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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the Building Regulations as amended or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

NOTE:

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR IMMEDIATELY TO COMMENCEMENT OF WORKS.

MATERIALS LEGEND



ROOF TILE HATCH



EXTERNAL WALL



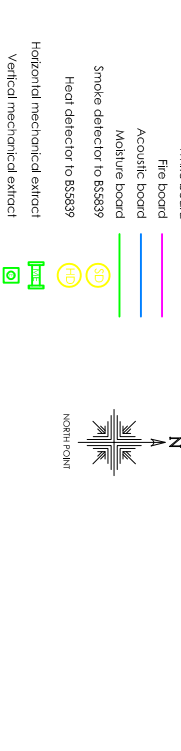
WALLS



FLAT ROOF



EXTERNAL RENDER



Drawing Status

Construction Status	PLANNING		
C.	Cycle stands added in rear yard	SRN	30.07.25
B.	Revised scheme to Planners comments.	SRN	15.07.25
A.	Bins noted. Floor Areas added.	SRN	09.06.25
Rev.		By	Date



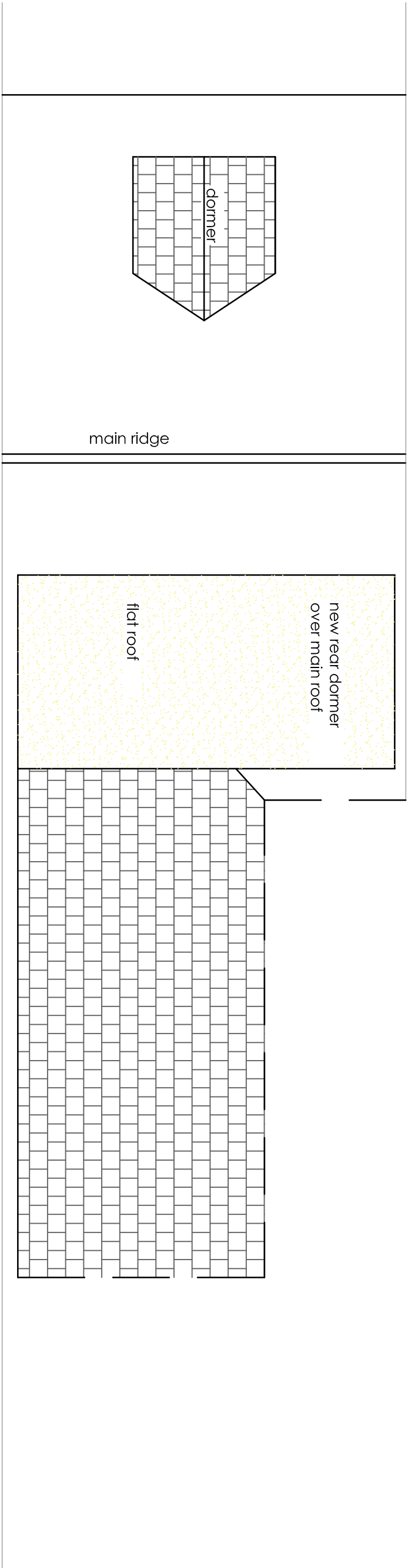
Mobile 07710131750

Email office@richmond-consultants.co.uk

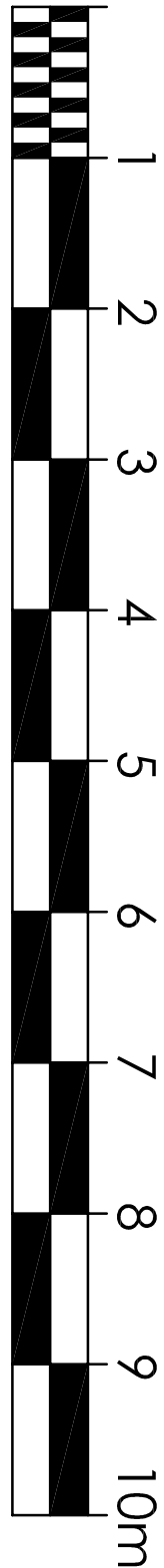
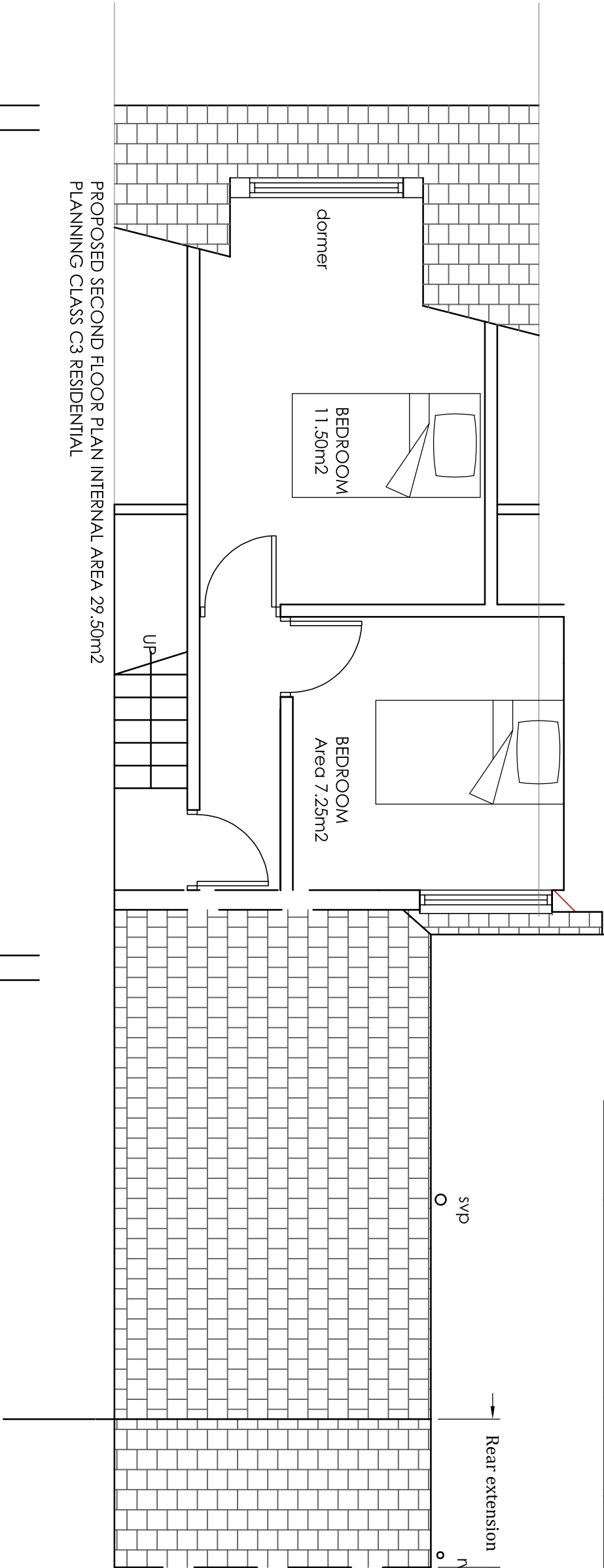
Site
59 Barlow Road
Manchester
M19 3DB

Title
Proposed Ground Floor Change of Use, Upper floor alterations and Dormers. Proposed Floor Plans.

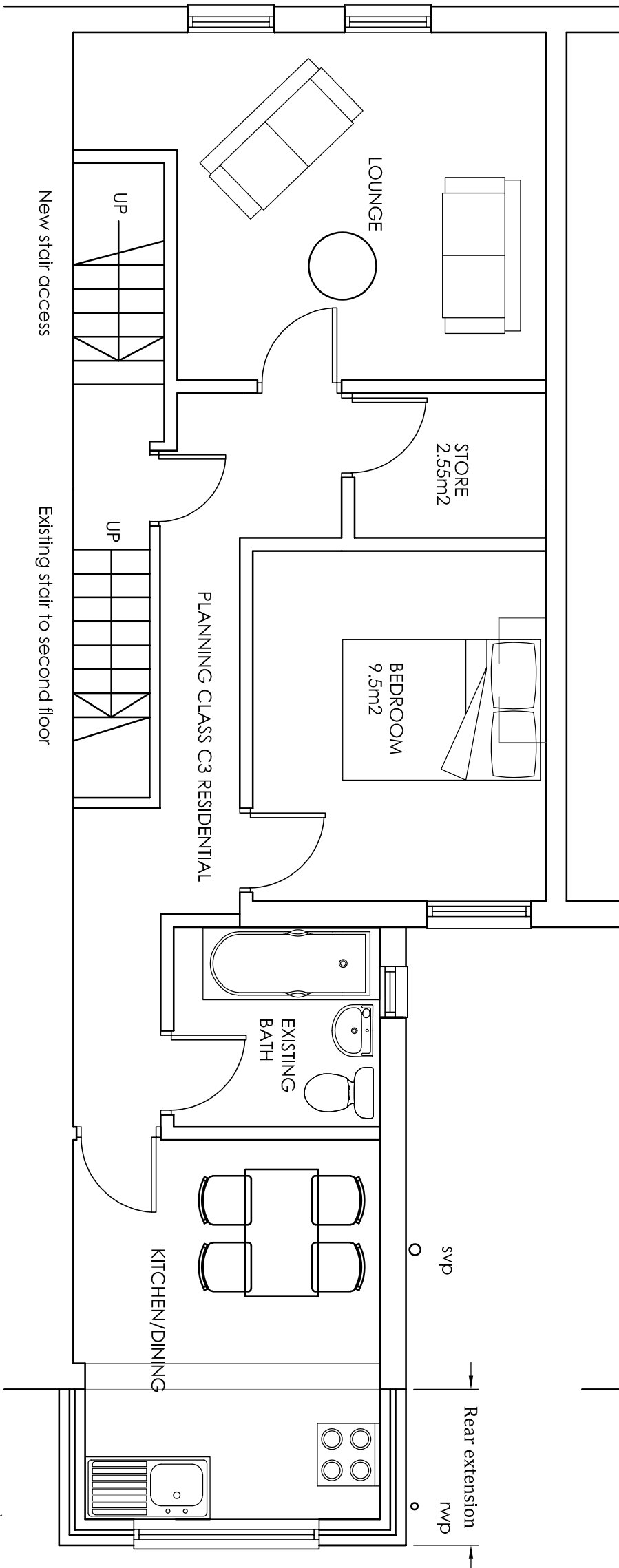
Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	May 2025
Drawing Number	16.25 BR-102	Rev.	C



