Sheet Index

Cover Sheet, Location & Block Plan

0.01	Cover Sheet & Site Plans

Existing Plans & Elevations

1.01	Existing Floor Plans
1.02	Existing Elevations

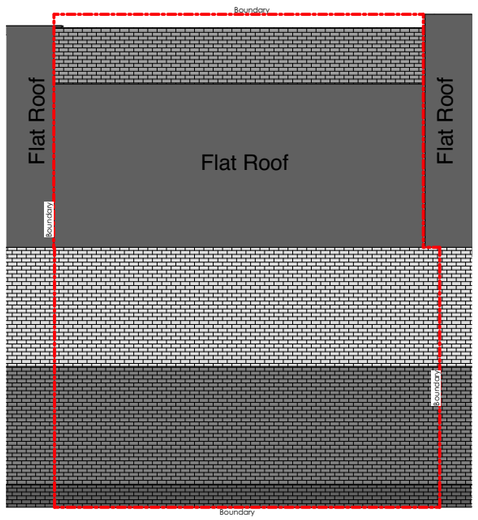
Proposed Plans & Elevations

2.01	Proposed Floor Plans
2.02	Proposed Floor Plans
2.03	Proposed Floor Plans
2.04	Proposed Zonal Floor Plans
2.05	Proposed Schematic Floor Plans
2.06	Proposed Elevations

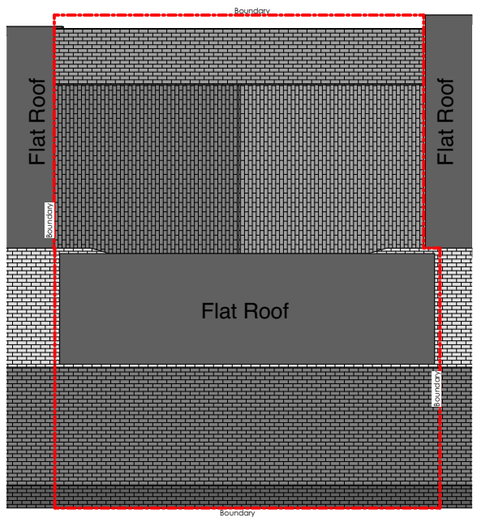
External Finishes to match existing:
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Shop front frames to be aluminium.
Window frames to be uPVC & to clients spec.
Rainwater goods to be uPVC & to clients spec.

Manchester HMO License Space Standards Compliance

Room	Description	Area (m2)	Manchester HMO Space Standards (m2)	Pass?
Circulation 1				
	Circulation	17.52		
	Circulation	6.77		
Kitchen				
	Communal Kitchen	12.61	12.5	✓
Room 1				
	Bedroom with Living Room	10.22	10	✓
Room 2				
	Bedroom with Living Room	10.03	10	✓
Room 3				
	Bedroom with Living Room	18.33	10	✓
Room 4				
	Bedroom with Living Room	14.99	10	✓
Room 5				
	Bedroom with Living Room	11.84	10	✓
Room 6				
	Bedroom with Living Room	12.92	10	✓
Room 7				
	Bedroom with Living Room	16.00	10	✓
Room 8				
	Bedroom with Living Room	14.49	10	✓
Room 9				
	Bedroom with Living Room	14.93	10	✓



Exisitng Site 1:200



Proposed Site 1:200

1) This drawing is for Planning and/or Building Regulations applications only and for no other use. Contractor to ensure a valid application has been submitted to an Approved Inspector or Building Control body prior to commencement on site.
2) All dimensions are in millimetres unless stated otherwise.
3) The contractor MUST check all dimensions and particulars prior to commencement of work. Any discrepancies to be reported to GDP prior to construction.
4) All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
5) All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate to sustain new loads. Liaise with the Inspecting officer and/or GDP if strengthening work is necessary.
6) All temporary works and propping must be designed and detailed by the general contractor. Calculations and final design to be approved by a suitably qualified structural design engineer.
7) All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and GDP if there are any differences to what's shown on these drawings.
8) All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
9) All gas work to be designed, installed, inspected and tested in accordance with the requirements of the current edition of the Gas Safety (Installation and Use) Regulations 1998 and carried out by a Gas Safe Registered person.
10) RED LINE BOUNDARIES as shown denote the extent of the site only. They will often follow fence / wall lines and are not necessarily the legal boundary.
11) PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared legal property boundary, or 'party wall'. Go to www.gov.uk for further advise.
12) CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

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Mr Mohammed Bilal

49-53 Kenyon Lane
Moston Manchester
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Loft Conversion with Rear Dormer & CofU to 1st & 2nd Floors to HMO Accomodation

Rev:

Rev	ChID	Change Name	Date
A	Client	Client changes-pre app	22/01/25
B	LPA	+Com' bin store	22/01/25

Project Status:

