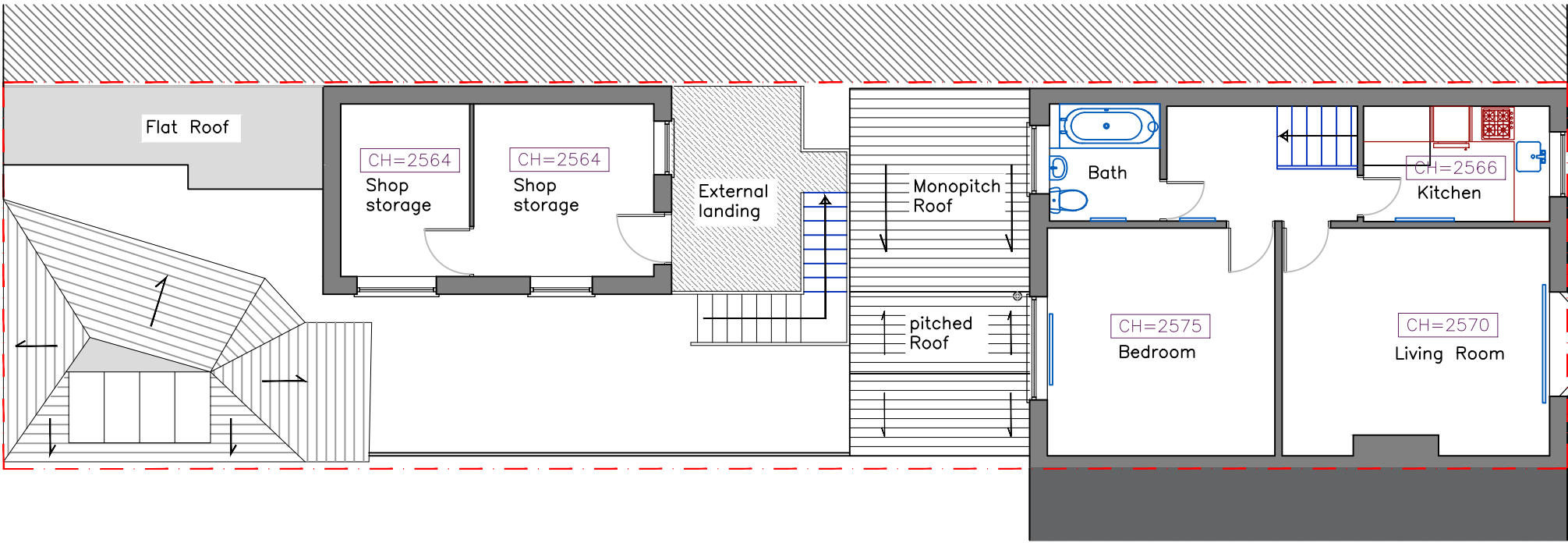
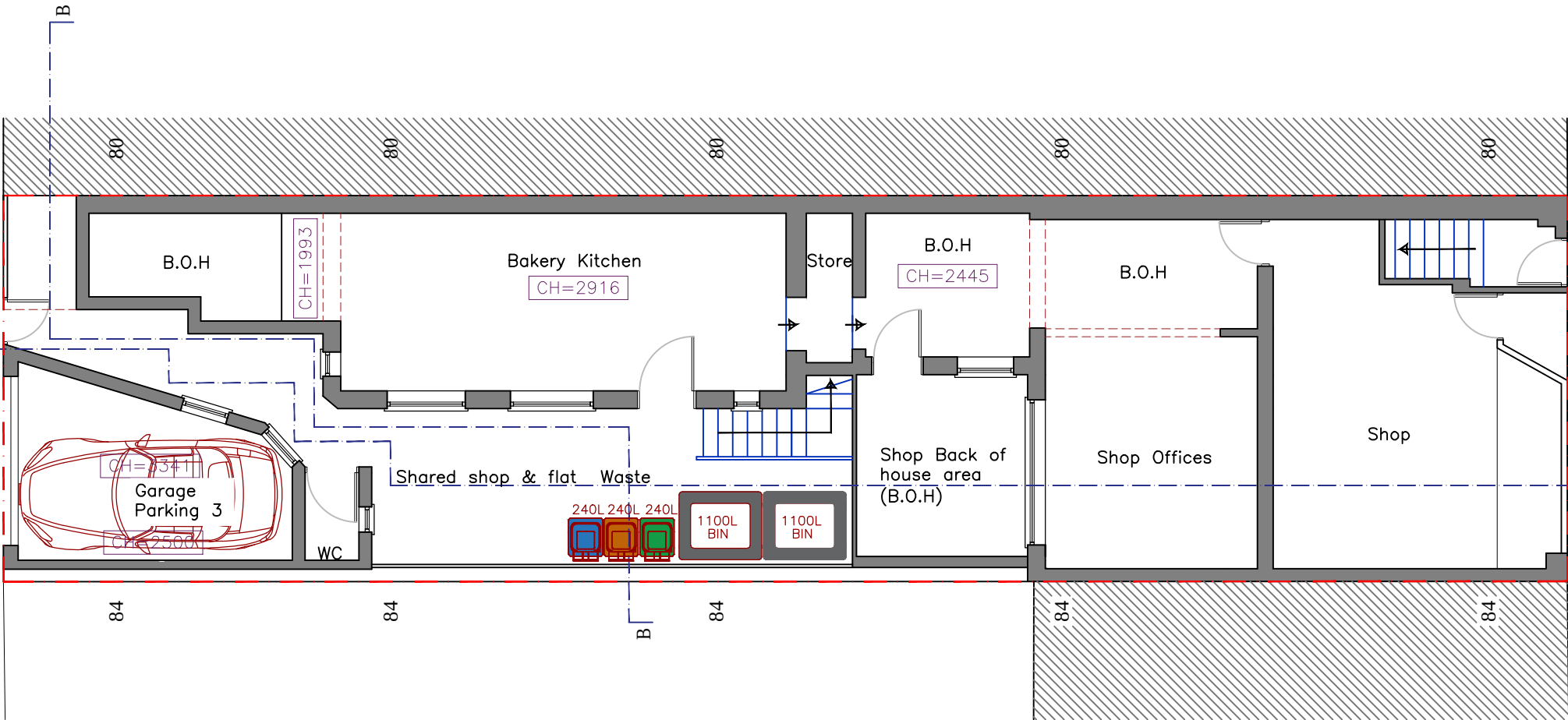




