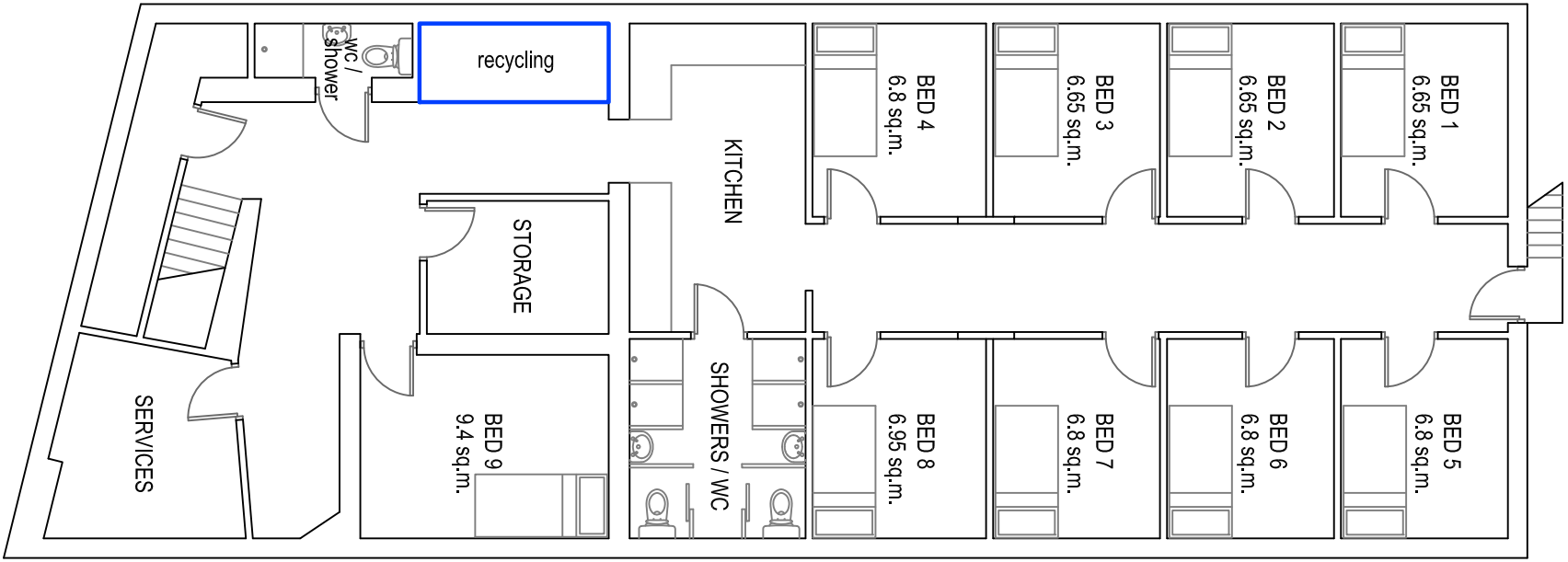
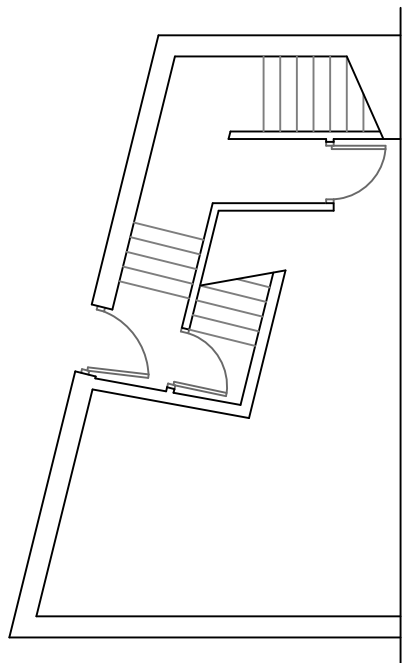


