This drawing is the property of IPS Architects and copyright is reserved by them.
This drawing is not to be copied or disclosed by or to any unauthorized person without the prior written consent of IPS Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

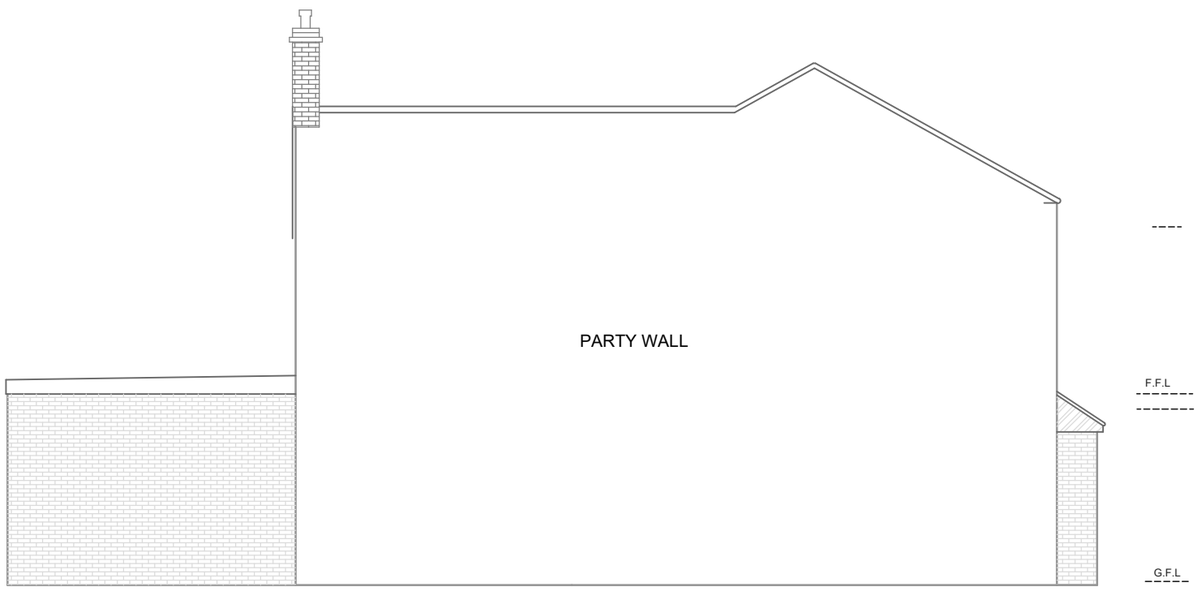
Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

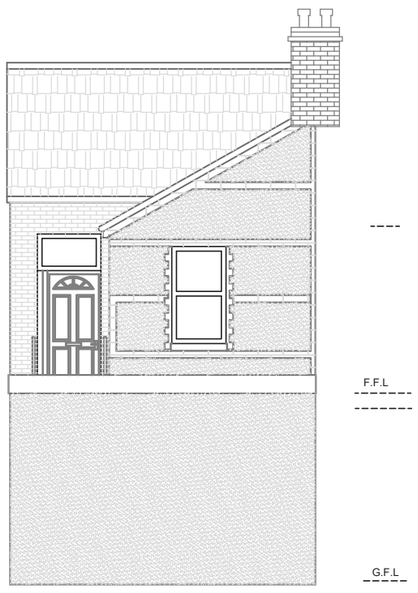
This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

