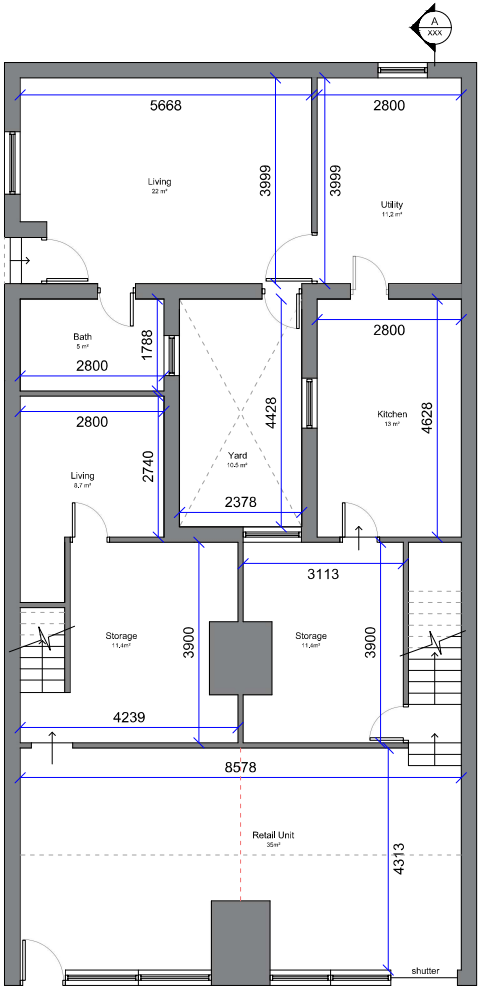
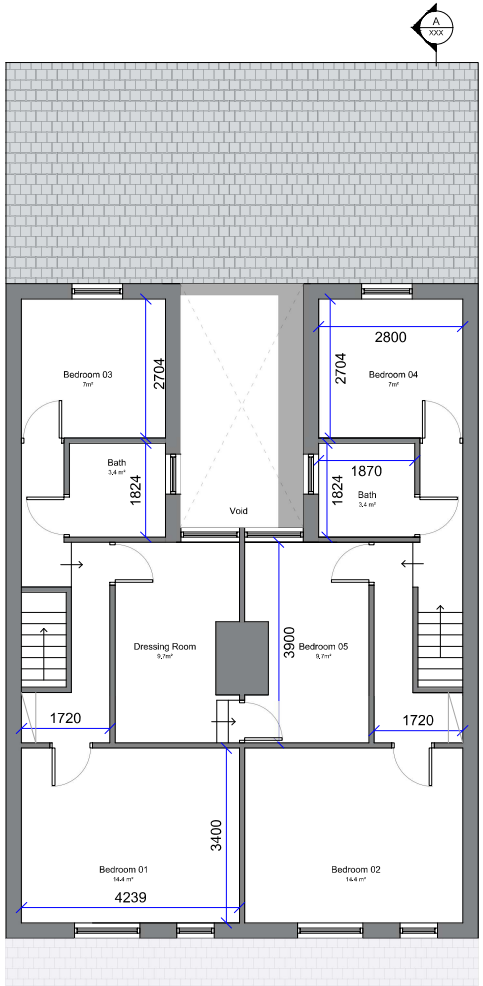
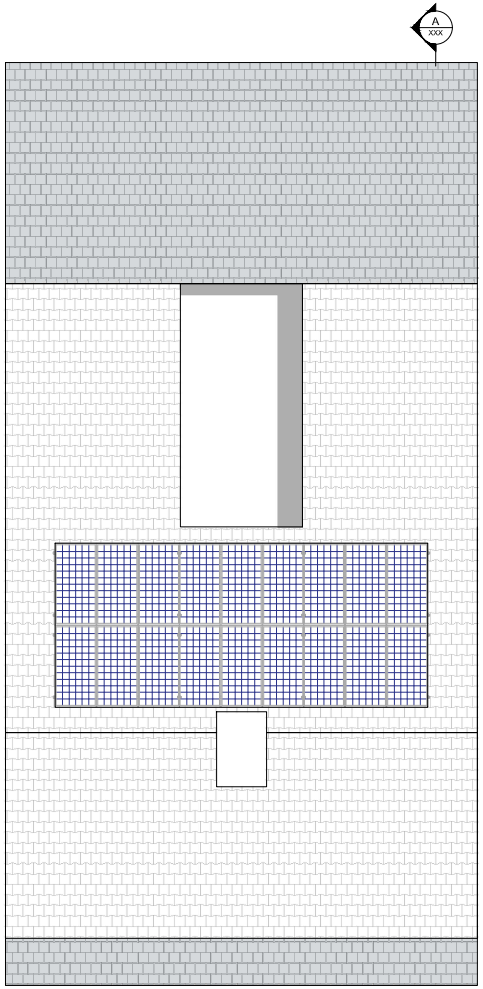


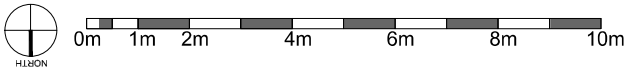
Existing Ground Floor - 148m²
1:100 @ A3