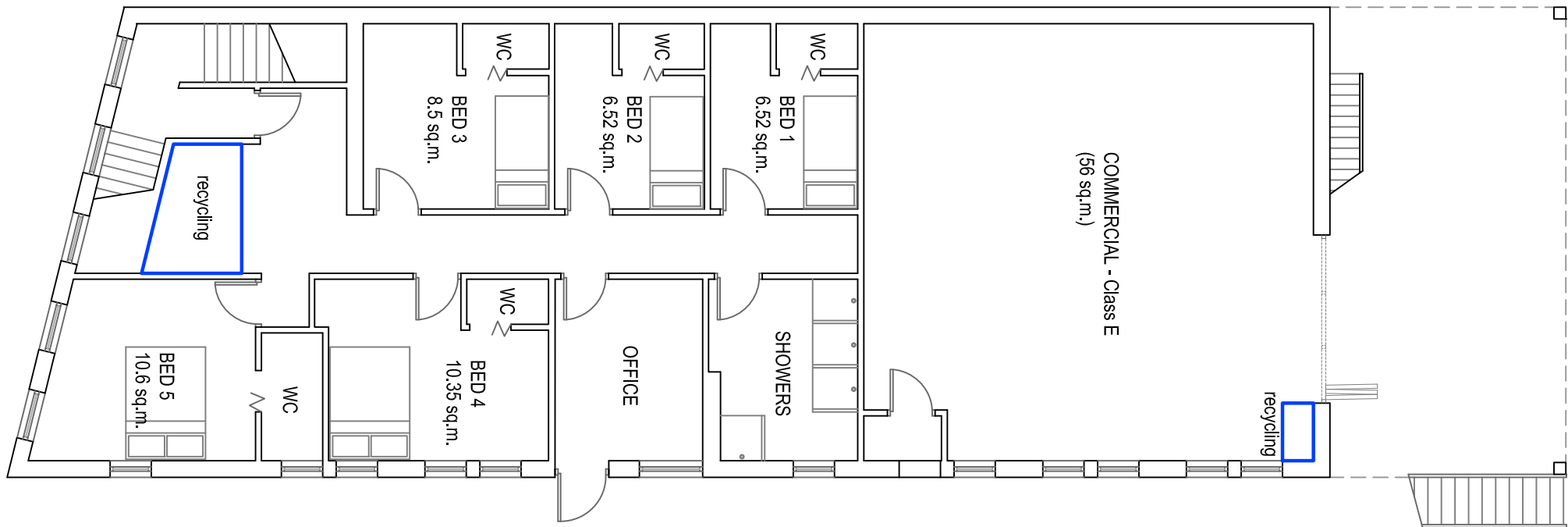
Shedding Statement - 23 Dolphin Street, Ardwick
The existing warehouse building is to be converted (utilising the roof space) into a 4 storey building of multiple use.
Basement floor to comprise of 8 bed short term rentals. Part ground floor to comprise of Commercial Class E use (shop & well the shop). Ground floor, First Floor & Second floor to comprise 17 bed HMOs.
Two new external staircases to be installed to provide required means of escape from the building.
External changes to comprise of on site car parking providing 8 spaces, delivery area and bin storage.