Feasibility	Detailed Design
Design	Construction
▶ Planning	As Built

Scale: As indicated @ A3

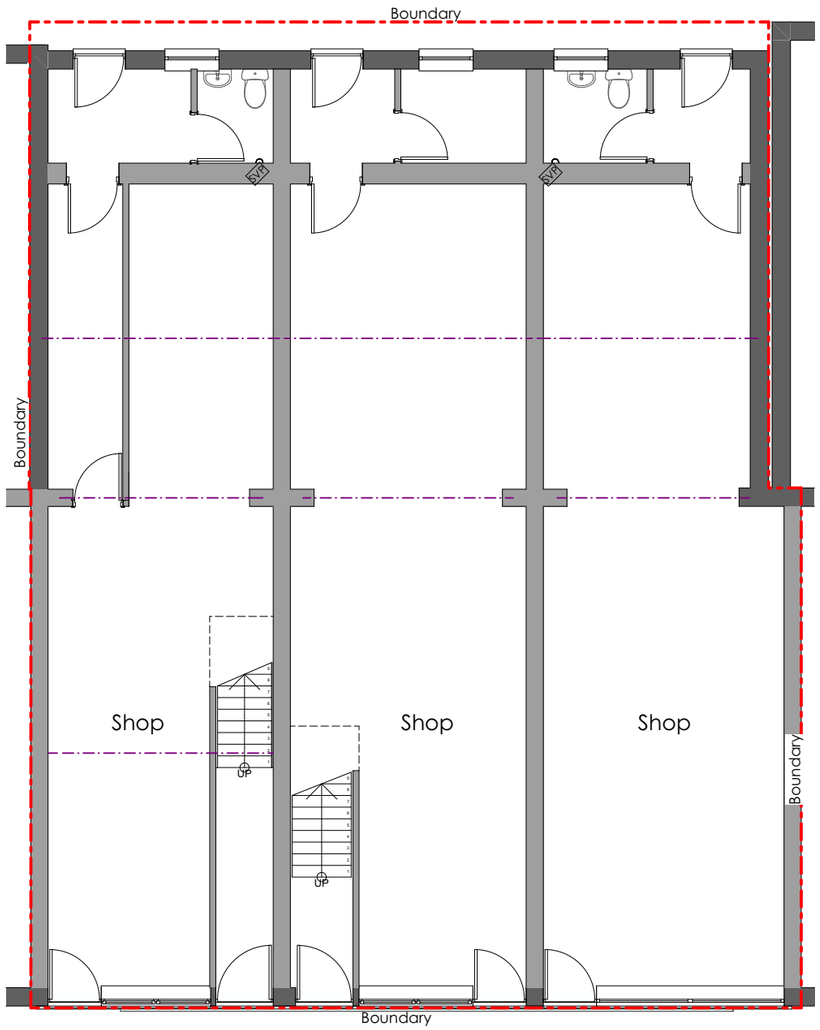
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Cover Sheet & Site Plans

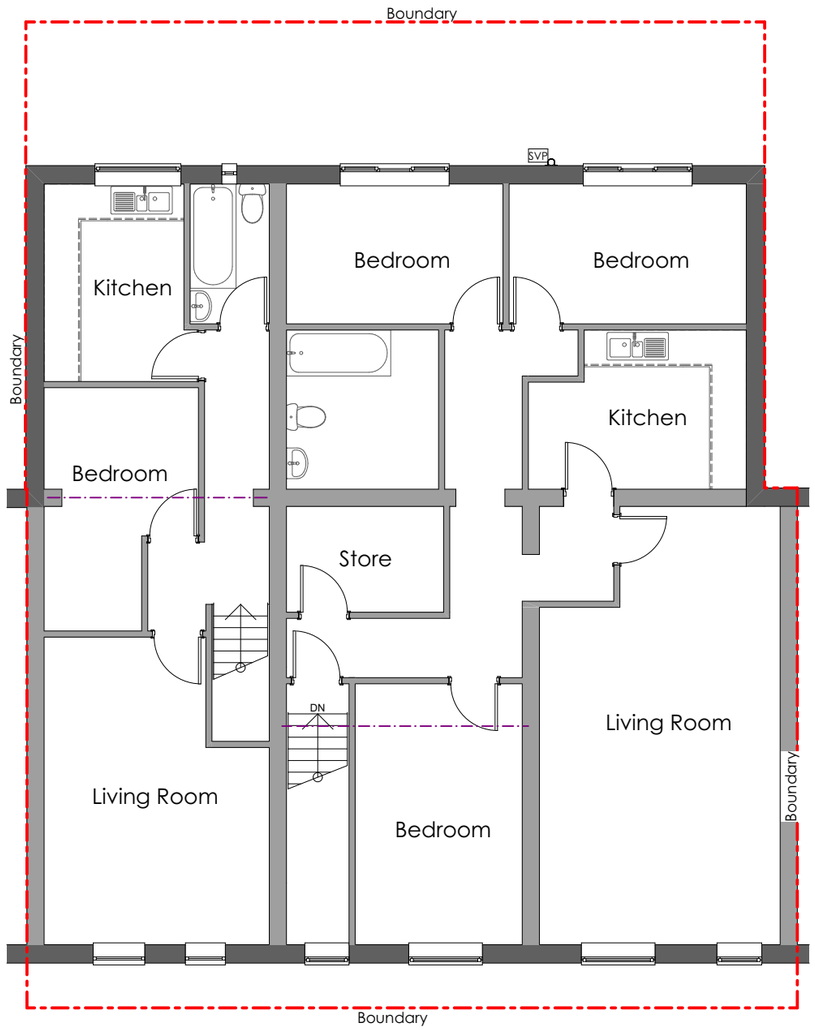
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Exisitng Ground Floor 1:100



Exisitng First Floor 1:100

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22/01/25	+Com' bin store	LPA B

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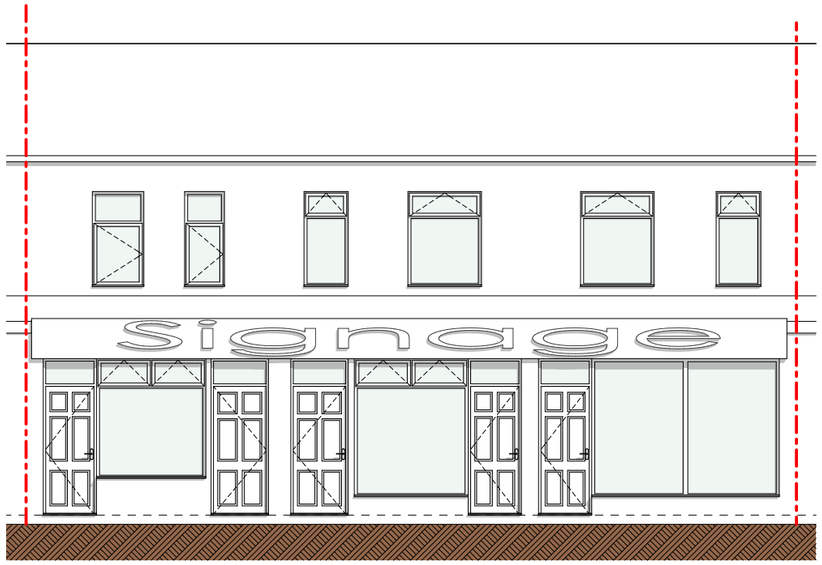
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Existing Floor Plans

