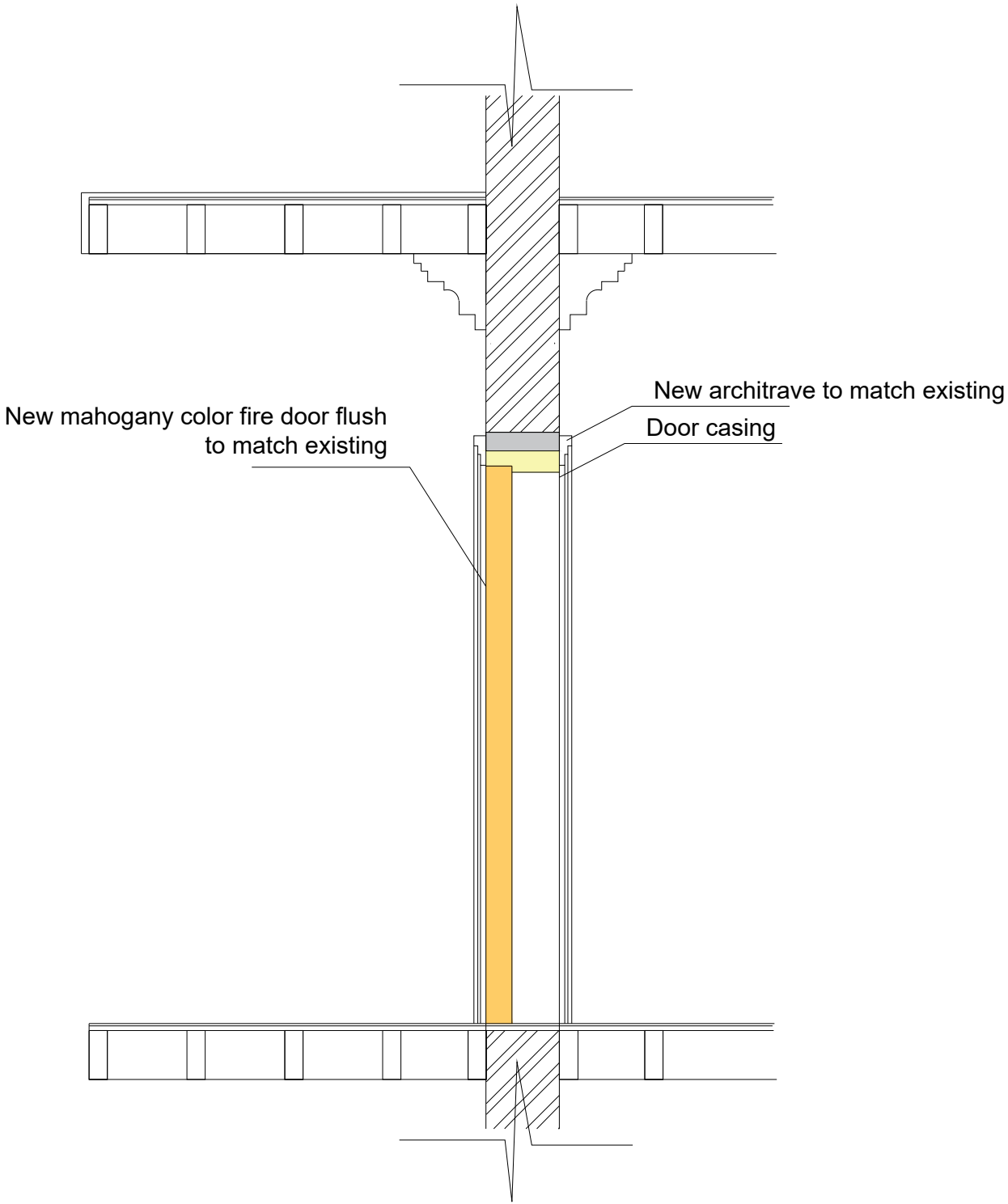
Client:

DRG Title:

Details

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/12/2020	08/2020	22
Scale: 1:25 @ A3		

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New door opening details: 1:25

Existing brick wall

Ceiling

3mm skim plaster

Cement board fixed to metal channel

50mm Kingspan insulation

50mm Gyproc metal channel

Screw 5mm (size 10)

8mm Wall Membrane (Newton 503, 508 or 508R)

Delta corner strip

Drainage Channel

75mm screed

50mm Newton Fibran XPS 500C

Drainage outlet to existing 150mm underground drain → → →

Proposed Newton waterproofing basement solution

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client:

DRG Title:

Details

Drawn by Sami Kamha

Date: 15/12/2020

Scale: 1:25 @ A3

Job No

08/2020

Dwg. No

22

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