Existing First Floor - 97m²
1:100 @ A3



Existing Roof Plan
1:100 @ A3



Notes:
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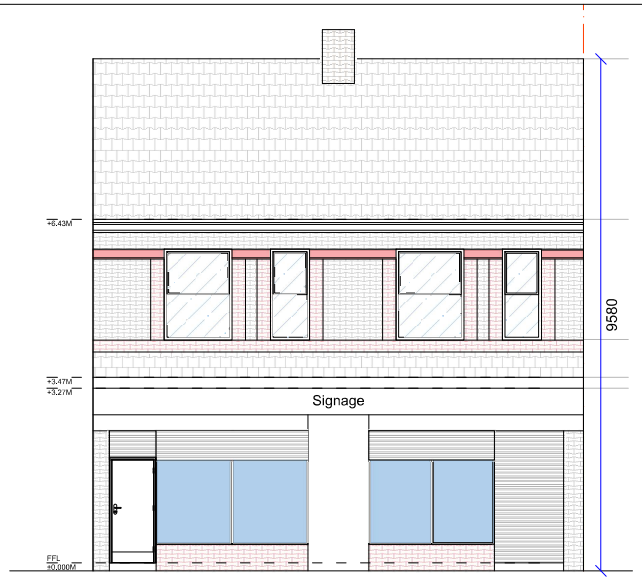
Revisions List:

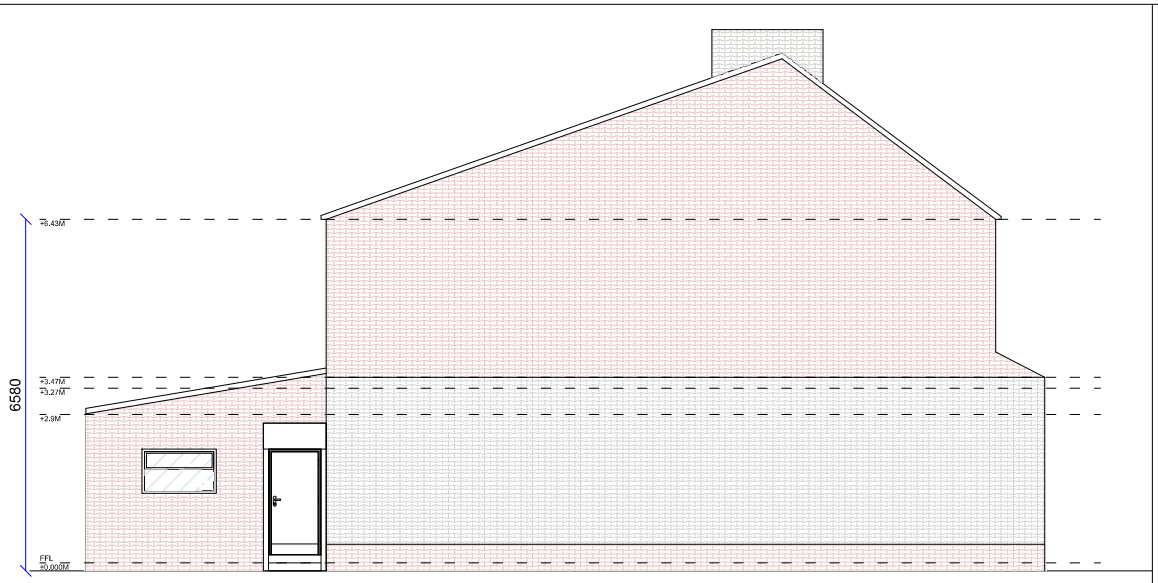
HAD & Co.
www.hadmanchester.co.uk
0161 327 2529

Address: Khans Newsagents
Off Licence
154-156 Claremont Road,
Manchester
M14 4RT

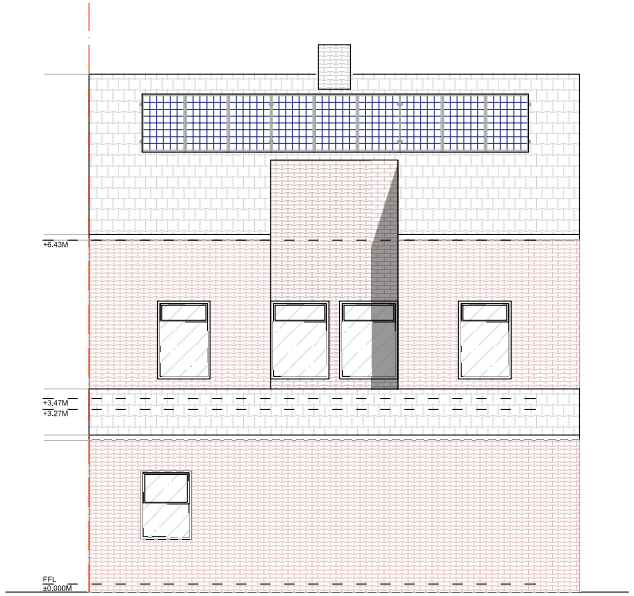
Title: Existing Plans	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 06-04-2023	**Paper:** A3
Drawing No: HAD3479-01	**Scale:** 1:100
Revision:	



