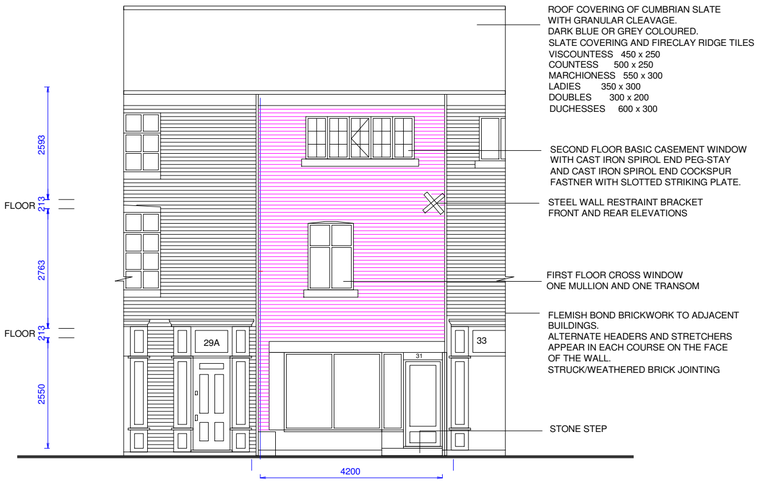
50 & 42.5



ROOF COVERING OF CUMBRIAN SLATE
WITH GRANULAR CLEAVAGE.
DARK BLUE OR GREY COLOURED.
SLATE COVERING AND FIRECLAY RIDGE TILES
VISCOUNTESS 450 x 250
COUNTESS 500 x 250
MARCHIONESS 550 x 300
LADIES 350 x 300
DOUBLES 300 x 200
DUCHESSES 600 x 300

SECOND FLOOR BASIC CASEMENT WINDOW
WITH CAST IRON SPIROL END PEG-STAY
AND CAST IRON SPIROL END COCKSPUR
FASTNER WITH SLOTTED STRIKING PLATE.

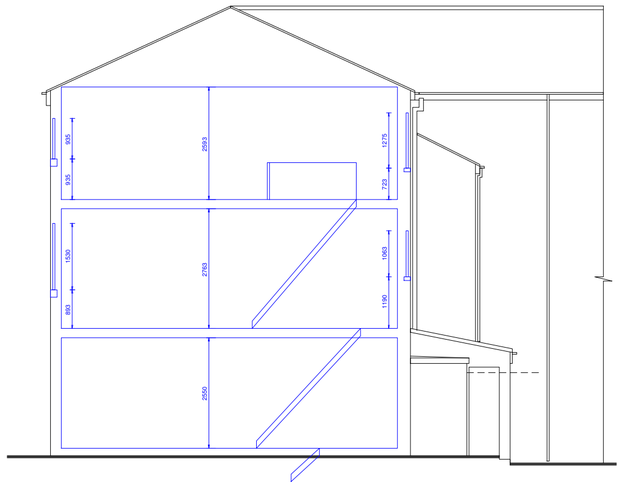
STEEL WALL RESTRAINT BRACKET
FRONT AND REAR ELEVATIONS

FIRST FLOOR CROSS WINDOW
ONE MULLION AND ONE TRANSOM

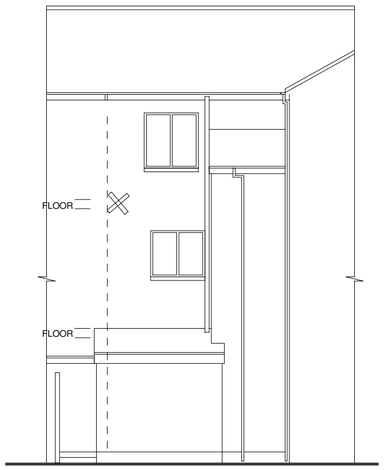
FLEMISH BOND BRICKWORK TO ADJACENT
BUILDINGS.
ALTERNATE HEADERS AND STRETCHERS
APPEAR IN EACH COURSE ON THE FACE
OF THE WALL.
STRUCK/WEATHERED BRICK JOINTING

