

KEVIN HARRINGTON
ARCHITECT

33 Sumpter Pathway Hoole Chester CH2 3JF

PROJECT
EXTENSION AND REMODELLING

PROPERTY/LOCATION
3 MEACHIN AVENUE

ADDRESS
Chorlton, Manchester, M21 7HY

CLIENT
Katie Griffin and Ken Mulkearn

- NOTES
- This drawing is copyright. Do not scale from drawing. All dimensions are to be checked on site. Any discrepancies, either of dimensions or other information on this drawing, are to be reported to the architect before work proceeds.
 - This drawing is to be read in conjunction with the specification documents and all other drawings and notes thereon.

- HEALTH AND SAFETY NOTES
- THE WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 CONSTRUCTION DESIGN MANAGEMENT REGULATIONS.
 - ASBESTOS CONTAINING MATERIALS MAY BE PRESENT. PRIOR TO UNDERTAKING ANY WORKS THE CONTRACTOR IS TO DETERMINE WHETHER OR NOT THIS IS THE CASE AND PROCEED ACCORDINGLY;
 - A STRUCTURAL APPRAISAL OF THE PROPOSED WORKS IS TO BE UNDERTAKEN PRIOR TO ANY DEMOLITION WORKS BEING UNDERTAKEN (THE DESIGN PROPOSALS AS SHOWN ARE TO BE REGARDED AS INDICATIVE UNTIL THE STRUCTURAL APPRAISAL HAS BEEN COMPLETED).
 - PRIOR TO THE WORKS COMMENCING THE CONTRACTOR IS TO PREPARE A CONSTRUCTION PHASE PLAN WHICH IS TO IDENTIFY ANY WORKS OR RELATED OPERATIONS THAT PRESENT AN UNUSUAL OR SIGNIFICANT HAZARD.
 - THE PROPOSED WORKS INCLUDES THE RELOCATION/REPLACEMENT OF THE EXISTING GAS BOILER/FLUE AND ASSOCIATED PIPEWORK. THIS WORK IS TO BE UNDERTAKEN BY A SUITABLE QUALIFIED SERVICES ENGINEER AND SUBJECT TO THEIR APPRAISAL AND APPROVAL OF THE PROPOSED DESIGN LOCATION FOR THE BOILER AND FLUE.
 - AS A CONSEQUENCE OF THE PROPOSED REAR EXTENSION THE FIRST FLOOR BEDROOM WINDOW OVER THE KITCHEN WILL NOT BE AS EASILY ACCESSED (AS IS CURRENTLY THE CASE FOR THE BEDROOM WINDOW ABOVE THE CONSERVATORY). CONSIDERATION IS TO BE GIVEN TO REPLACEMENT WINDOWS THAT ARE REVERSIBLE AND WHICH MAY BE CLEANABLE FROM INSIDE. ALTERNATIVELY ANY CLEANING FROM THE OUTSIDE SHOULD BE UNDERTAKEN WITH LONG REACH EQUIPMENT OR IS TO BE SUBJECT TO RISK ASSESSMENTS AND METHOD STATEMENTS FOR THE SAFE CLEANING AND MAINTENANCE.

