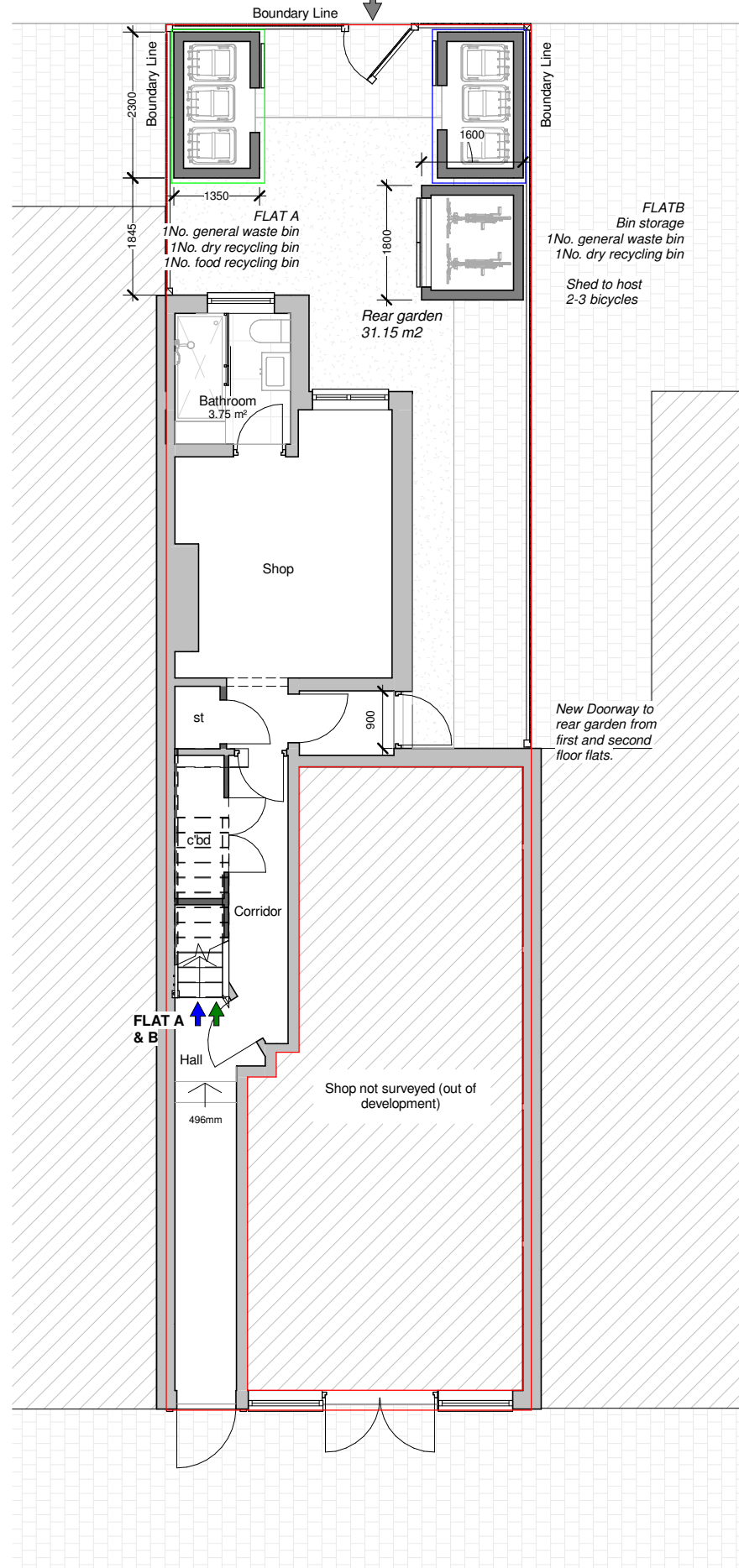


Ground Floor Plan.