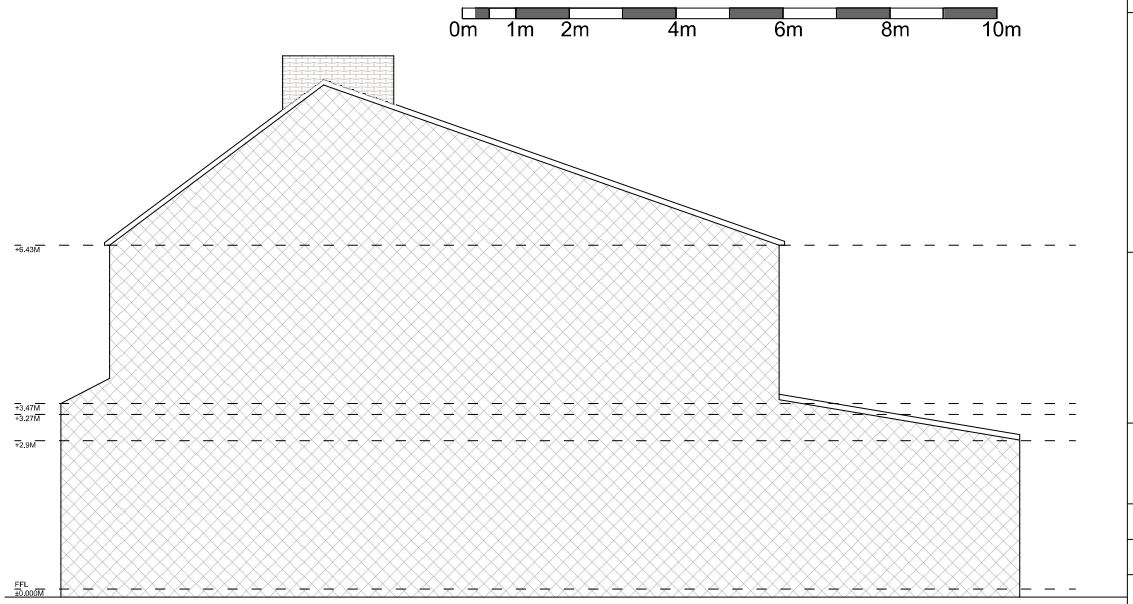
Existing Front Elevation
1:100 @ A3



Existing Side Elevation
1:100 @ A3



Existing Rear Elevation
1:100 @ A3



Existing Side Elevation
1:100 @ A3

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Revisions List:

HAD & Co.
www.hadmanchester.co.uk
0161 327 2529

Address: Khans Newsagents
Off Licence
154-156 Claremont Road,
Manchester
M14 4RT

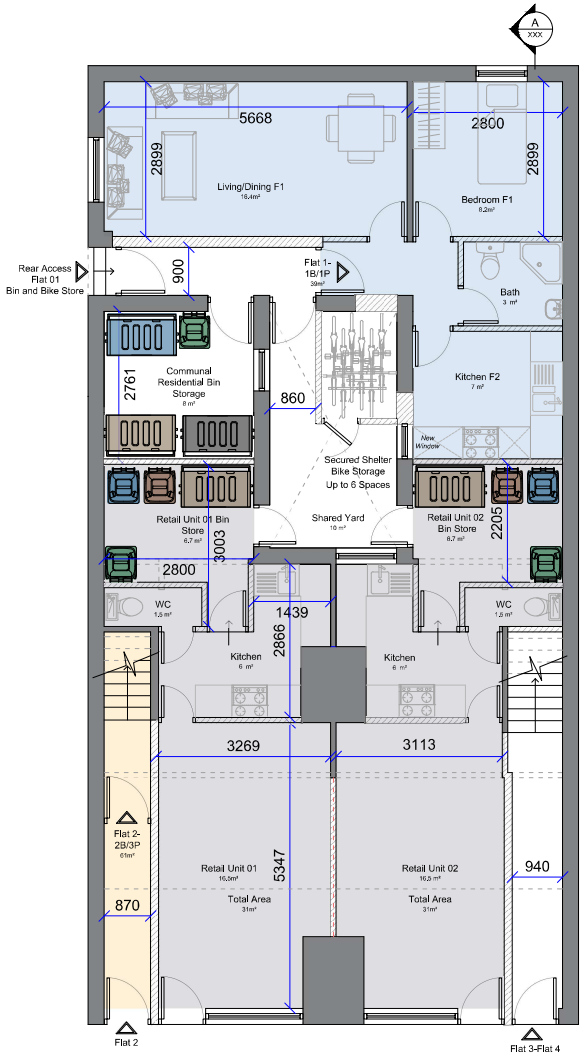
Title: Existing Elevations	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 11-04-2023	**Paper:** A3
Drawing No: HAD3479-02	**Scale:** 1:100
Revision:	