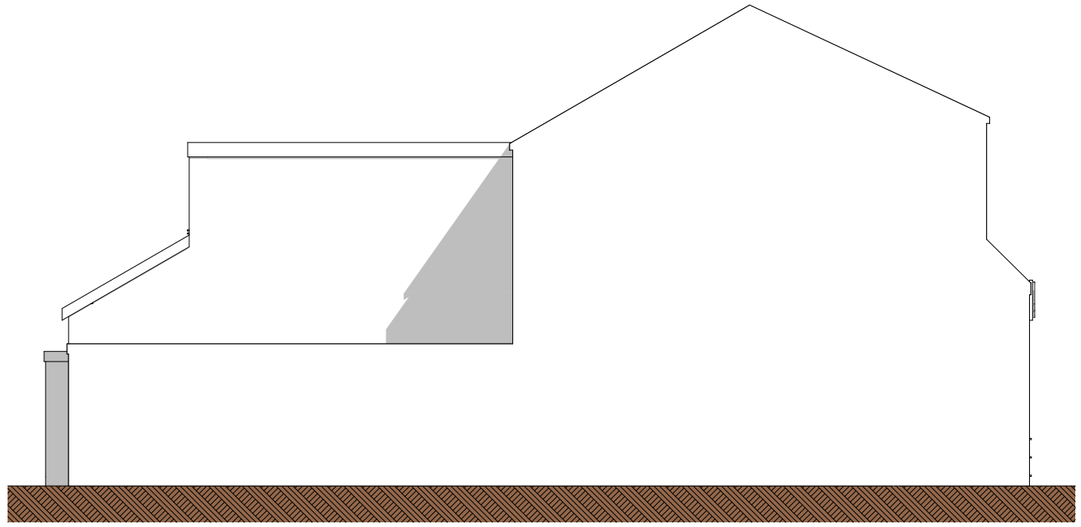
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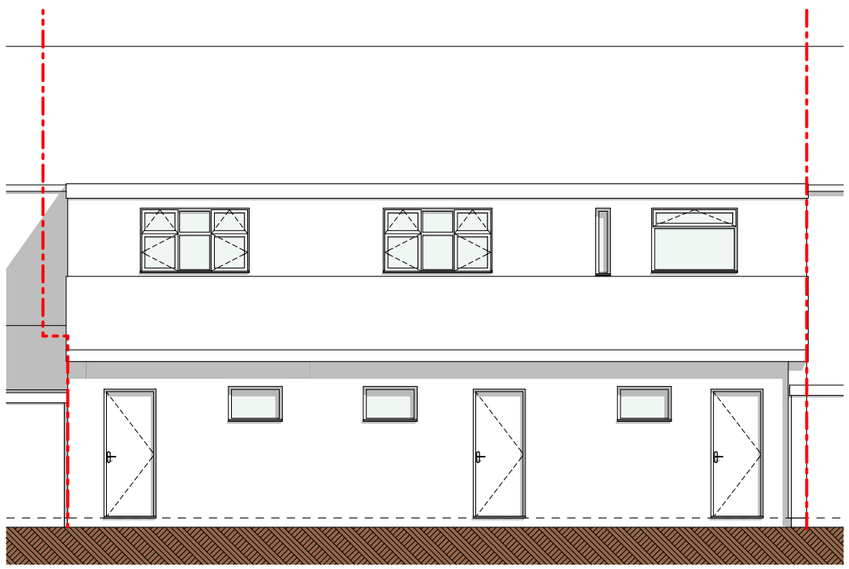
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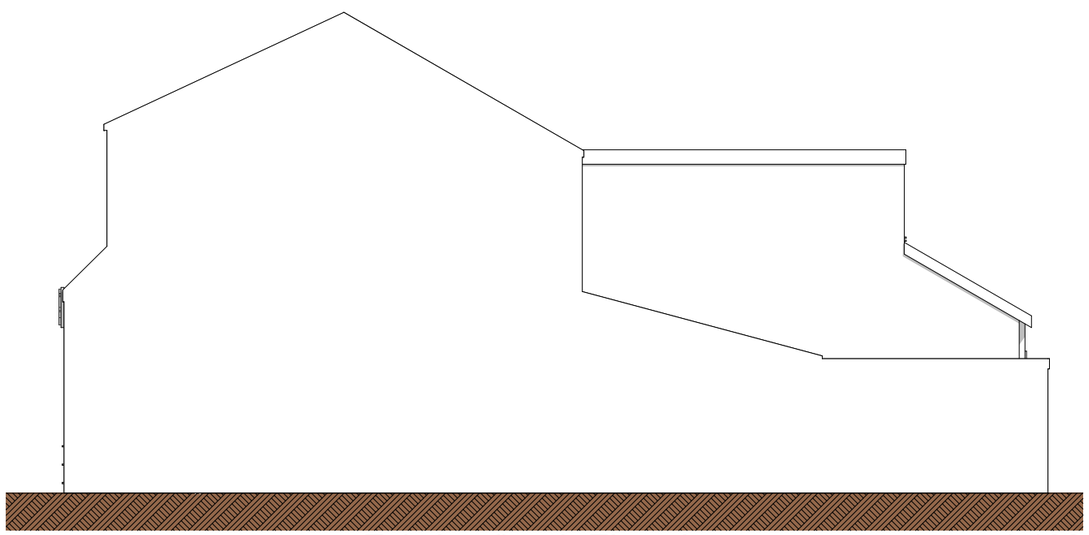
Existing West Elevation 1:100



