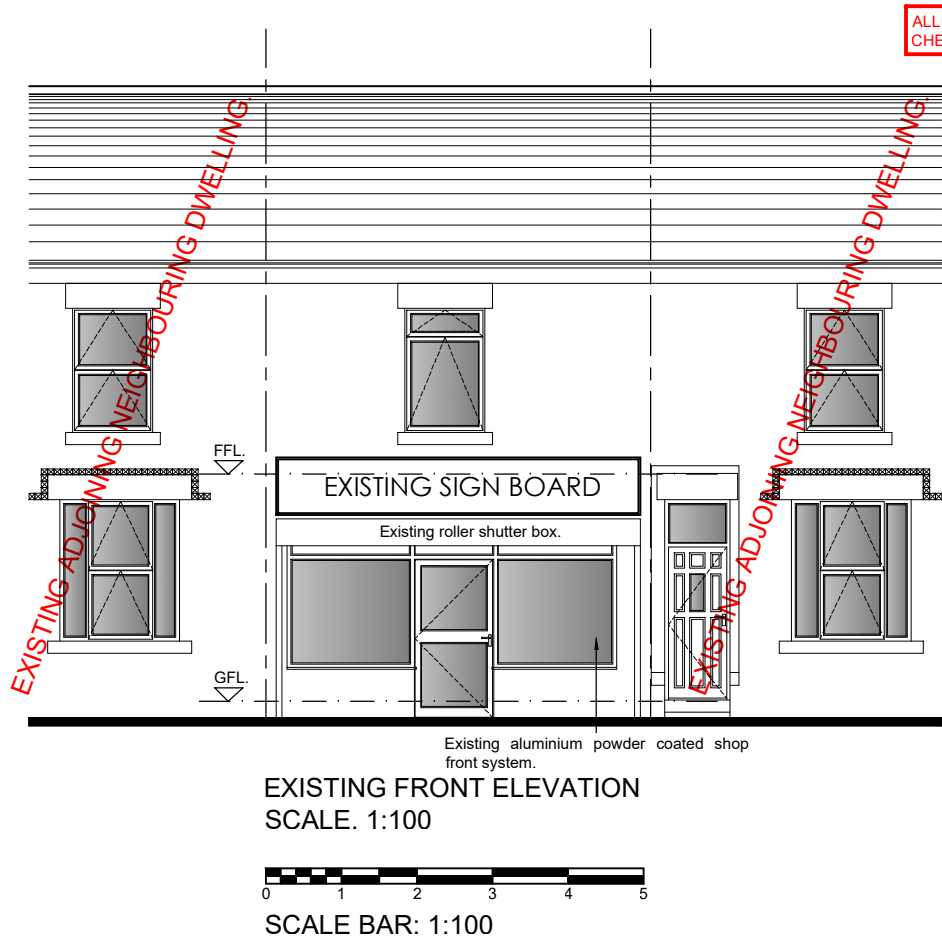




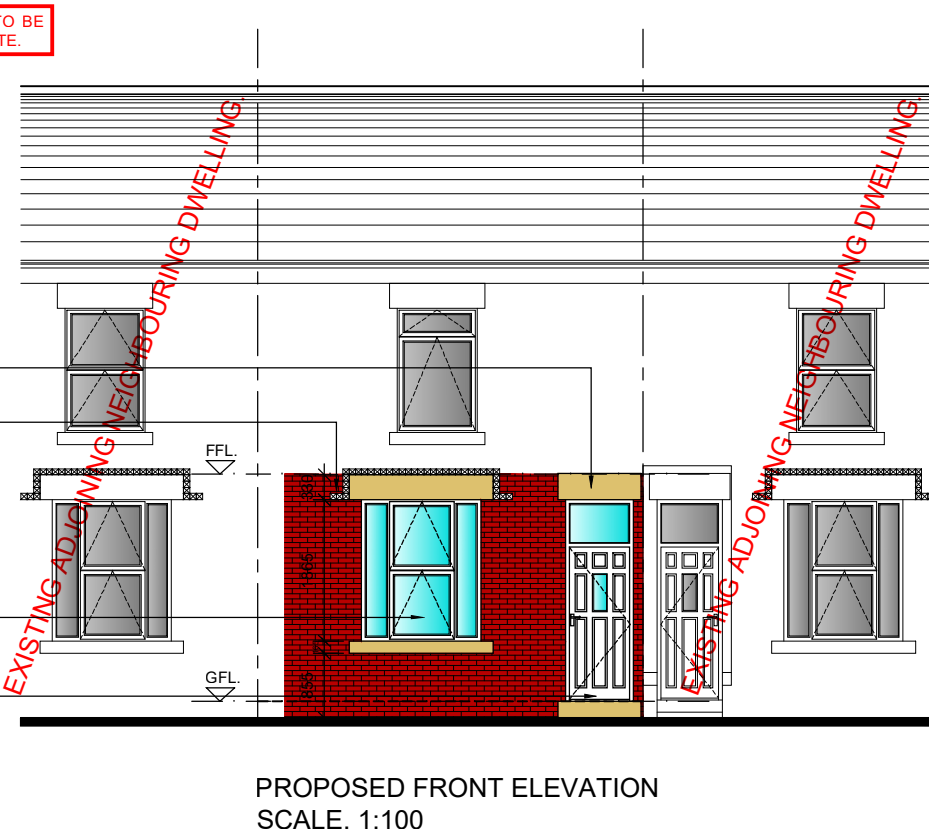
ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