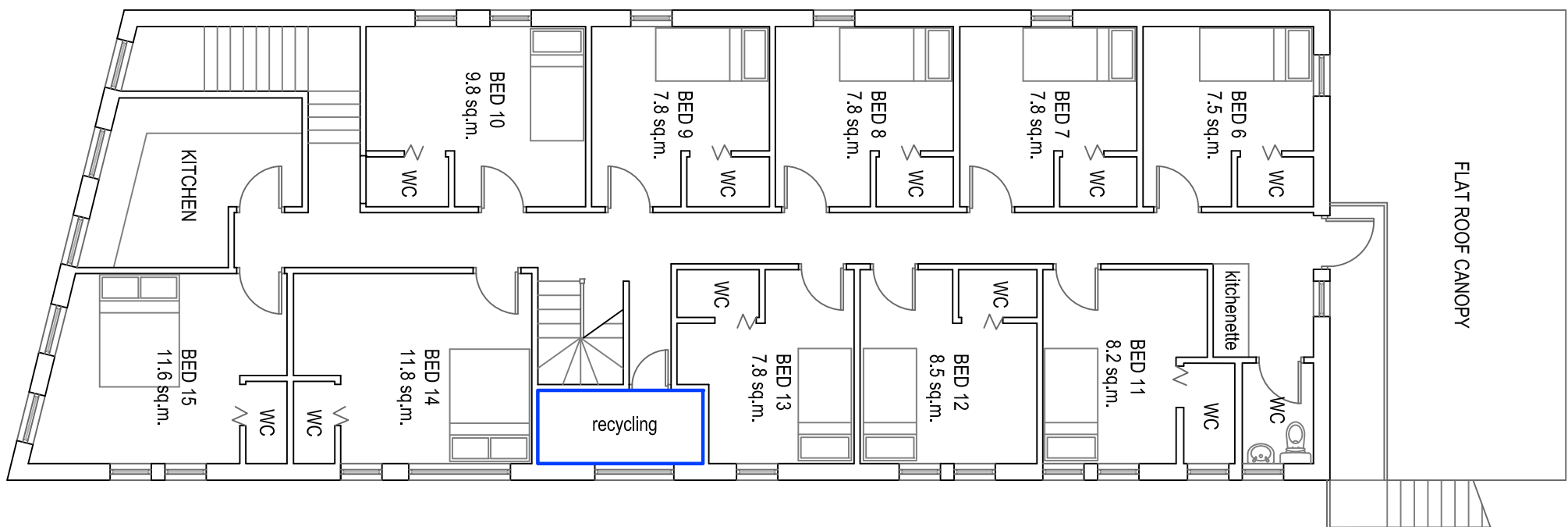
PROPOSED BF PLAN 1:100
RENTALS



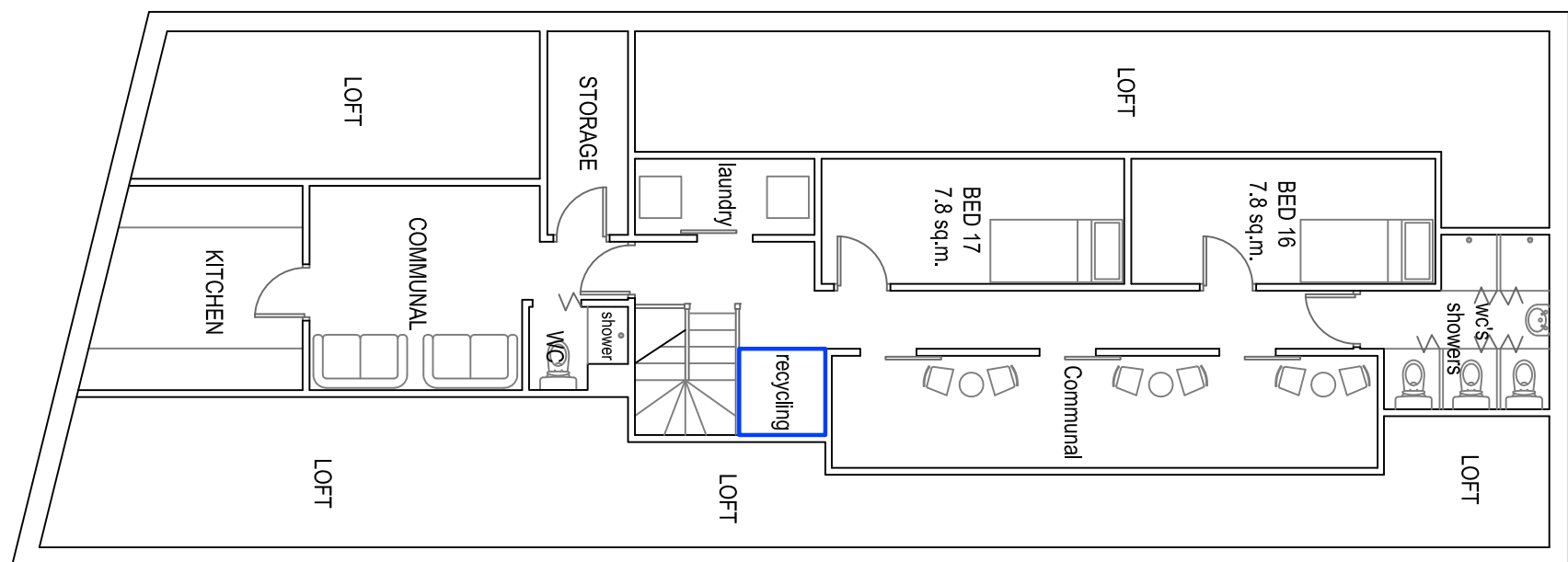
PROPOSED ENTRANCE LEVEL
1:100



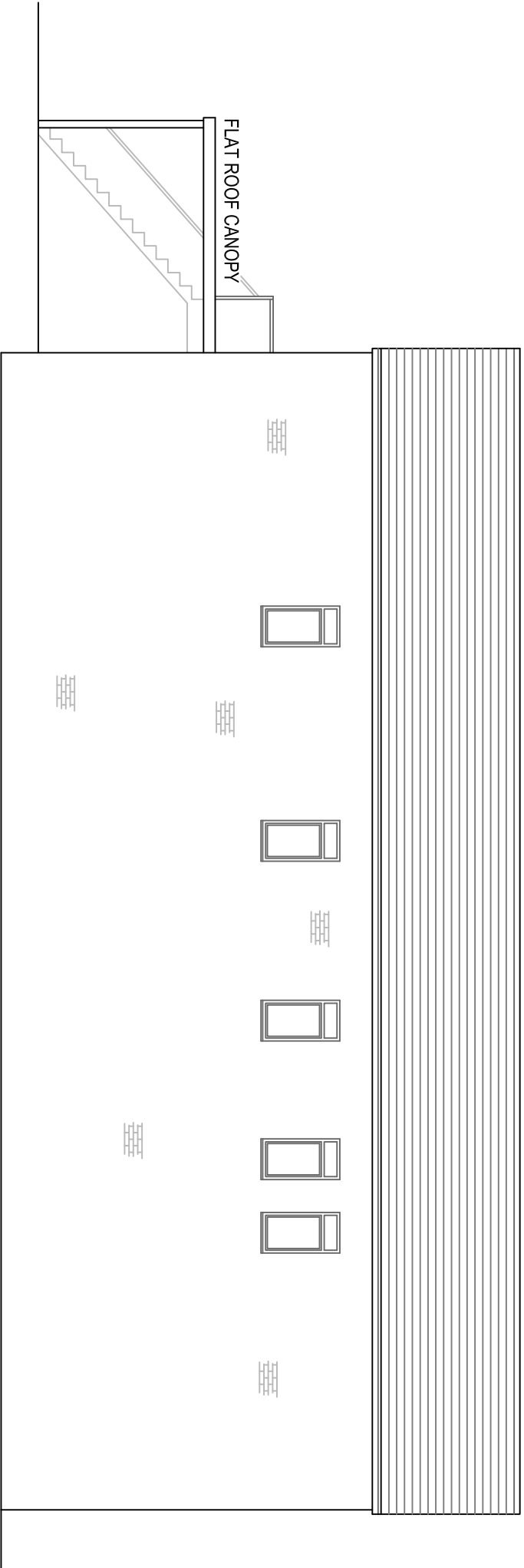
PROPOSED GF PLAN 1:100
HMOs