Existing North Elevation 1:100



Existing East Elevation 1:100



Existing South Elevation 1:100

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ChID	Rev	Change Name	Date
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LPA	B	+Com' bin store	22/01/25

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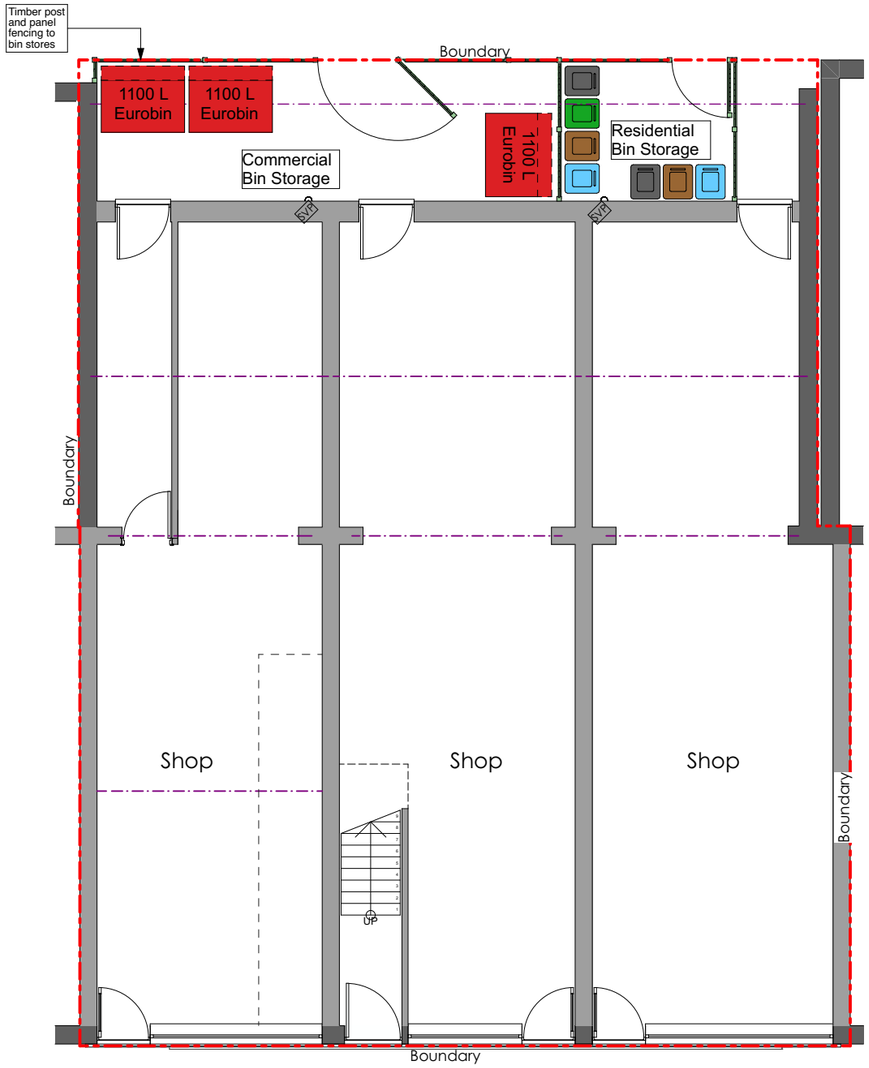
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Existing Elevations

