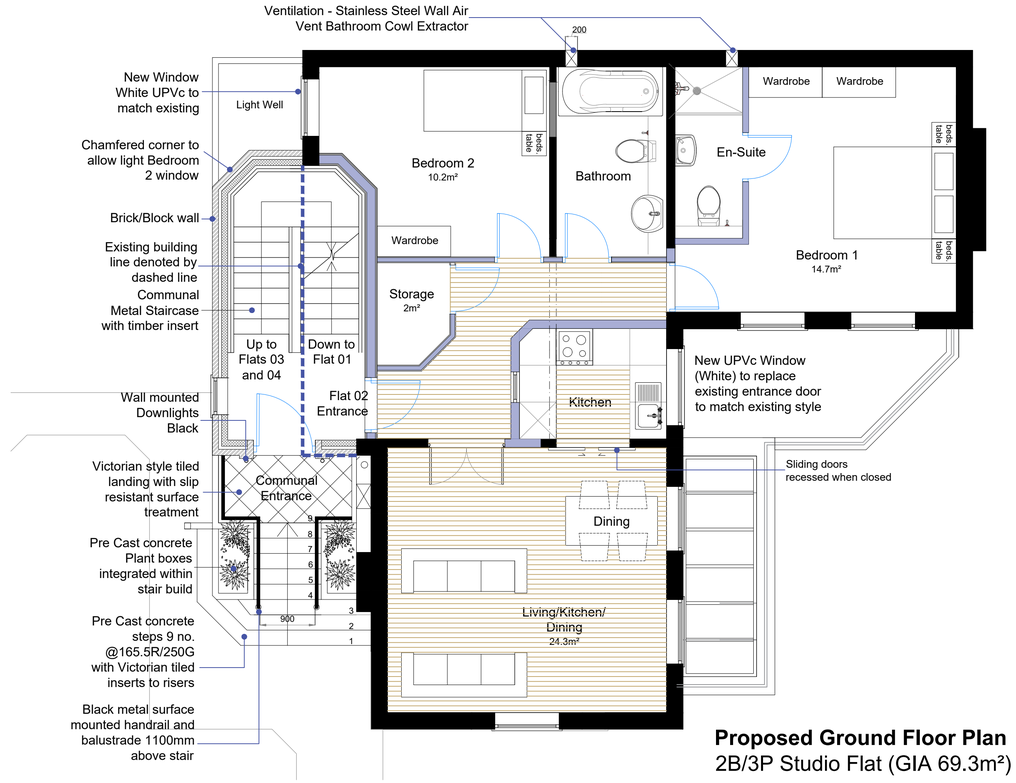
Existing Ground Floor Plan



Proposed Ground Floor Plan
2B/3P Studio Flat (GIA 69.3m²)

All dimensions and setting out must be checked on site.
Use written in preference to scaled dimensions, if in doubt, ask.
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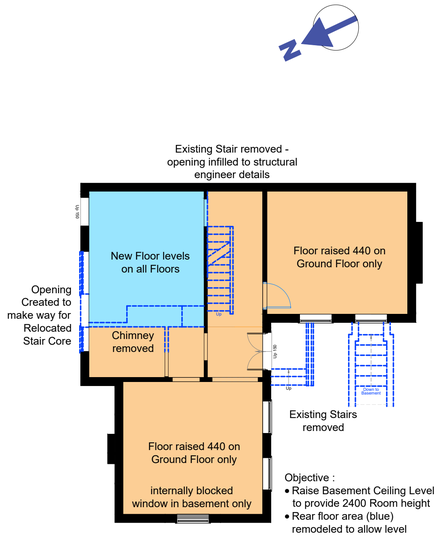
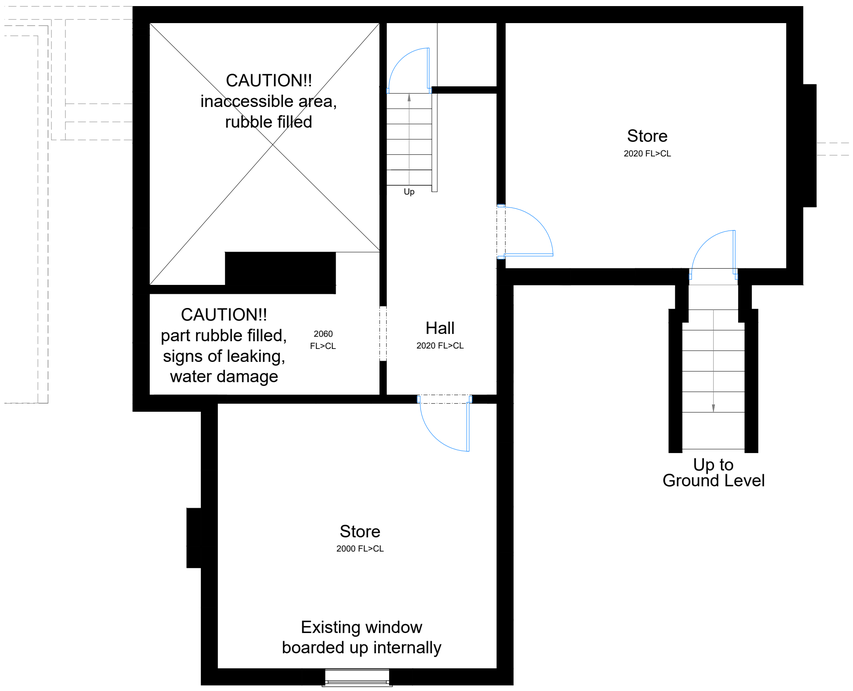
GENERAL NOTES