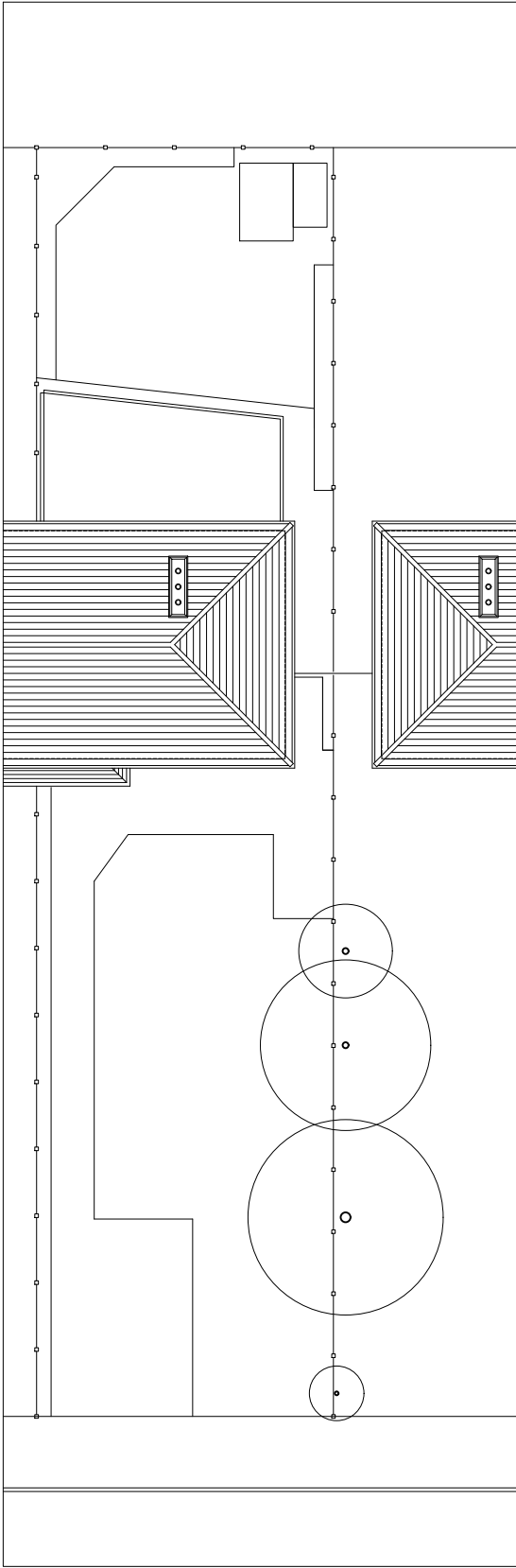
- REVISIONS
- | NO. | REVISION |
|-----|-------------|
| 1 | AS PROPOSED |

DRAWING TITLE
AS PROPOSED SITE LAYOUT
(incl. ROOF) AND FLOOR PLANS

JOB No.	DRAWING No.	REVISION No.
21-01	21-01/03	-

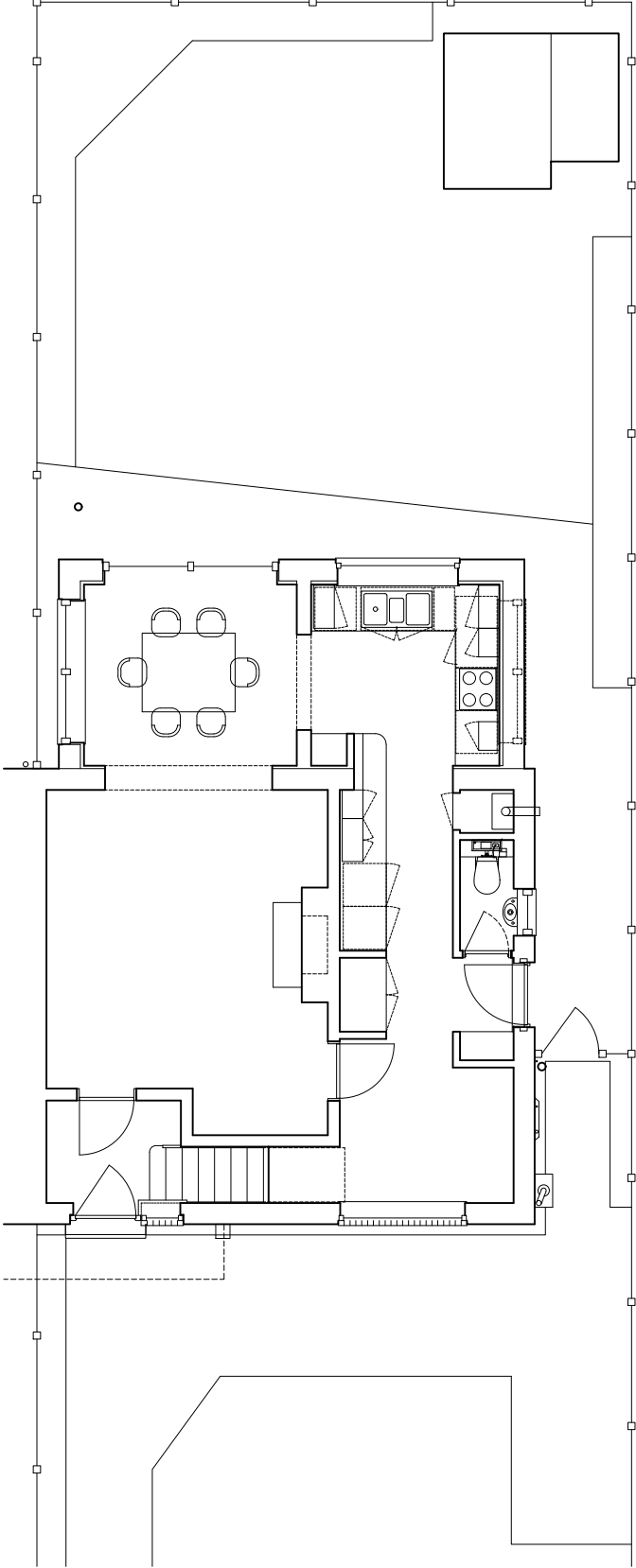
SCALE	DATE DRAWN	DATE REVISED
1:100/1:50 @ A1	AUG 2021	-