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Proposed Ground Floor 1:100

0 1 2 3 4 5

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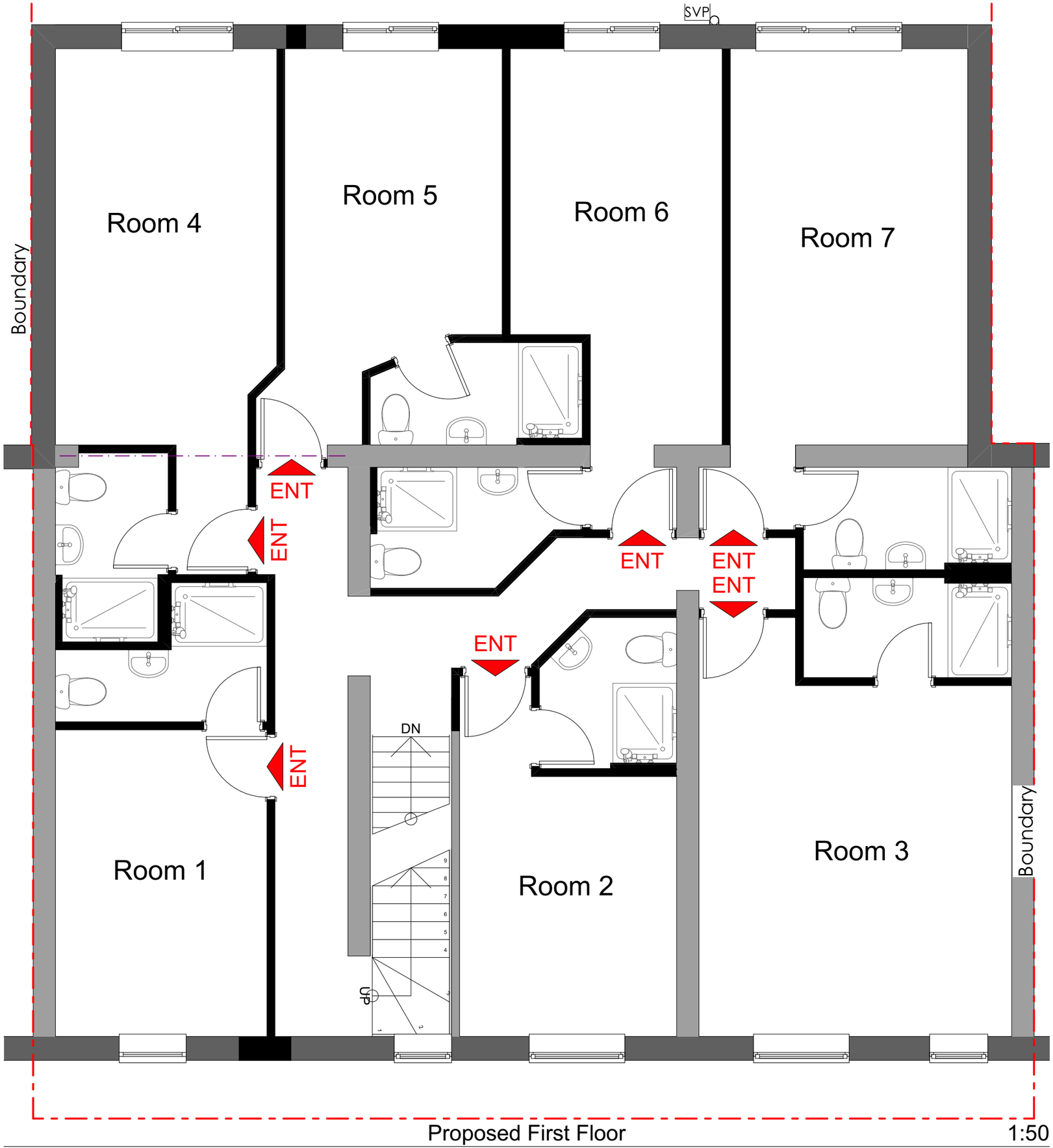
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Proposed Floor Plans

N1378(P)

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Proposed First Floor 1:50

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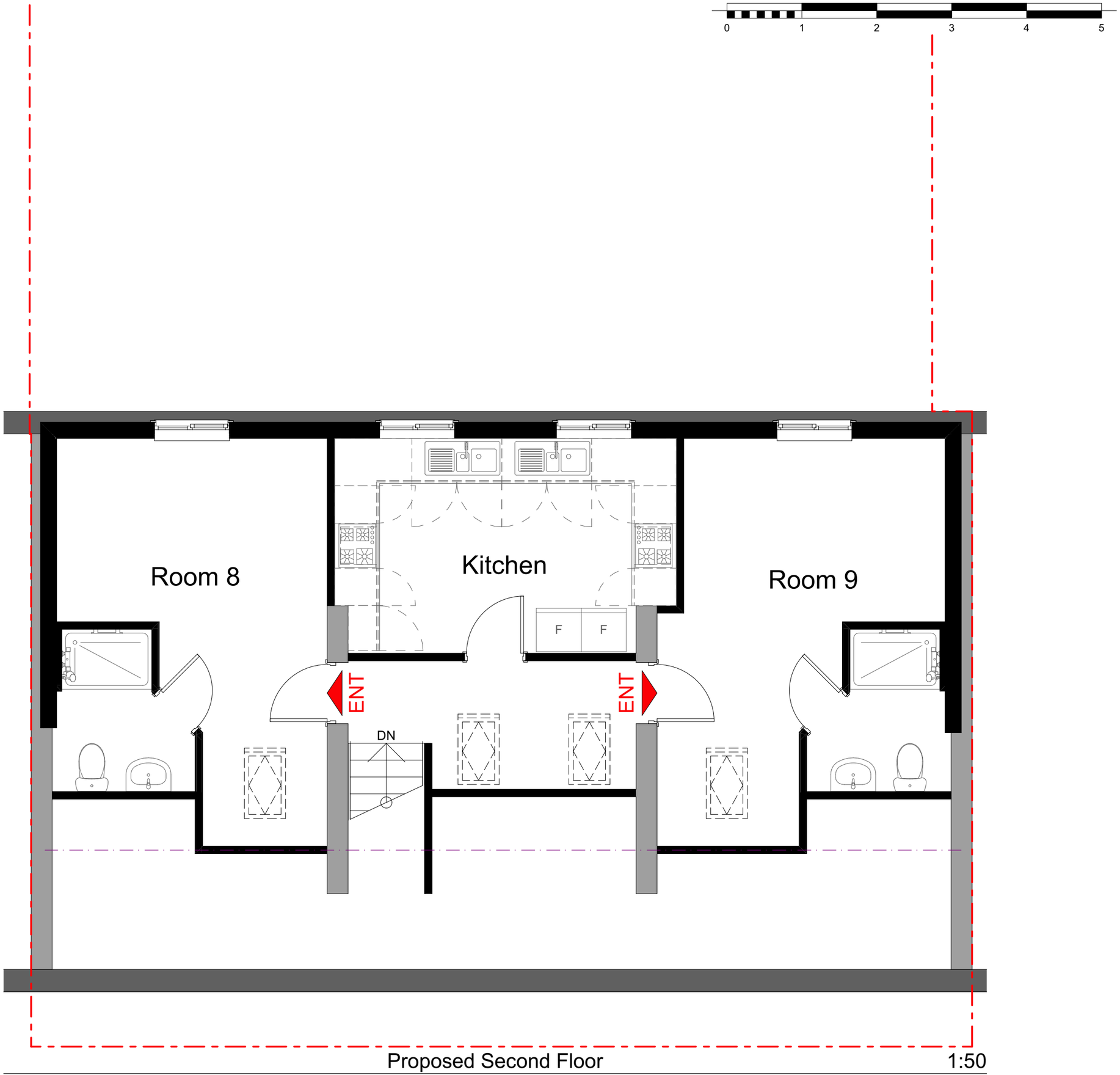
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Proposed Floor Plans