STONE STEP

EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

IMPORTANT NOTE FOR APPLICANTS

- IN REGARDS TO THE PARTY WALL ACT OF 1996 AND SPECIFICALLY IN RELATION TO EXCAVATION WORK, THE PROVISIONS OF THE ACT WILL AFFECT THE PROPERTY OWNER AND OWNERS OF ADJACENT PROPERTIES. ANY QUESTIONS IN CONNECTION WITH THE PARTY WALL ACT SHOULD BE RESOLVED BY OWNER AND/OR APPLCANT.
  THE SPECIFICATIONS AND DETAILS ON THESE PLANS DO NOT TAKE ACCOUNT OF MATTERS IN REGARDS TO THE PARTY WALL ACT.
- THE PRIMARY RESPONSIBILITY FOR ACHEIVING COMPLIANCE WITH THE BUILDING REGULATIONS RESTS WITH THE PERSON CARRYING OUT THE WORK. THIS IS EITHER THE BUILDER OR THE OWNER/APPLICANT.
  A FULL PLAN BUILDING REGULATION APPLICATION MUST BE MADE WELL IN ADVANCE OF WHEN THE WORK IS TO START. THE LOCAL AUTHORITY WILL CHECK THE PLANS, CONSULT WITH ANY OTHER AUTHORITIES (EG. PUBLIC SEWERS). TIME SCALES IS 5 TO 8 WEEKS FOR FULL APPROVAL. ONCE APPROVED WORK CAN THEN PROCEED.
- AS PART OF THE CHECKING AND CONSULTATION STAGE THE PLANS MAY BE ALTERED TO SHOW COMPLIANCE. IT IS IMPORTANT THAT THE BUILDER/APPLICANT OR OWNER CHECKS THAT THEY ARE WORKING TO THE CORRECT ISSUE PLAN.
  THE LOCAL AUTHORITY WILL CARRY OUT INSPECTIONS AT VARIOUS STAGES AND ISSUE A 'COMPLETION CERTIFICATE' UPON SATISFACTORY COMPLETION AND COMPLIANCE WITH THE BUILDING REGULATIONS.
- IF A BUILDING PROJECT HAS BOTH PLANNING & BUILDING REGULATION APPROVAL, THEN YOU MUST NOT BUILD ANY-THING OTHER THAN WHAT HAS BEEN APPROVED. IT IS IMPORTANT THAT THE BUILDER & OWNER/APPLICANT READS ALL NOTES ON THE LATEST ISSUE AND/OR APPROVED PLANS TO ENSURE THEY UNDERSTAND THE VARIOUS DETAILS CONTAINED THEREIN. THIS INCLUDES ALL LETTERS, NOTIFICATIONS AND CALCULATIONS ETC.
- IT IS PERMITTED TO USE AN APPROVED DRAWING AND SPECIFICATIONS IN ANY CONTRACT ARRANGEMENTS, HOWEVER, ITS USE IS LIMITED ONLY TO THE MATTERS DESCRIBED ON THE APPROVED PLAN AND NOT TO ANY DEPARTURES FROM THE APPROVED PLAN.
  WHERE BUILDERS HAVE SEPARATE RESPONSIBILITES OR ARRANGEMENTS WITH INSTITUTIONS SUCH AS GUILD OF MASTER CRAFTSMEN OR FEDERATION OF MASTER BUILDERS ETC, THEN THEY SHALL REMAIN UNDER THE OBLIGATIONS OF SUCH INSTITUTIONS.



ROOF COVERING OF CUMBRIAN SLATE
WITH GRANULAR CLEAVAGE.
DARK BLUE OR GREY COLOURED.
SLATE COVERING AND FIRECLAY RIDGE TILES
RE-CLAIMED AND RE-USED FROM SITE.

REPLACE PLASTIC RAIN WATER GOODS
WITH AUTHENTIC CAST IRON TYPE.

SECOND FLOOR REFURBISHED WINDOW
PRECISE DEAILS IN ACCORDANCE WITH
THE LISTED BUILDING CONSENT NOTES

REPLACEMENT AUTHENTIC 1820-1850 STYLE
TIMBER SASH WINDOW.

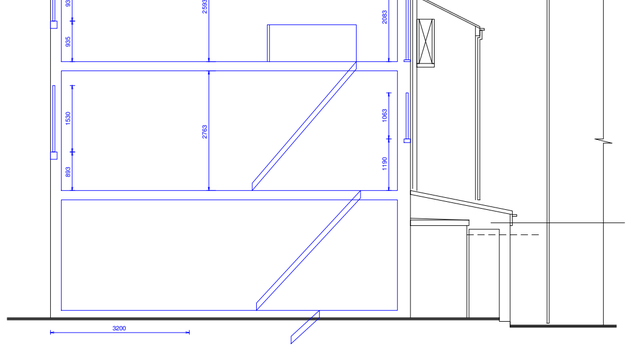
REPAIR TO FRONT WALL IN FLEMISH
BOND BRICKWORK IDENTICAL TO ADJACENT
BUILDINGS. LIKE FOR BRICKWORK.
ALTERNATE HEADERS AND STRETCHERS
APPEAR IN EACH COURSE ON THE FACE
OF THE WALL.
STRUCK/WEATHERED BRICK JOINTING

NEW SHOP FRONTAGE
CONDITIONAL APPROVAL REQUEST.

NEW AUTHENTIC 1820-1850 STYLE
PANEL DOOR.

STONE STEP

PROPOSED FRONT ELEVATION



NO ALTERATIONS TO THE PHYSICAL
SIZE OF REAR ANNEXE.
NEW INNER LEAF TO FORM CAVITY
WALL.
NEW SLATE ROOF.
TOILET ANNEXE UN CHANGED.

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

THESE PLANS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL & APPLICATIONS FOR TOWN AND COUNTRY PLANNING AND/OR BUILDING REGULATION WILL BE MADE.
WORK MUST NOT BEGIN UNTIL APPROPRIATE LOCAL AUTHORITY APPROVALS HAVE BEEN GAINED

SCALE 1 2 3 4 5 6 7 8 9 10

KEITH SWAIN DESIGN
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DRAWING NUMBER	P 13162

PROPOSED DEVELOPMENT

REFURBISHMENT OF LISTED BUILDING

AT

31 LIVERPOOL ROAD
MANCHESTER

SCALES 1 : 100	sht 1