Ground Floor - 148m²

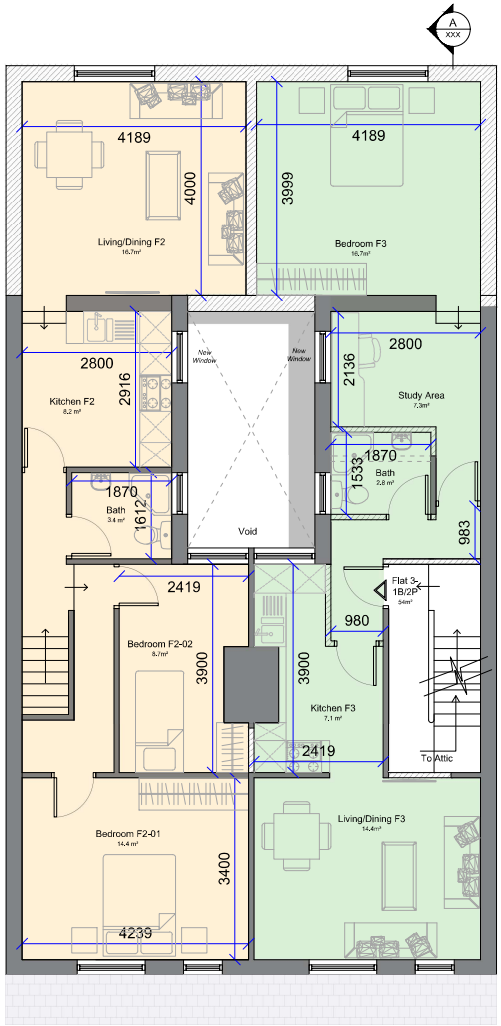
- 2 x Retail Unit
- Flat -01 1B/1P = 39m²
- Bin Storage
- Bike Storage

First Floor - 130m²

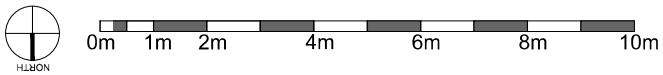
- Flat -02 2B/3P = 61m²
- Flat -03 1B/2P = 54m²



Proposed Ground Floor - 148m²
1:100 @ A3



Proposed First Floor - 130m²
1:100 @ A3



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Revisions List:

a- Increased the bin store area for the residential flats.
- Moved the commercial bin storage to the rear.
- Proposed bike store in the rear.

b- Internal amendments were done to increase the bin store area for the commercial units
- Added the detailed information of the commercial bin storage.

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Address: Khans Newsagents
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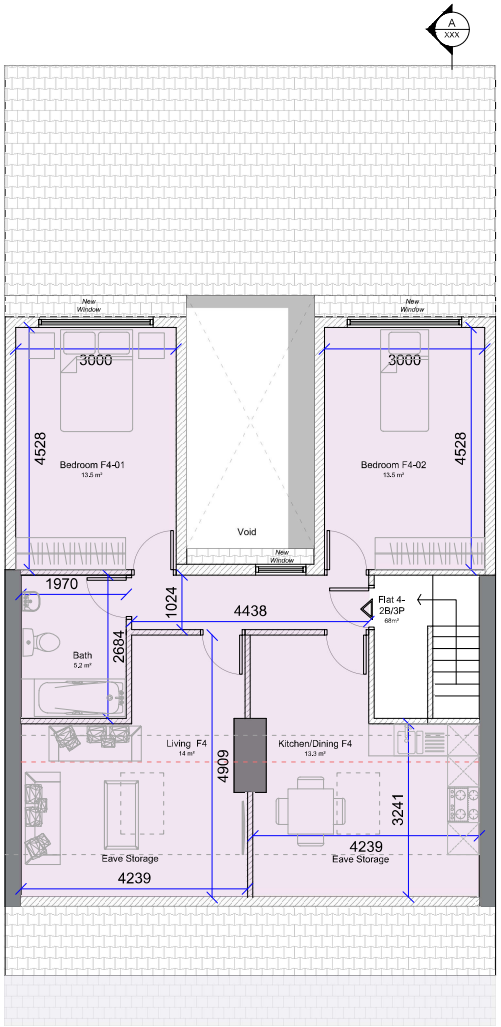
M14 4RT

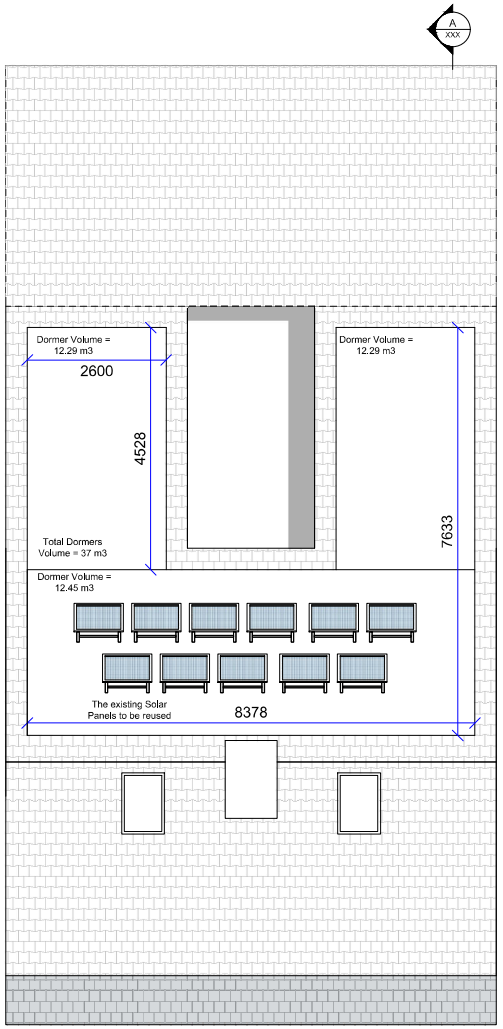
Title: Proposed Plans	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 01-03-2024	**Paper:** A3
Drawing No: HAD3479-03	**Scale:** 1:100
Revision: a b	