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Proposed Second Floor 1:50

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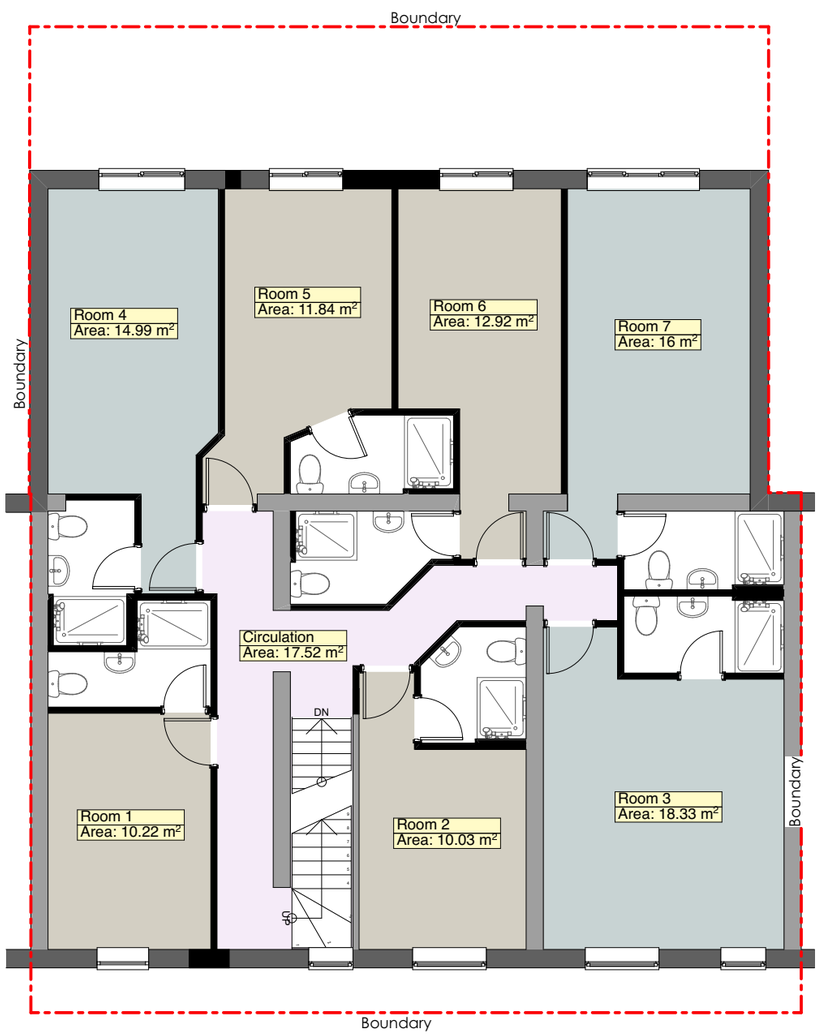
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Proposed Floor Plans

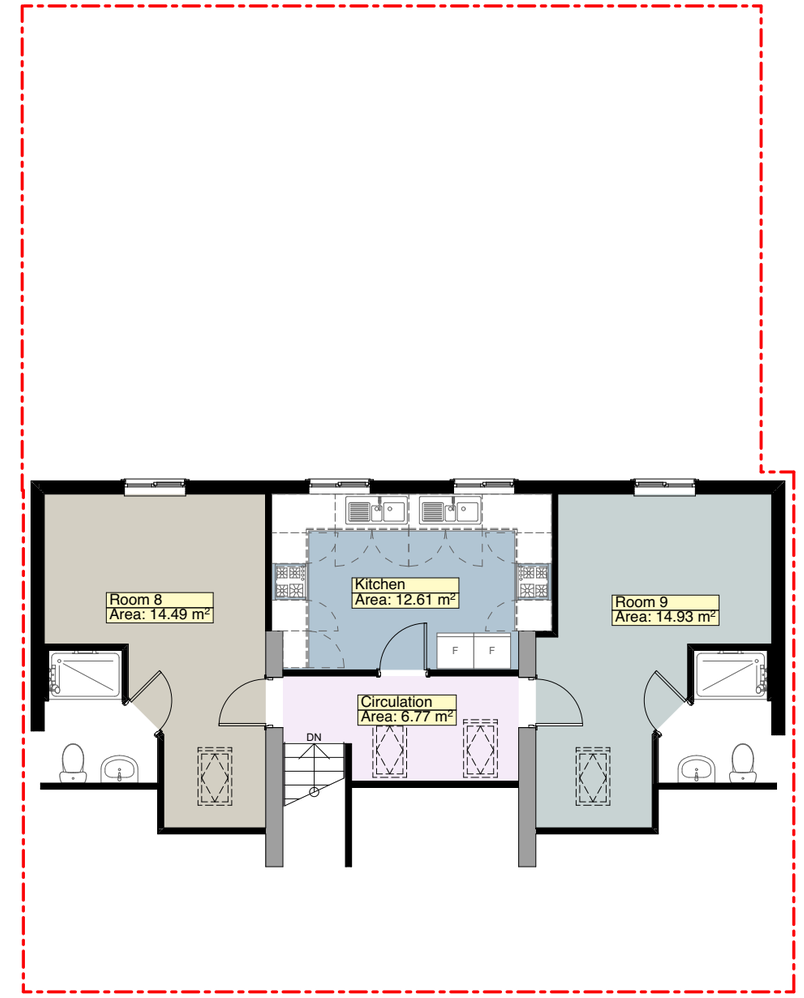
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First Floor 1:100