STATUS
(C) DESIGN DEVELOPMENT



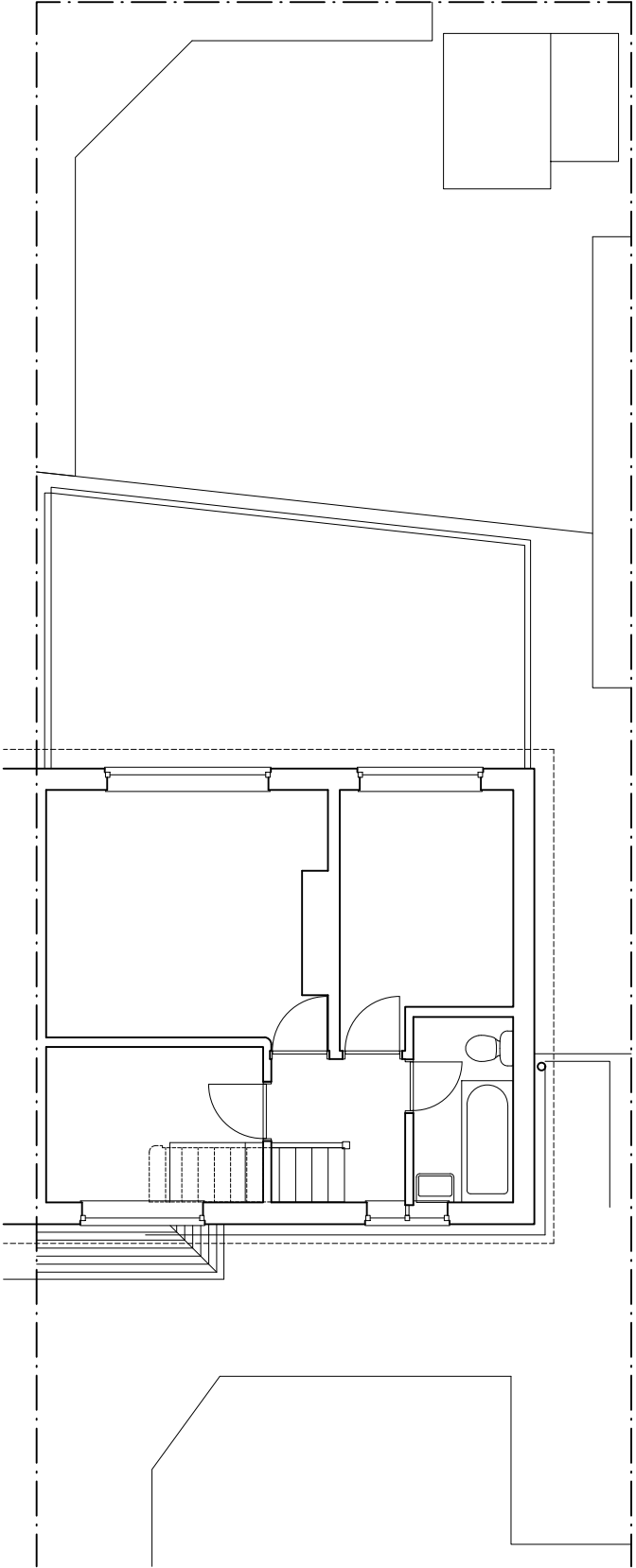
SITE LAYOUT PLAN (ROOF PLAN)

0 2 4 6 8 10
metres 1:100 @ A1



GROUND FLOOR PLAN

0 1 2 3 4 5
metres 1:50 @ A1



FIRST FLOOR PLAN

0 1 2 3 4 5
metres 1:50 @ A1