NEW GROUND AND FIRST FLOOR FLAT ENTRANCE DOOR.
New ground and first floor flat entrance door to be provided with new head stones to match existing adjoining dwellings and to Local Authority approval.

NEW GROUND FLOOR FLAT WINDOW.
New ground floor flat window to be provided with new cill and head stones to match existing adjoining dwellings and to Local Authority approval.

EXISTING SHOP FRONT SYSTEM.
Existing shop front system to be carefully removed and opening to be bricked up in matching brickwork and in cavity construction to allow for new entrance to existing first floor flat and proposed new ground floor flat areas.
New cavity construction to be all in accordance with the current Building Regulations and subsequent revisions.

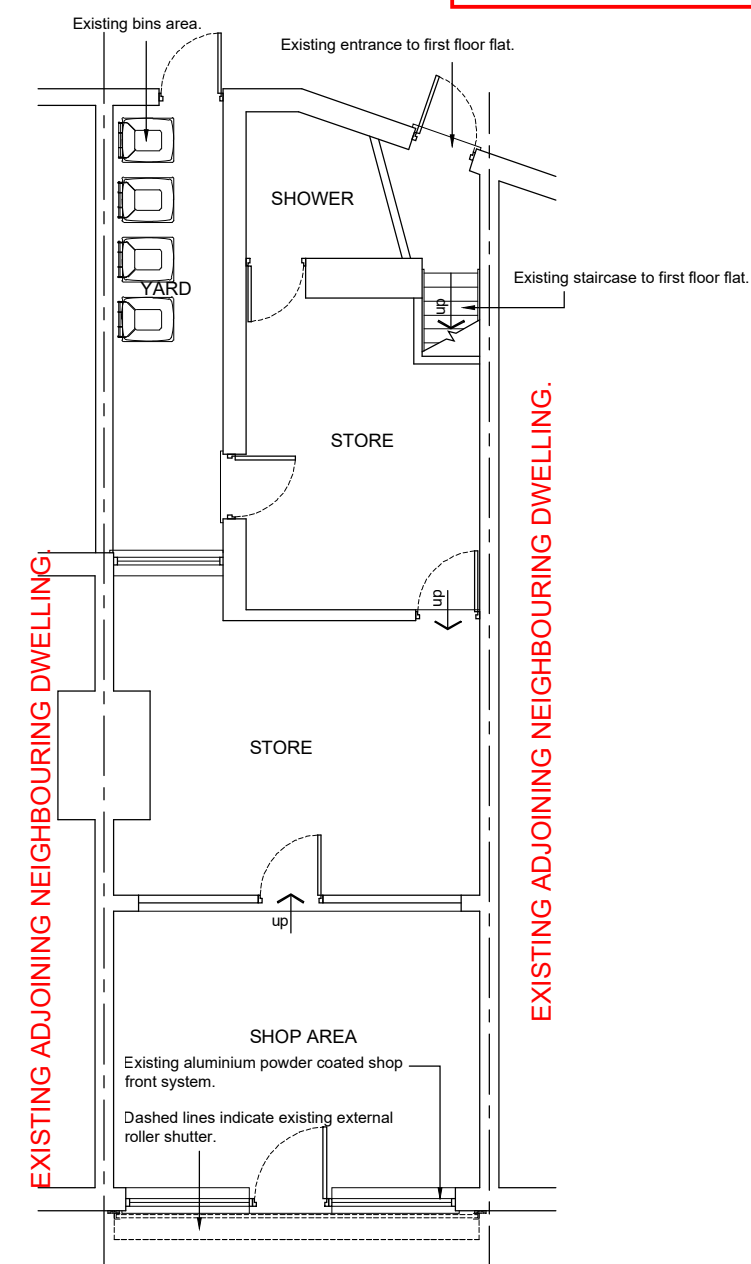
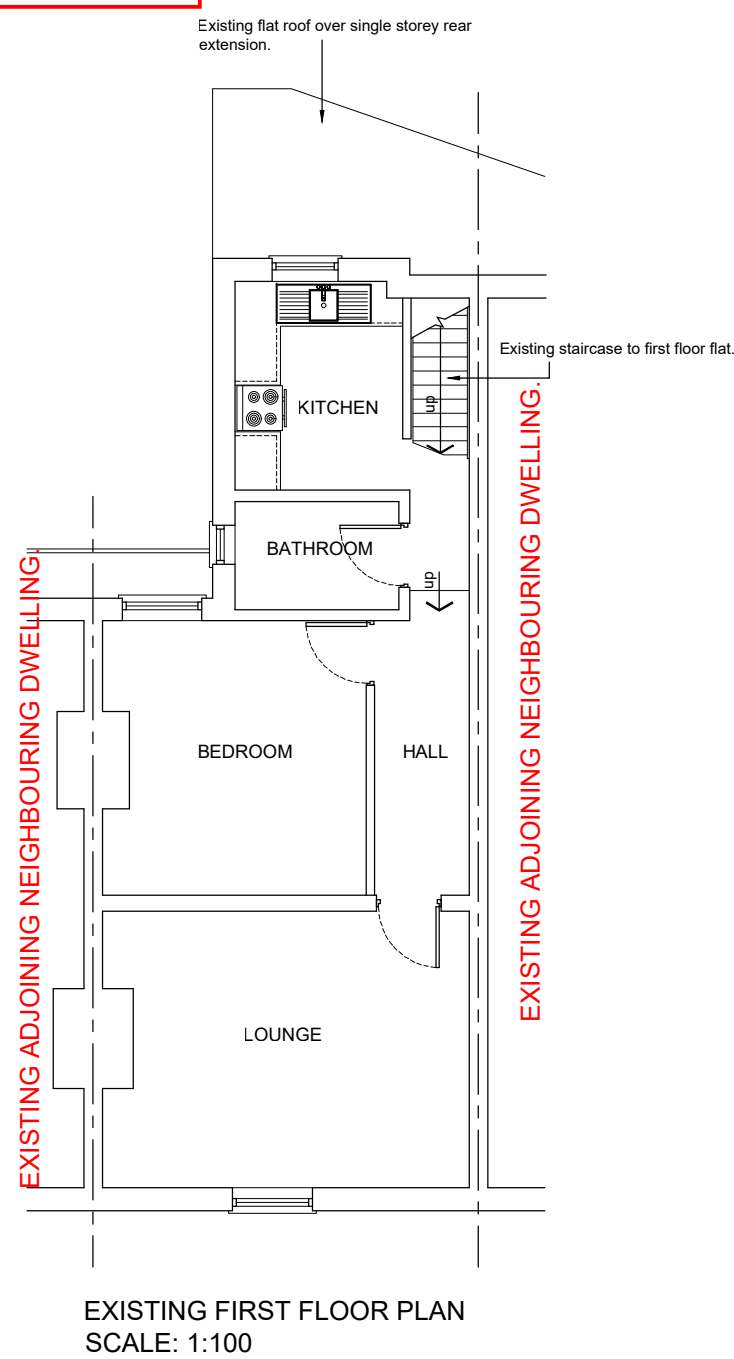
NEW GROUND AND FIRST FLOOR ENTRANCE DOOR.
Solid composite panel front entrance door fixed within structural opening, all in accordance with specialist design and to Local Authority approval.
New entrance doors to be in compliance with Secure By Design requirements and recommendations.



DAMP PROOF COURSE.
Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, sloped where necessary and as shown on drawings.
Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermabre or similar approved cavity closer, or to Local Authority Building Control Surveyors requirements on site.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