1 : 100

Rear access



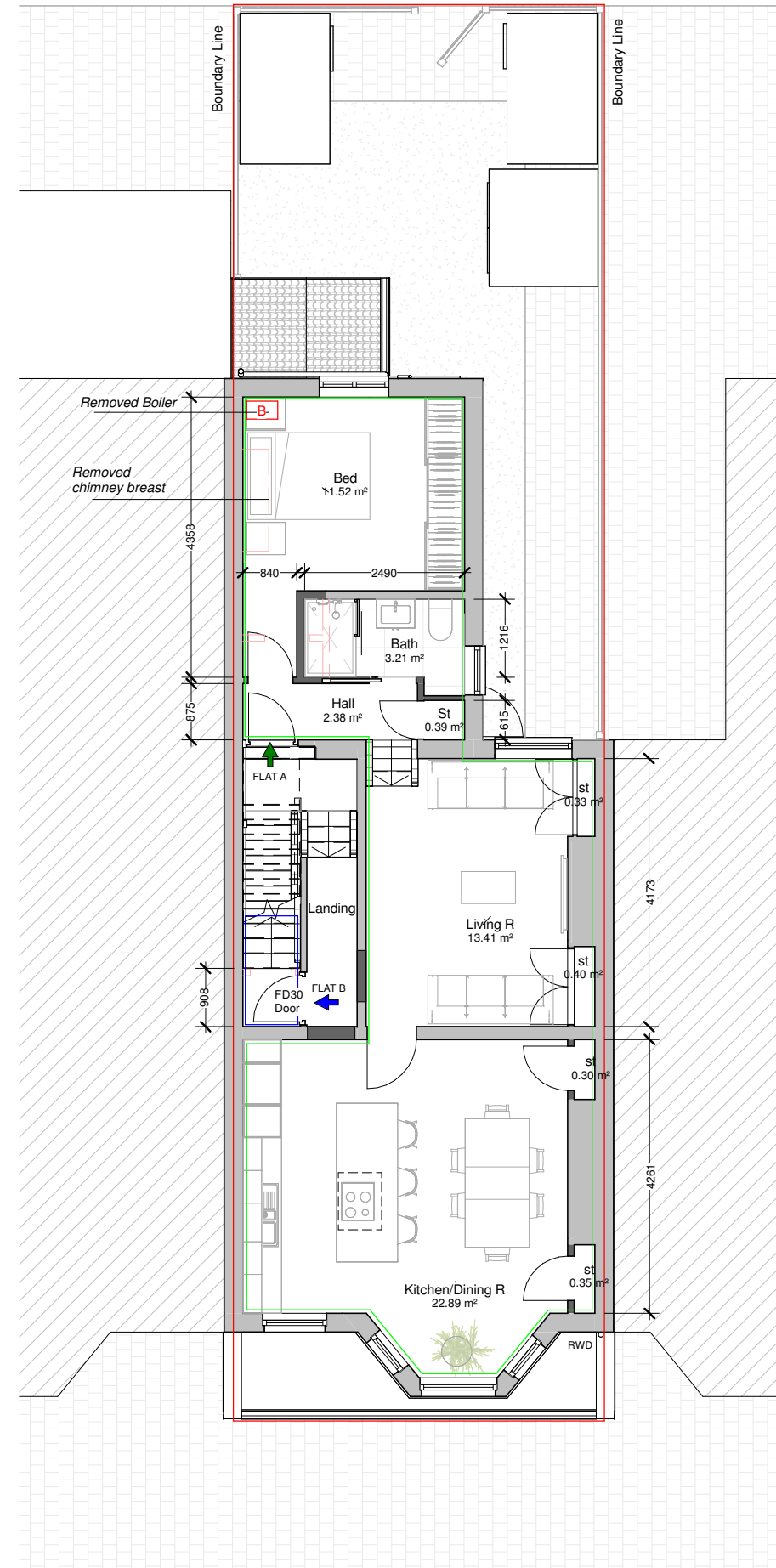
PRINCESS ROAD

FLAT A (1b2p) GROSS INTERNAL AREAS GROUND FLOOR

Living Room. 13.82 m²
Bathroom. 3.21 m²
Storage. 0.39 + 0.33 + 0.40 + 0.30 + 0.35 = 1.77 m²
Hall. 2.38 m²
Bedroom. 11.52 m²
Kitchen/Dining R. 22.89 m²
TOTAL. 55.59 m² > 50 m² set out by regulations for a 1-Storey flat with 1 bedroom

First Floor Plan.

1 : 100



0 1 2 3 4m 1:100

PROGRAMME:

PROPOSED GIAs
NONE

KEY:

	Neighbouring context	RWP	Rain Water Pipe
	Existing walls	SVP	Soil Vent Pipe
	Proposed walls		Boundary line
	Proposed rooflight		Existing removed
MH	Manhole		Existing beam
B	Boiler		1.2 m head height
EM	Electric Meter		1.5 m head height
GM	Gas Meter		Ridge line

REVISION NOTES:

REV: | DATE: | DESCRIPTION:

GENERAL NOTES:

- All Dimensions are in millimetres unless otherwise stated
- All work to be carried out in accordance with current building regulations and all relevant british standards/codes of practice.
- The Contractor is responsible for the correct setting out of the works on site, all dimensions to be checked prior to fabrication of materials and commencement of works.
- This Drawing is to be read in conjunction with all relevant drawings and specifications
- Exact SVP and Boiler position to be determined onsite by contractor
- A 'macerator toilet' would be required for a certain designs if the toilet location is away from existing SVP
- Steels imbedded into ceiling may be charged additionally by your contractor
- All proposed materials are to be similar in appearance to that of the existing house, unless otherwise stated.
- Skylights must not protrude past the roof slope by more than 150mm
- Glazing which exceeds 25% of the added floor area will result in extra charges for S.A.P Calculations
- Windows on a side elevation at first floor level or above must be obscured glazing and non openable below 1.7m
- Load-bearing partitions and/or posts are shown in a rough position. The exact position is to be confirmed by a structural engineer prior to construction.



EXTENSION PLANS

Extension Plans UK. Ealing Cross, 85 Uxbridge Rd, London W5 5BW

Sutvinda Singh

CLIENT:

Dwelling conversion into 2 flats (1x 2b + 1x1b)

PROJECT:

99 Princess Road
Greater Manchester
M14 4RB

PROJECT ADDRESS:

PROPOSED FLOOR PLANS

DRAWING TITLE:

RR	PJ
DRAWN BY:	CHECKED BY:
30.08.2023	Rev:
DATE:	Rev. DATE:
1:100	DRAWING No: PR-R00-PR-102