Loft Floor - 78.5m²

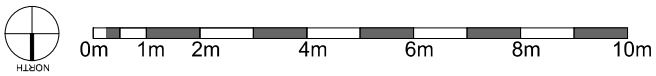
- Flat -04 2B/3P = 68m²



Proposed Loft Floor - 78.5m²
1:100 @ A3



Proposed Roof Plan
1:100 @ A3



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Address: Khans Newsagents
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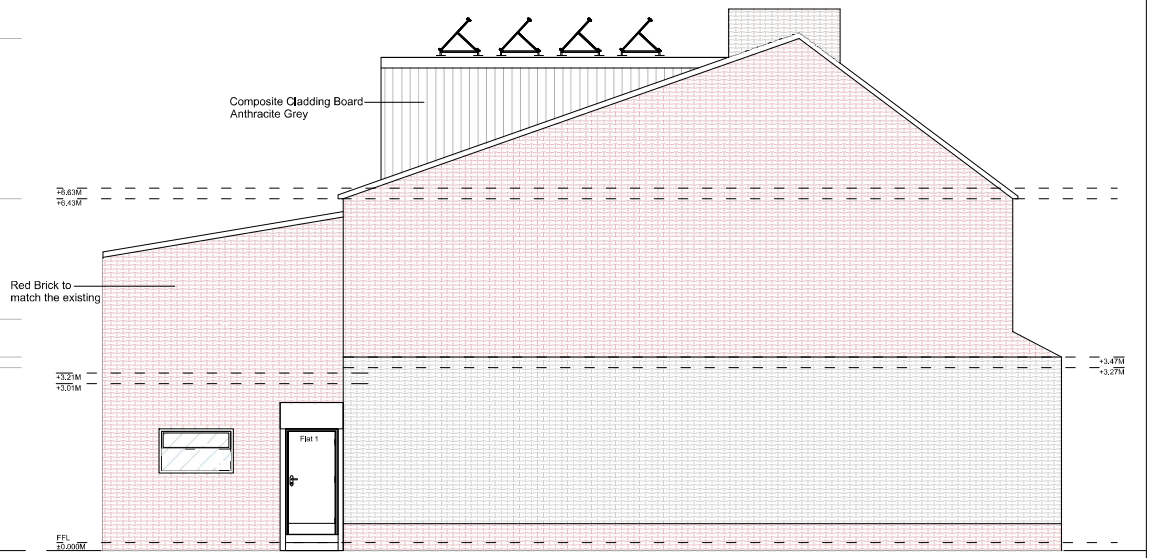
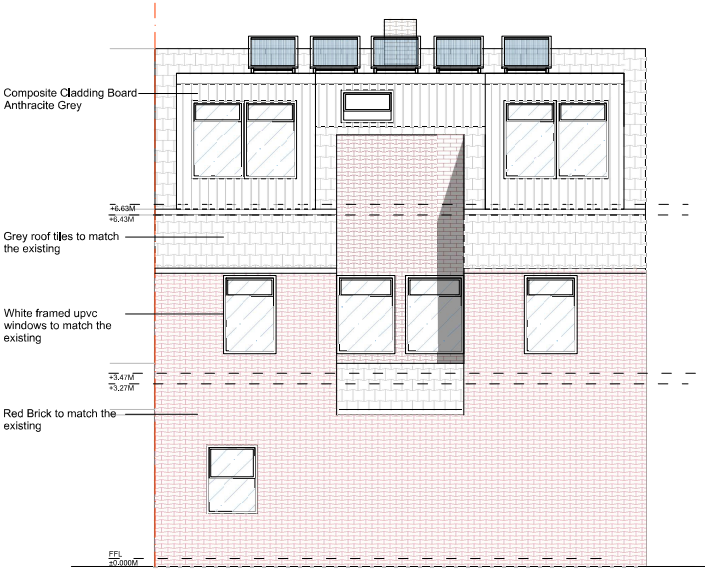
Title: Proposed Plans 02	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 19-06-2023	**Paper:** A3
Drawing No: HAD3479-04	**Scale:** 1:100
Revision:	