Second Floor 1:100

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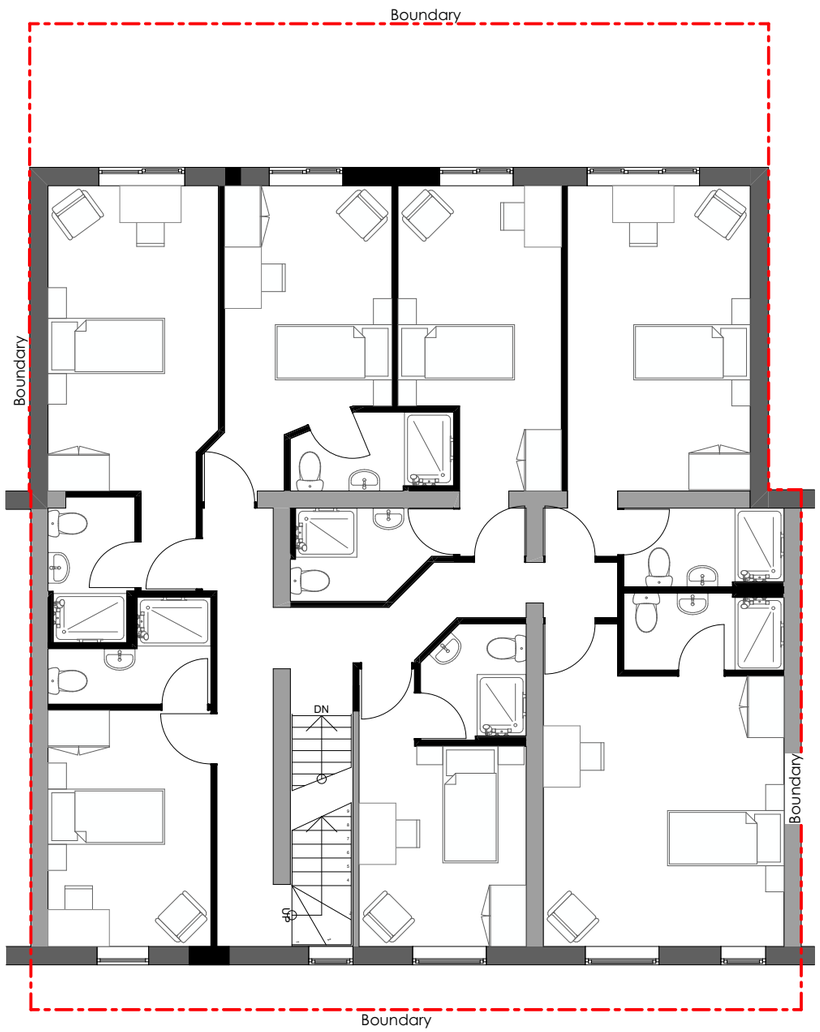
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Proposed Zonal Floor Plans

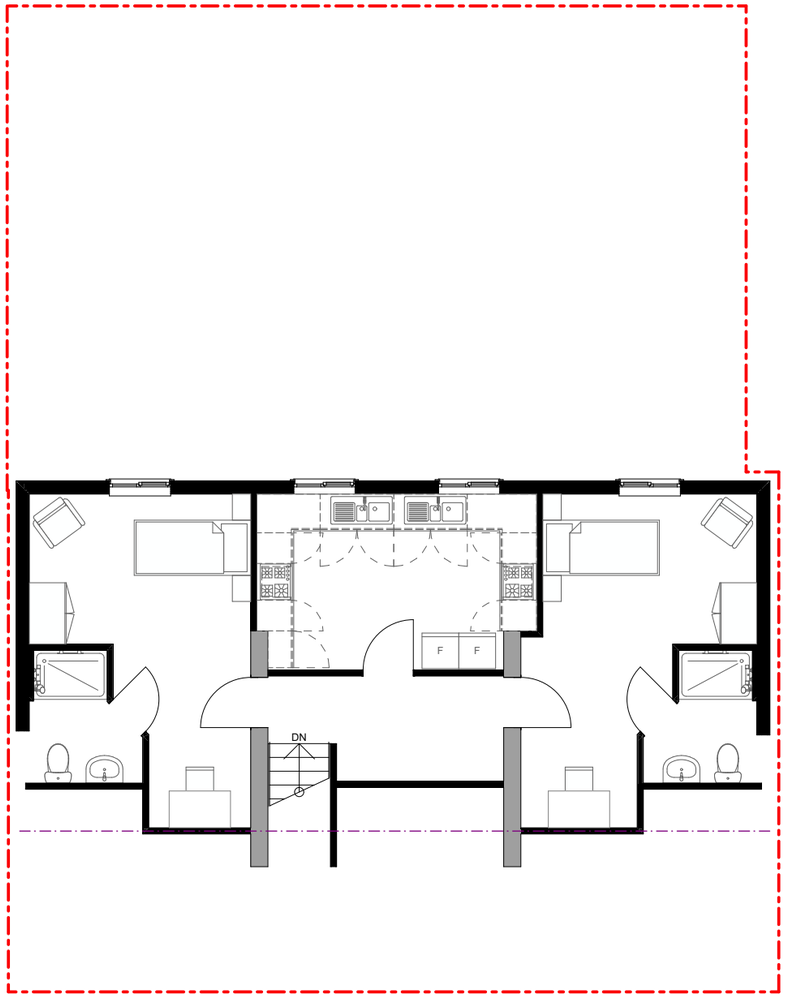
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First Floor 1:100



Second Floor 1:100

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Proposed Schematic Floor Plans