EXISTING SITE PLAN @ Scale: 1: 500

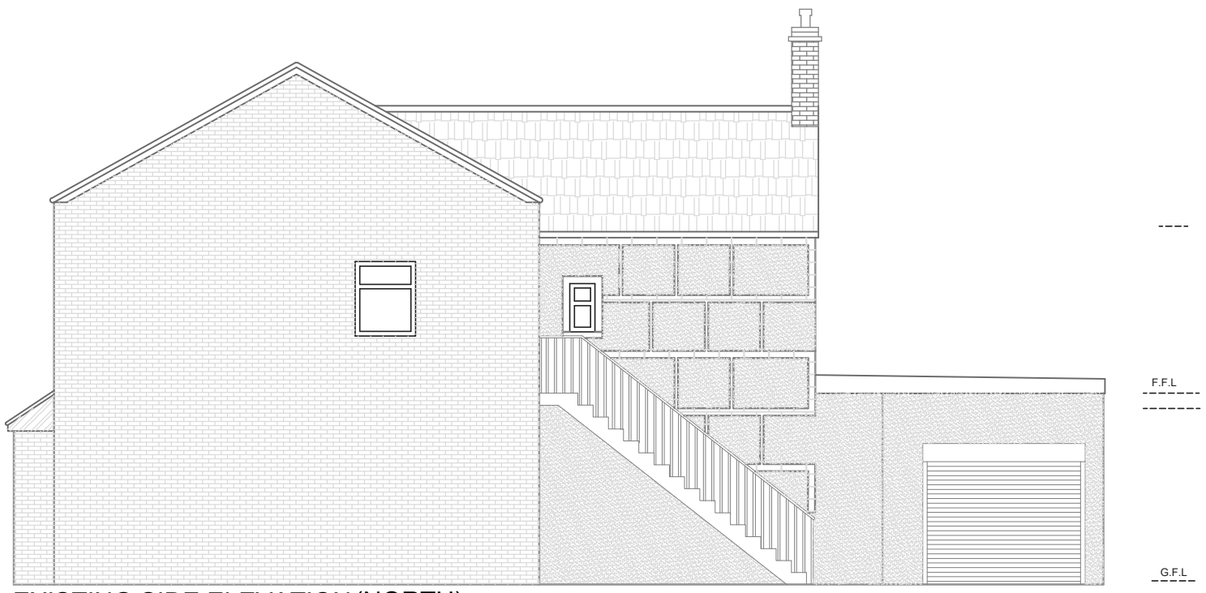
EXISTING FRONT ELEVATION



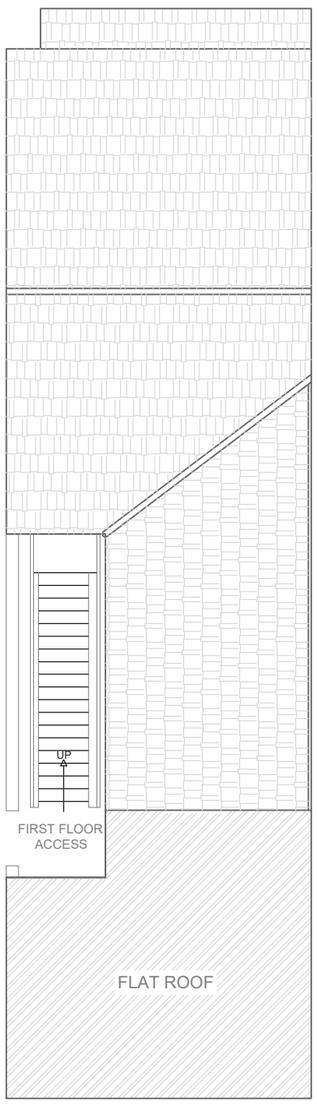
EXISTING SIDE ELEVATION (SOUTH)



EXISTING REAR ELEVATION

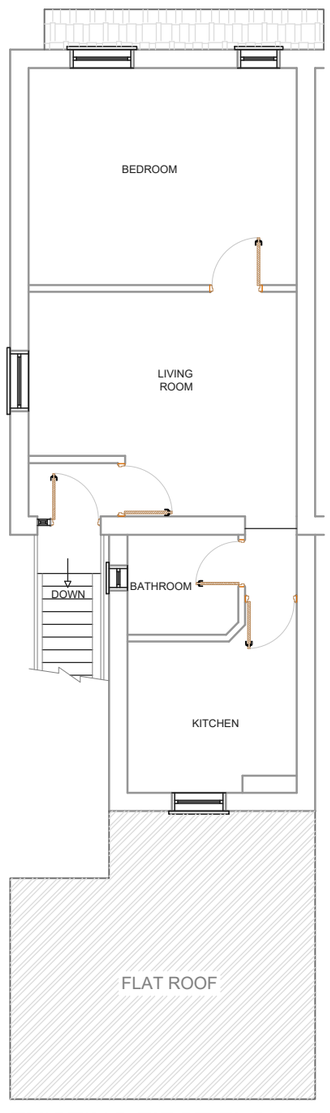


EXISTING SIDE ELEVATION (NORTH)

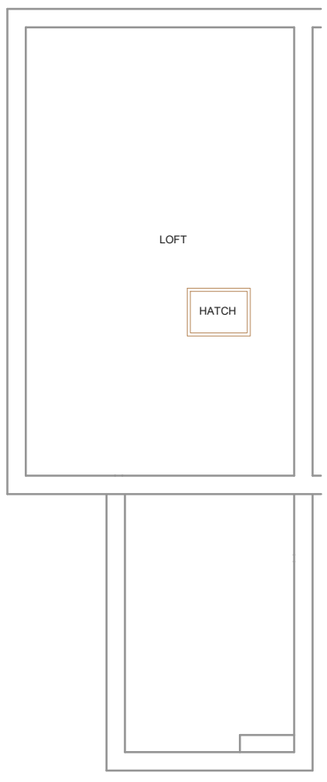


EXISTING SITE PLAN

EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT PLAN

0 5m 10m

I Planning Services email: ipsuk@live.co.uk	2A Cook Street, Bury, Lancashire, BL9 0RP, 0161 8717405	Existing Floor plans and Elevations of 52 York Avenue, Manchester M16 0AG	Scale :1 : 100 on A2 Ref:: IPS/R/52/M160AG	All Dimensions in Meters Date : 24/03/2025	REV: REV: SHT 1 of 2	Existing