1. Contractor will be responsible for and should allow for co-ordination of all new incoming services. Application forms for the appropriate services to be the responsibility of the successful contractor for submission and coordination (Gas, water, electricity, sewerage, telecom's [if any]). The contractor is to allow for the enabling and making good works associated with the installation of these services.
2. All works to comply with the Building Regulations, and to be completed to the satisfaction of Building Control. All works must be completed to the minimum standard required by Building Control except where the standard required on these drawings are higher, in this case they specification on these drawings should be followed.
3. All works to comply with relevant British Standards and codes of practice including BS 8000.
4. All work to be undertaken in accordance with the current Health and Safety legislation, adopting safe methods of working and in accordance with manufacturers' product literature and H&S data sheets.
5. Contractor to check all levels, dimensions, heights and site conditions prior to quotation and commencement of work.on site.
6. Refer to Structural Engineers details for all structural requirements.
7. Refer to drawing 1407-10 & 1407-11 for Building Regulation notes.

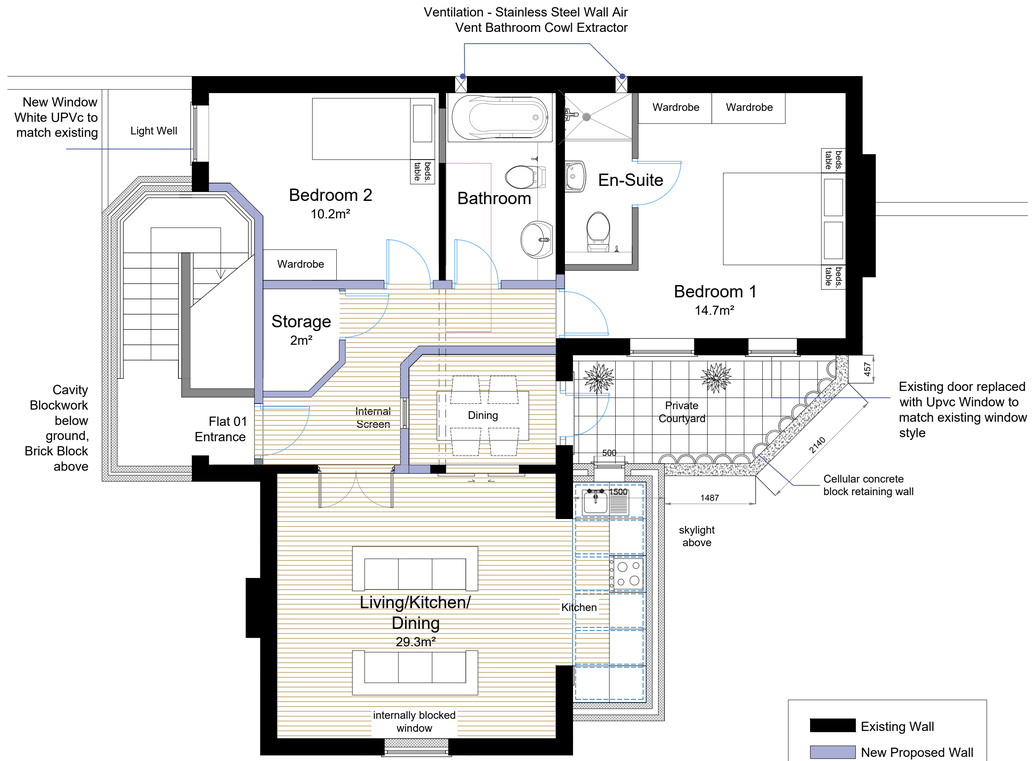


Proposed Refurbishment Strategy

Objective :
- Raise Basement Ceiling Level to provide 2400 Room height
- Rear floor area (blue) remodeled to allow level access across flat
- Create opening to side to create New Stair Core and minimise external new build area
- New structural frame to Structural Engineers details



Existing Basement Floor Plan
Used as Storage Space



Proposed Basement Floor Plan
2B/3P Studio Flat (GIA 74.5m²)

Rev	Date	Description	Int

Client:
Mr Hossain

Project:
27 York Road,
Chorlton
Manchester
M21 9HP

Drawing Title:
Existing and Proposed Plans 1

Scale(s):	Date:	Drawn by:	
1:50	25.06.20	TA	
Job No:	Drawing No:	Size:	Rev:
20-15	PL_04	A1	

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