Proposed Front Elevation
1:100 @ A3

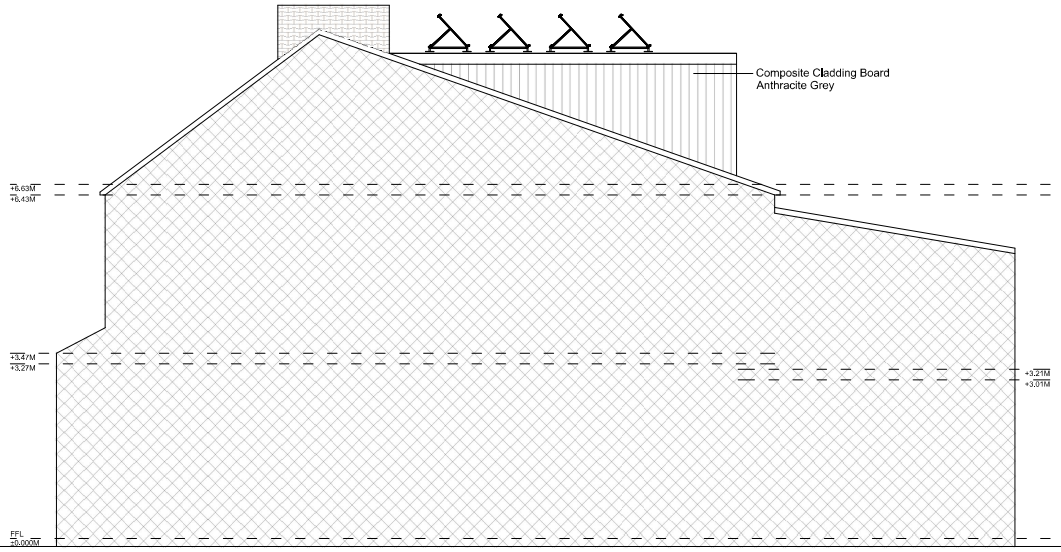


Proposed Side Elevation
1:100 @ A3

0m 1m 2m 4m 6m 8m 10m



Proposed Rear Elevation
1:100 @ A3



Proposed Side Elevation
1:100 @ A3

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Revisions List:

a- Corrected labels
b- The new window have been removed.

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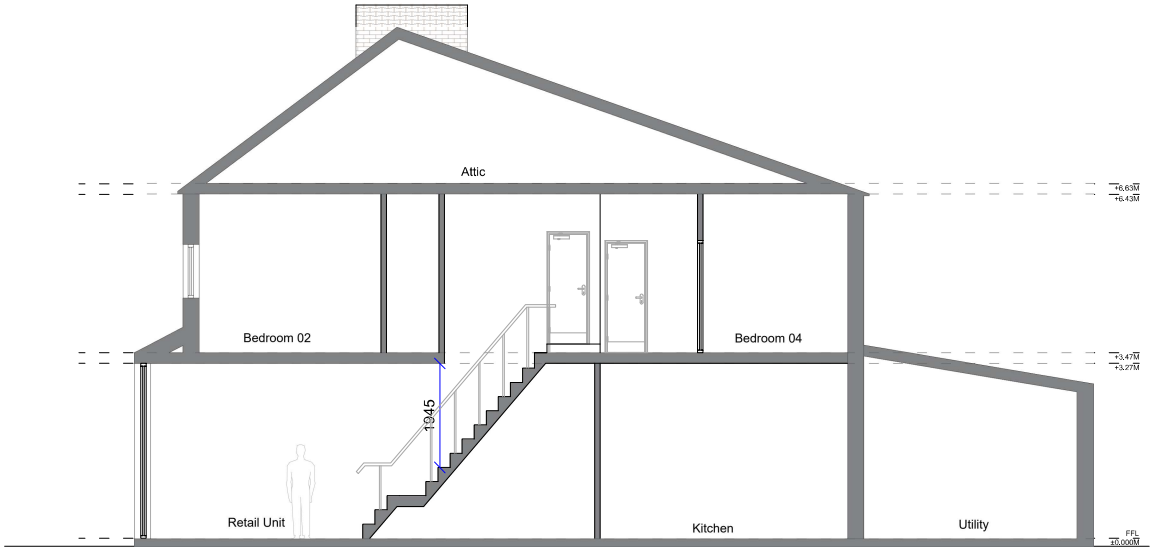
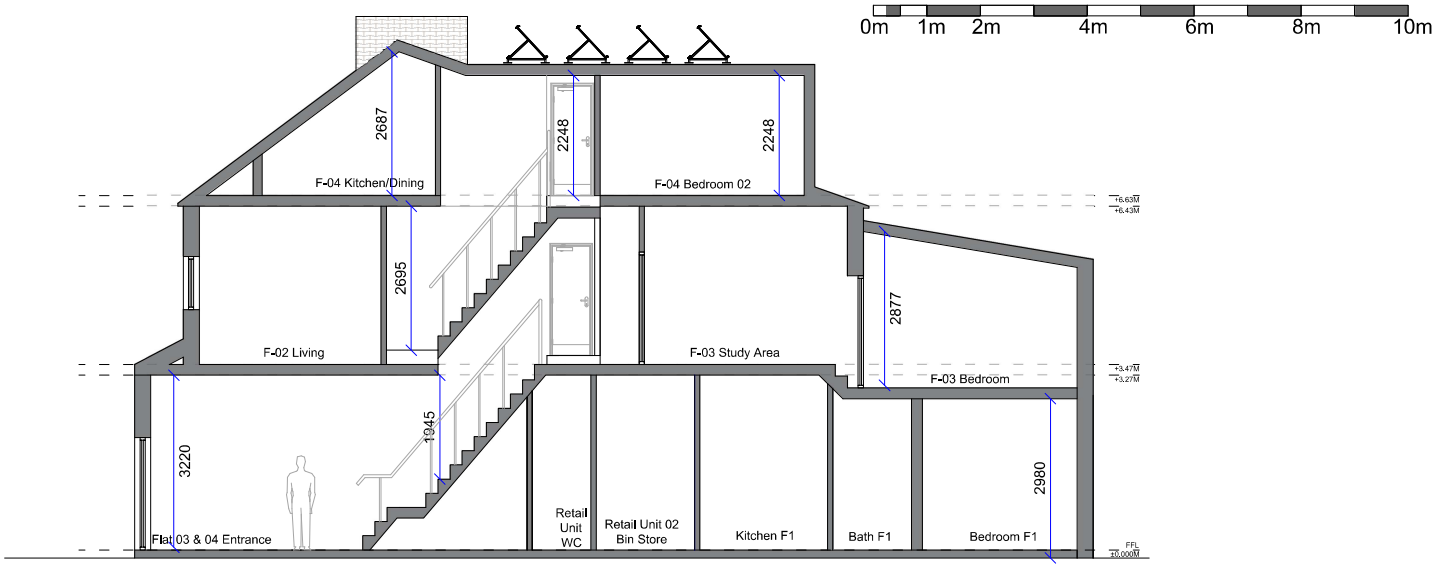
Title: Proposed Elevations	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 19-06-2023	**Paper:** A3
Drawing No: HAD3479-05	**Scale:** 1:100
Revision: a b	