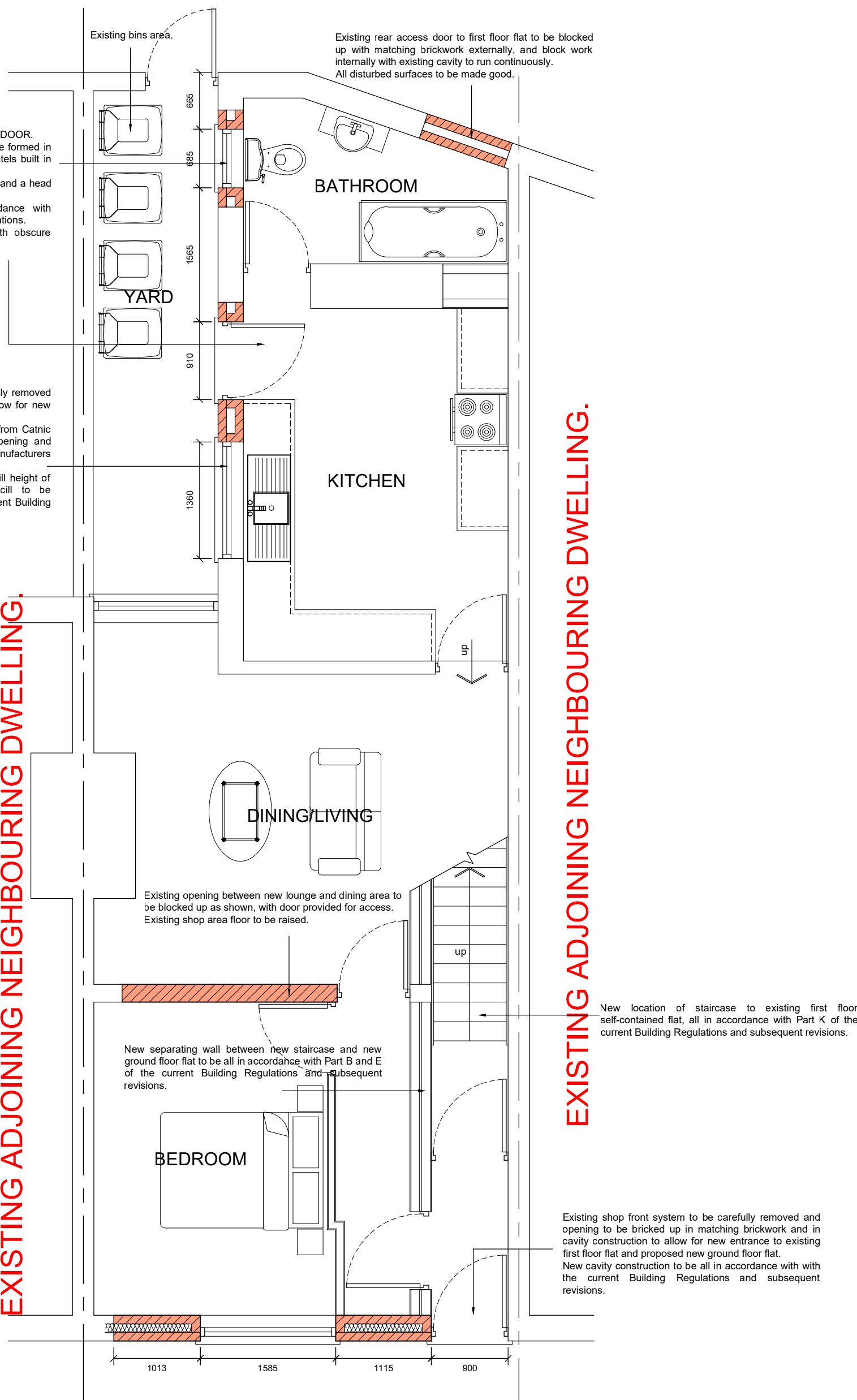
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.



NEW BATHROOM WINDOW AND KITCHEN DOOR.
New bathroom window and kitchen door to be formed in position shown with new Catnic or similar lintels built in to suit.
New window to have a cill height of 1200mm and a head height of 2100mm above finish floor level.
New lintels to be installed all in accordance with manufacturers requirements and recommendations.
New bathroom window to be provided with obscure glazing to Local Authority approval.
All disturbed surfaces to be made good.