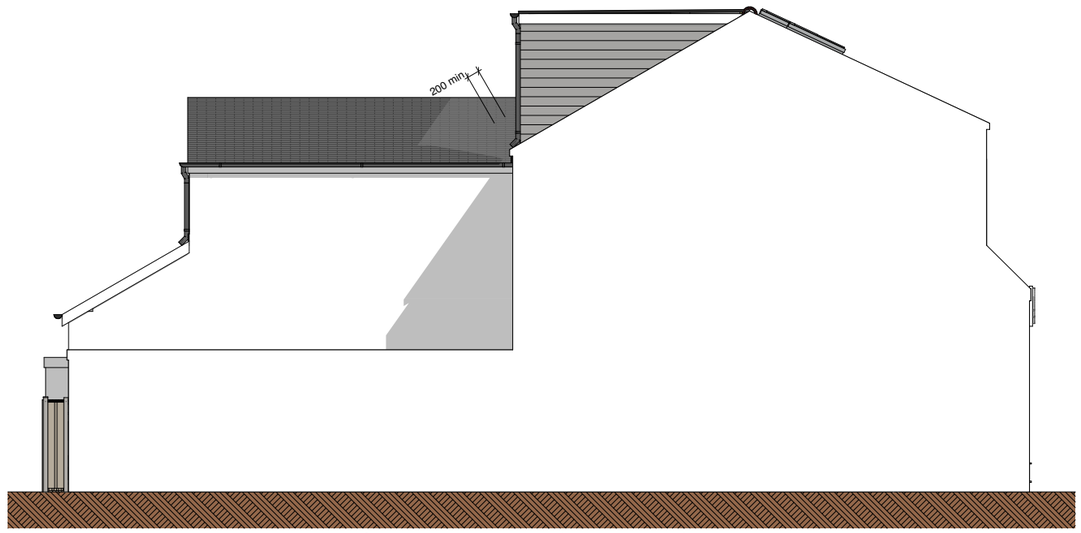
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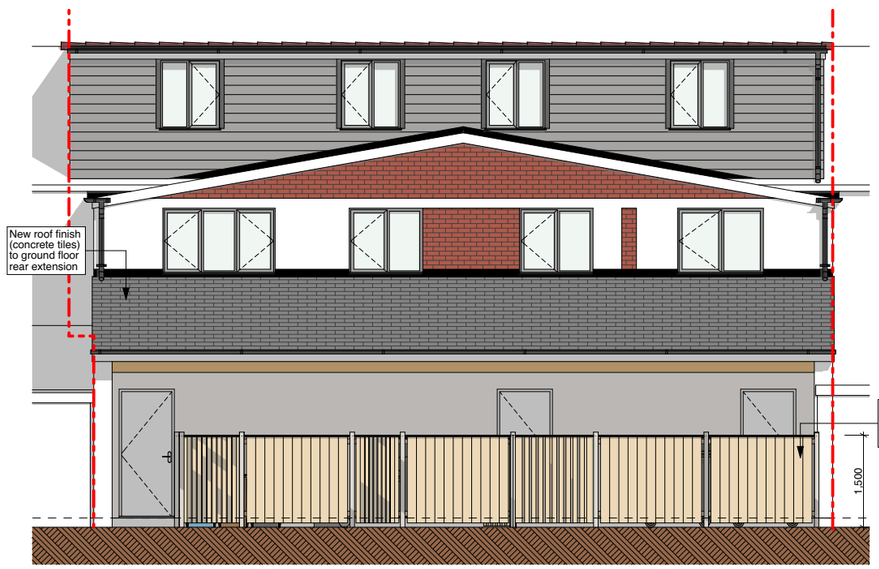
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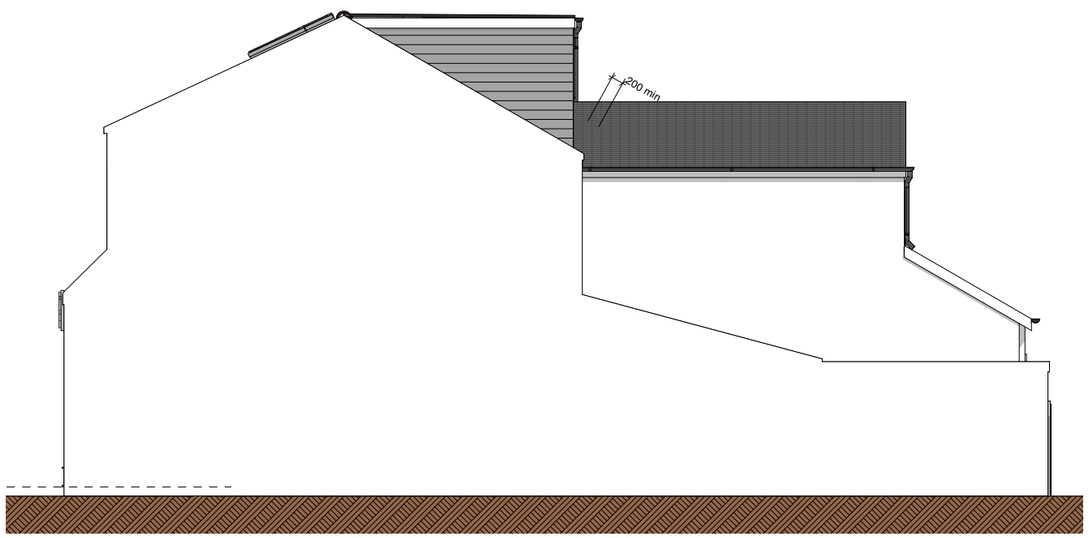
Proposed West Elevation 1:100



Proposed North Elevation 1:100



Proposed East Elevation 1:100



Proposed South Elevation 1:100

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Proposed Elevations

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