Existing Section A-A 1:100 @ A3



Proposed Section A-A 1:100 @ A3

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Address: Khans Newsagents
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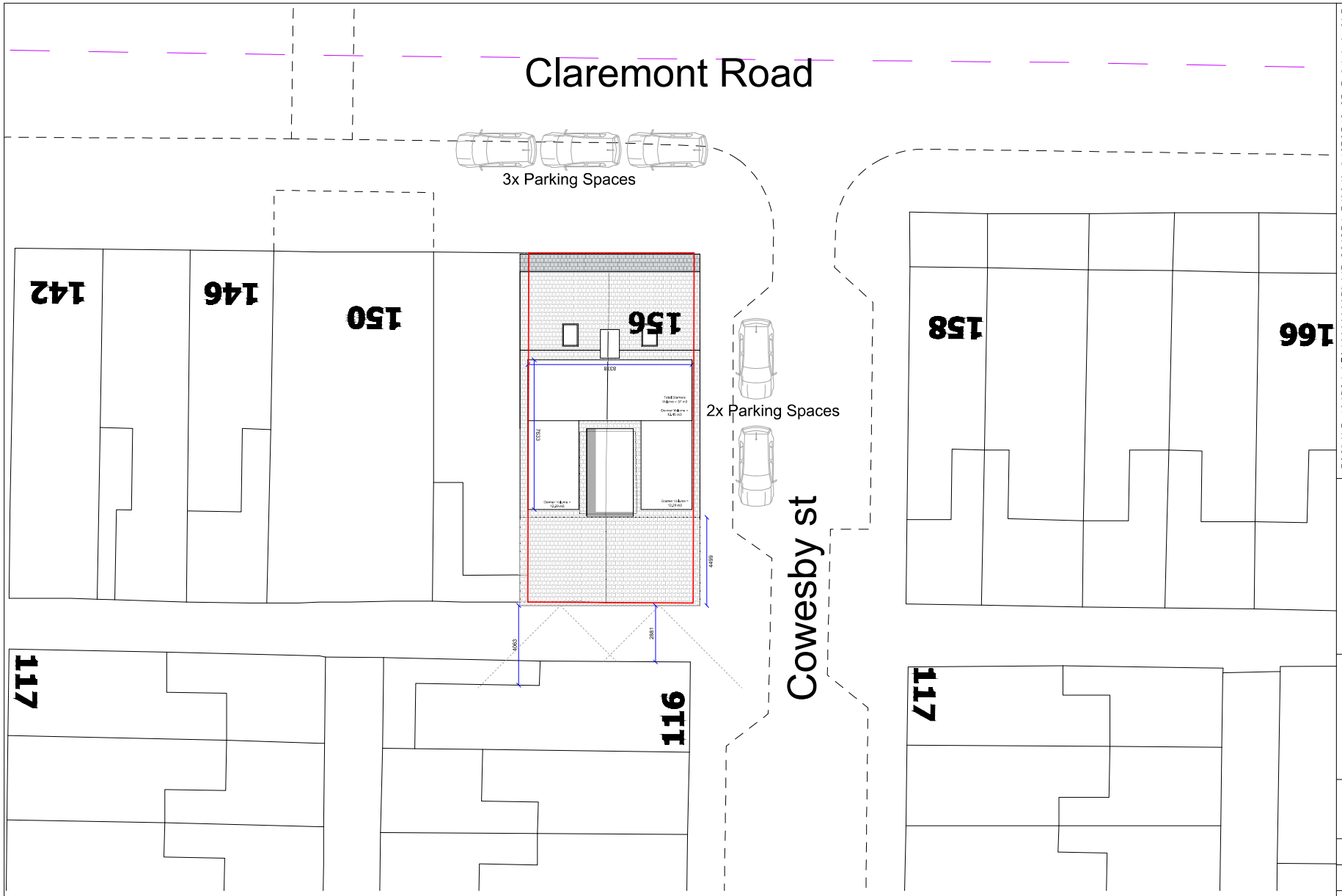
Title: Existing and Proposed Sections	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 19-06-2023	**Paper:** A3
Drawing No: HAD3479-06	**Scale:** 1:100
Revision:	



Proposed Site Plan - 150.5 m^2

1:200 @ A3

0m 1m 2m 4m 6m 8m 10m

NORTH

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask.

HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015, The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

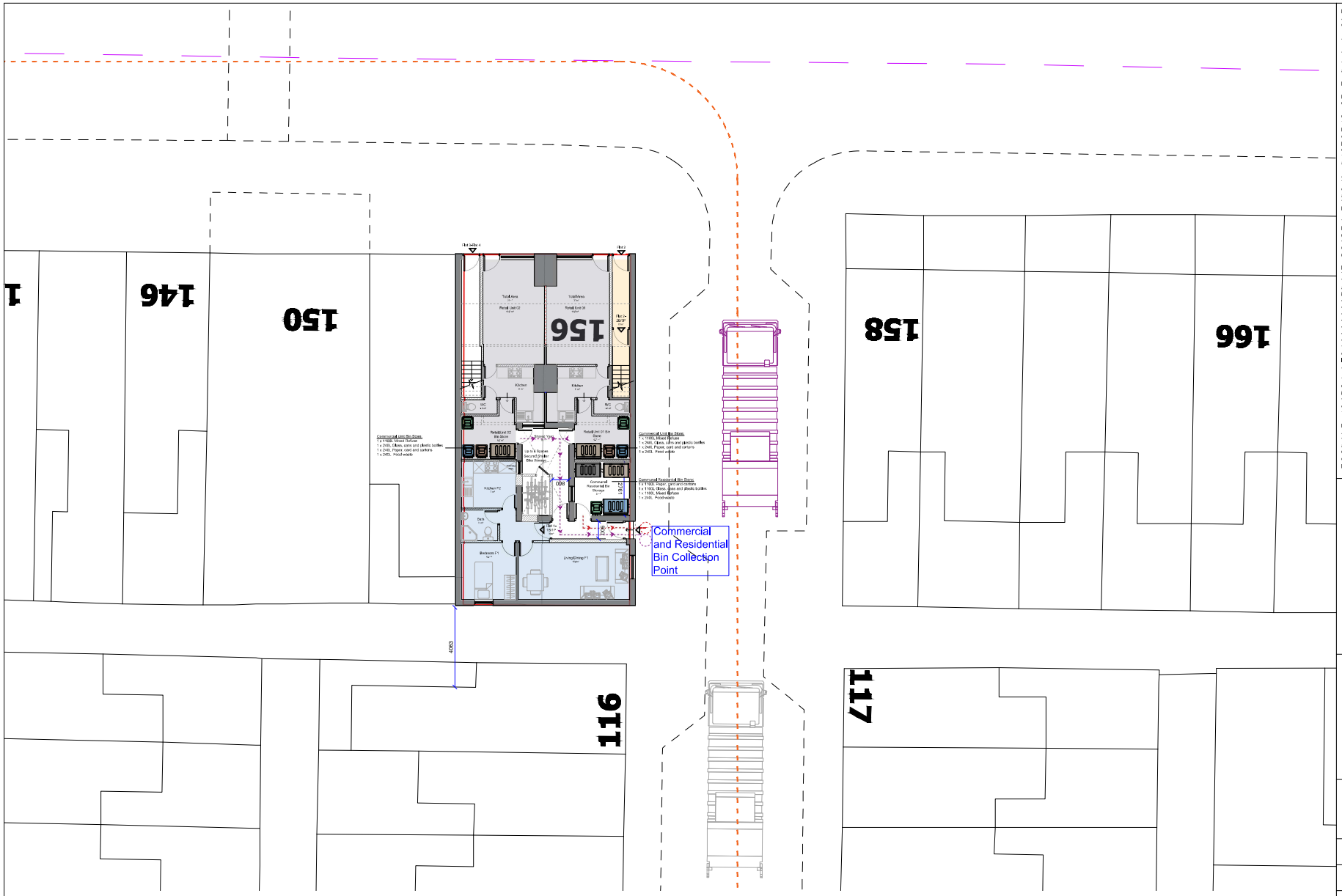
Revisions List:

a- Added the existing parking spaces.

HAD & Co.
www.hadmanchester.co.uk
0161 327 2529

Address: Khans Newsagents
Off Licence
154-156 Claremont Road,
Manchester
M14 4RT

Title: Proposed Site Plan	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 19-06-2023	**Paper:** A3
Drawing No: HAD3479-07	**Scale:** 1:100
Revision: a	



Proposed Refuse Plan - 150.5 m²

1:200 @ A3

0m 1m 2m 4m 6m 8m 10m

NORTH

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

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Revisions List:

a- Increased the bin store area for the residential flats.
- Moved the commercial bin storage to the rear.

b- Increased the bin store area for the commercial units and added the detailed information of the bin storage.

HAD & Co.
www.hadmanchester.co.uk
0161 327 2529

Address: Khans Newsagents
Off Licence
154-156 Claremont Road,
Manchester
M14 4RT

Title: Proposed Refuse Plan	**Drawn:** HA
Client: Khan's Newsagents	**Checked:**
Date: 01-03-2024	**Paper:** A3
Drawing No: HAD3479-08	**Scale:** 1:100
Revision: a b	