PROPOSED FLAT PLAN TO DORMER

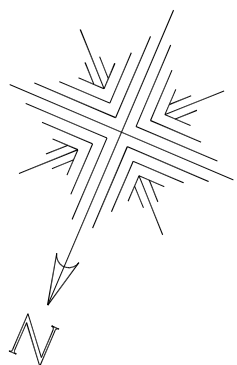
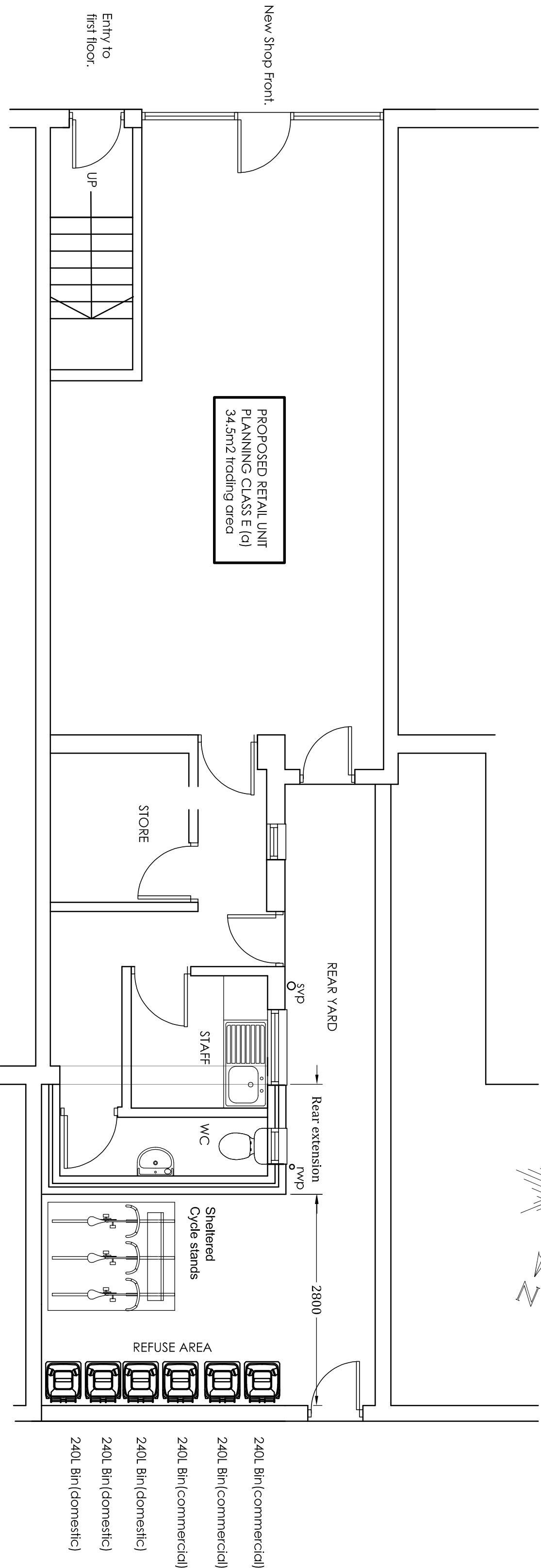


PROPOSED SECOND FLOOR PLAN INTERNAL AREA 29.50m2
PLANNING CLASS C3 RESIDENTIAL



PROPOSED FIRST FLOOR PLAN INTERNAL AREA 55.25m2
PLANNING CLASS C3 RESIDENTIAL

Minimum space standard requirements for 3 bed
4 person over 2 storeys = 84m2
Proposed scheme internal area = 84.75m2



PROPOSED GROUND FLOOR
INTERNAL AREA 56.00m2