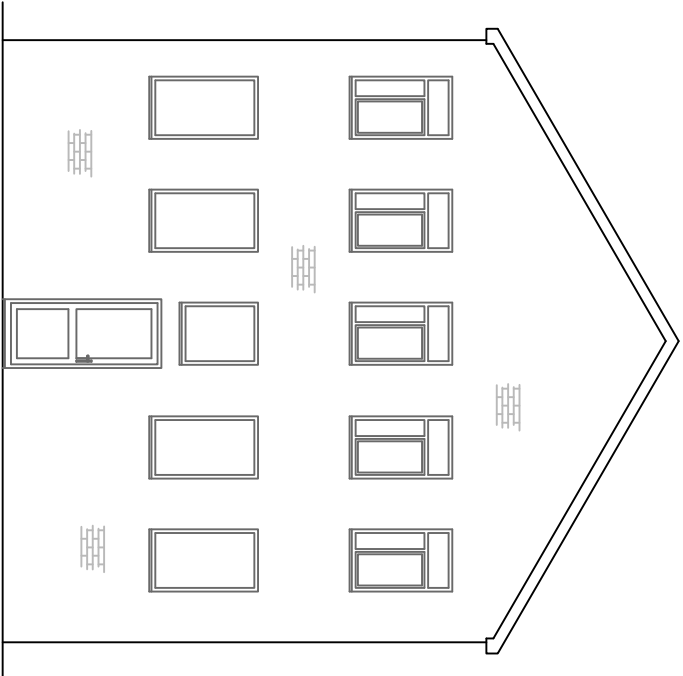
PROPOSED FF PLAN 1:100
HMOs



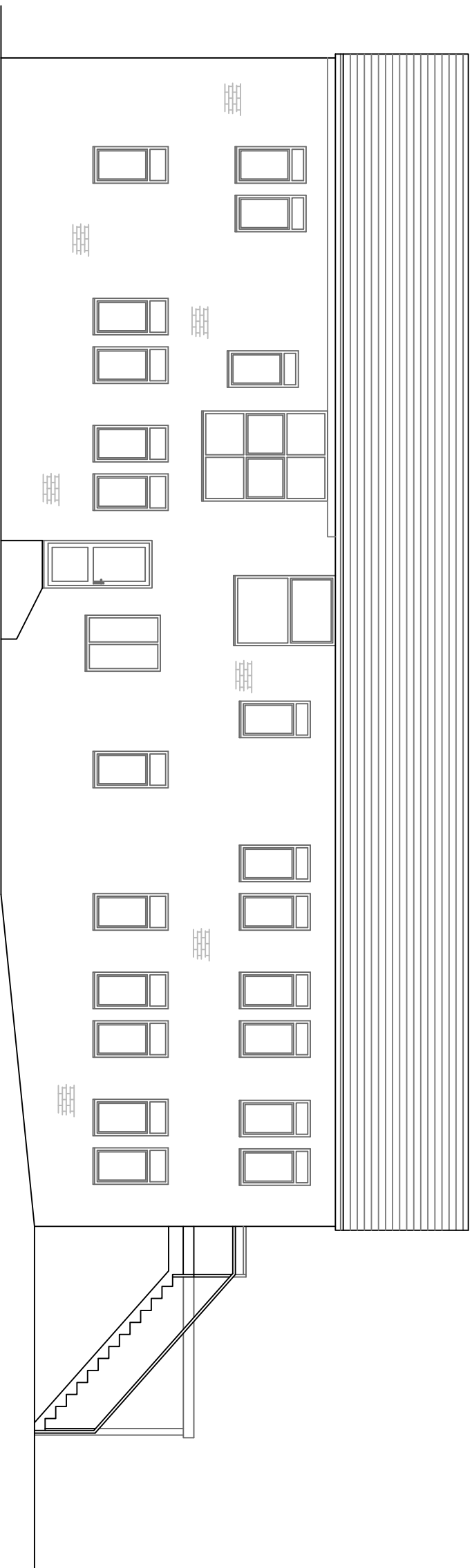
PROPOSED SF PLAN 1:100
HMOs



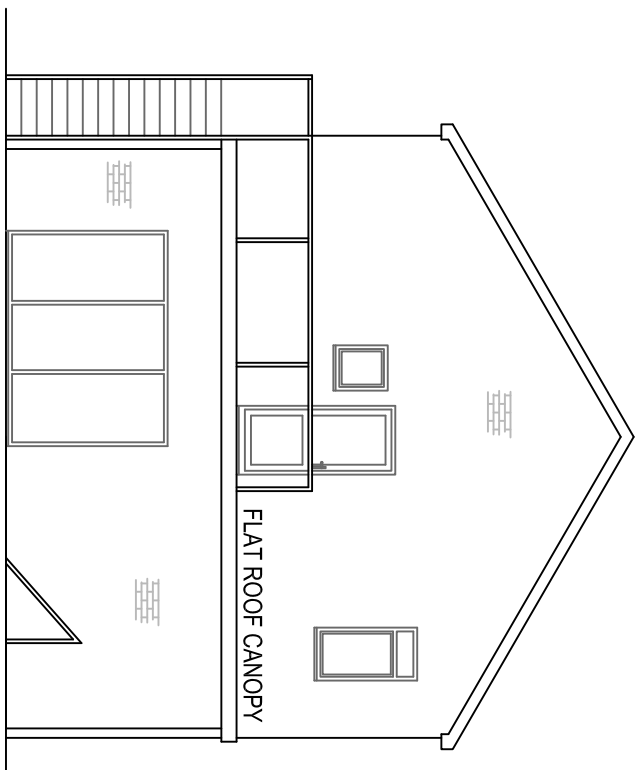
PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

REV B General amendments
REV A General amendments

23 Dolphin Street
Ardwick
M12 6BG

Proposed Plans & Elevations

Drawn: CDW
Scale: 1:100 @ A1
Date: June 2025

3021_ARD_02_Planning_Rev_B

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