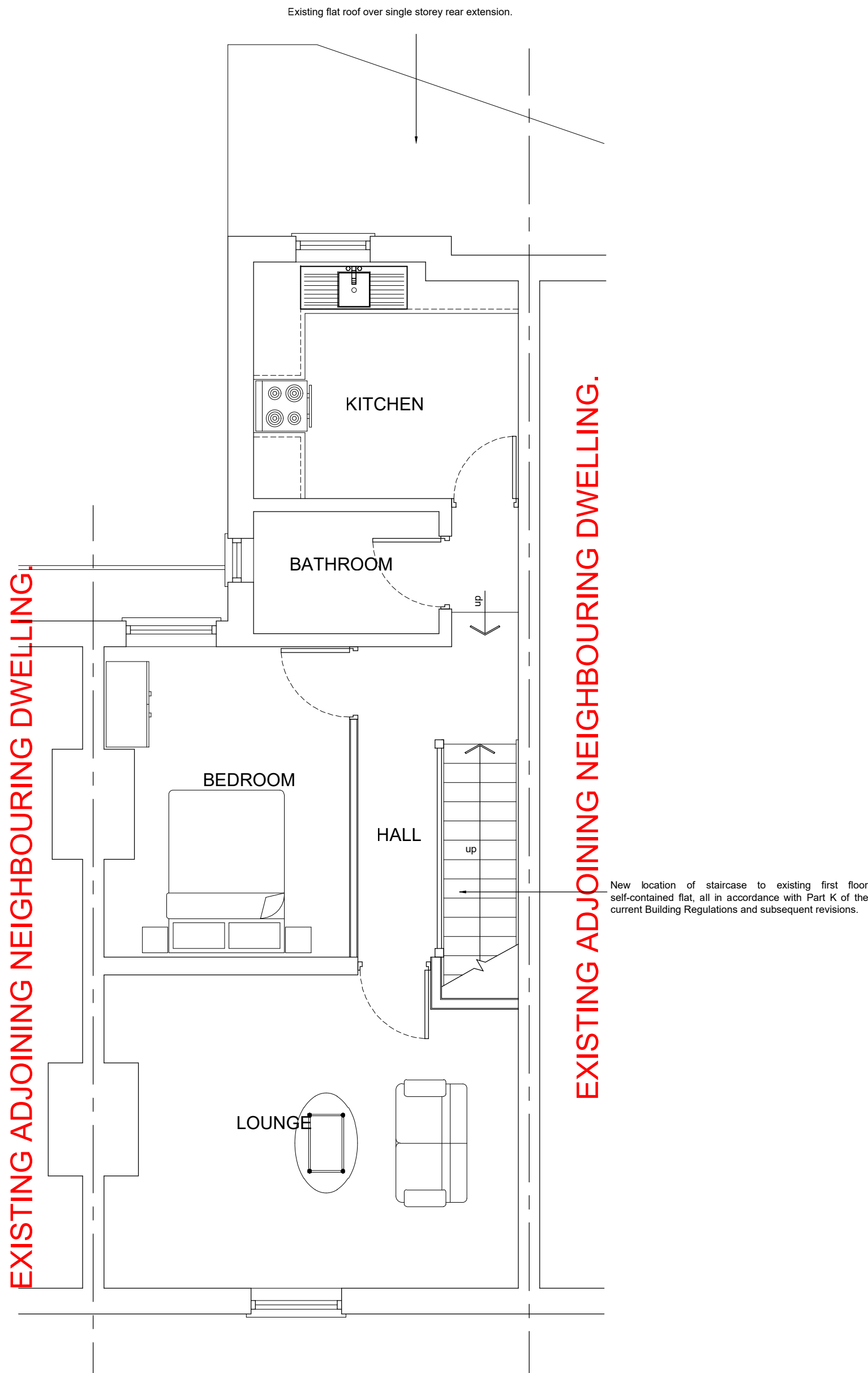
EXISTING KITCHEN DOOR.
Existing kitchen door and frame to be carefully removed and opening to be enlarged as shown to allow for new kitchen window.
Existing lintel to be removed with new lintel from Catnic or similar approved built in to suit new opening and installed all in accordance with manufacturers requirements and recommendations.
New kitchen window to be provided with a cill height of 1050mm above finish and wall below cill to be constructed in cavity construction to the current Building Regulations and subsequent revisions.
All disturbed surfaces to be made good.

EXISTING ADJOINING NEIGHBOURING DWELLING.



EXISTING ADJOINING NEIGHBOURING DWELLING.

EXISTING ADJOINING NEIGHBOURING DWELLING.



GENERAL NOTES.

1. This drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorized persons without prior written consent of Y A Architectural Services.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

PLANNING ISSUE

A	PLANNING REVISIONS GROUND FLOOR PLAN AMENDED TO INDICATE BEDROOM.	29.11.24
AMENDMENTS		DATE
Y A Architectural Services Unity House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07822 434415 e-mail: design@yaas.co.uk www.yaas.co.uk		
DRAWN: Y AHMED.	DATE: 01.11.24	
CHECKED:	SCALE: 1:100, 1:50@A1	
PROJECT: RETENTION OF EXISTING FIRST FLOOR SELF-CONTAINED FLAT AND CONVERSION OF GROUND FLOOR RETAIL UNIT TO NEW SELF-CONTAINED FLAT, INCLUDING REMOVAL OF EXISTING SHOP FRONT AND MODIFICATION TO FRONT ELEVATION AND REPOSITION OF EXISTING INTERNAL STAIRCASE AT 17 MOUNT ROAD LONGSIGHT, MANCHESTER.		
CLIENT: LBS PROPERTY SOLUTIONS LTD.		
JOB TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS.		
JOB No: 1991-P01A		