Existing First Floor Plan



Existing Ground Floor Plan

This design and drawing is the **copyright of CA+D designs** and must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

The main contractor/builder is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

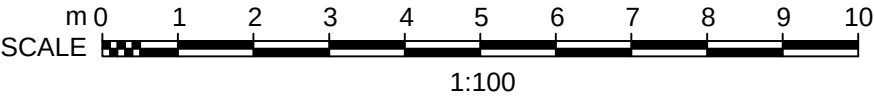
All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

Any discrepancies to be reported to the client/project manager

THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.

R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev.	Date	Description
Issued for: Planning		
Location: 82 Mauldeth Road West Withington Manchester M20 1AB		
Project: Flats Loft Conversion and erection of rear dormer with internal alterations		
Drawing Title: Existing Floor Plans		
architect MICHAEL CUMMINGS Innovative Affordable Architects		
Address: Moss House, Moss Lane Altrincham, WA15 8GZ Tel: 07904 344 871 Email: mike@cummingsarchitect.com Website: www.cummingsarchitect.com		
Drawing No: 001		Date: 02/09/2021
Project No: 1249		Scale: 1:100@A3
Drawn: NP		Checked: MC



This design and drawing is the **copyright of CA+D designs** an must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

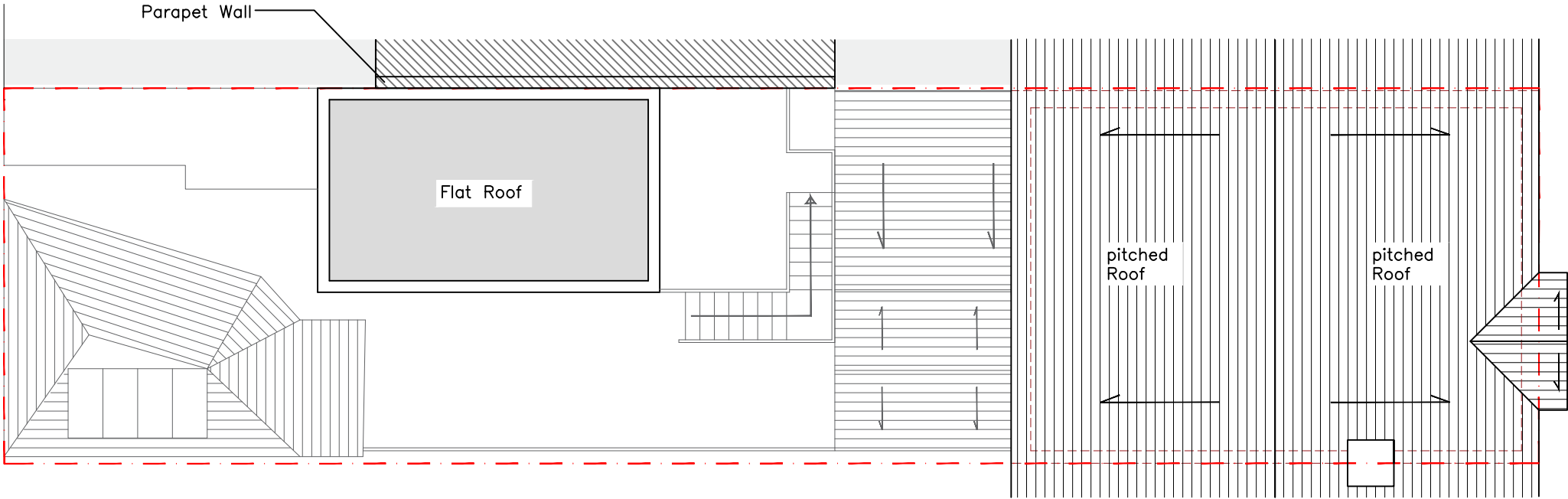
The main contractor/builder is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

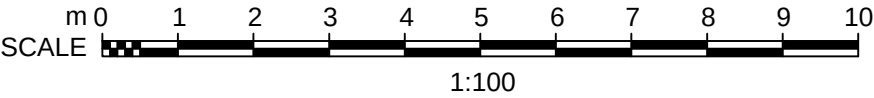
Any discrepancies to be reported to the client/project manager

THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

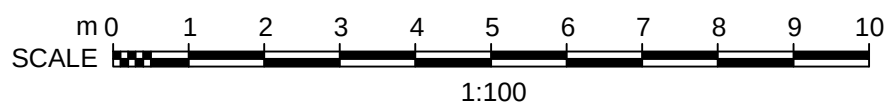
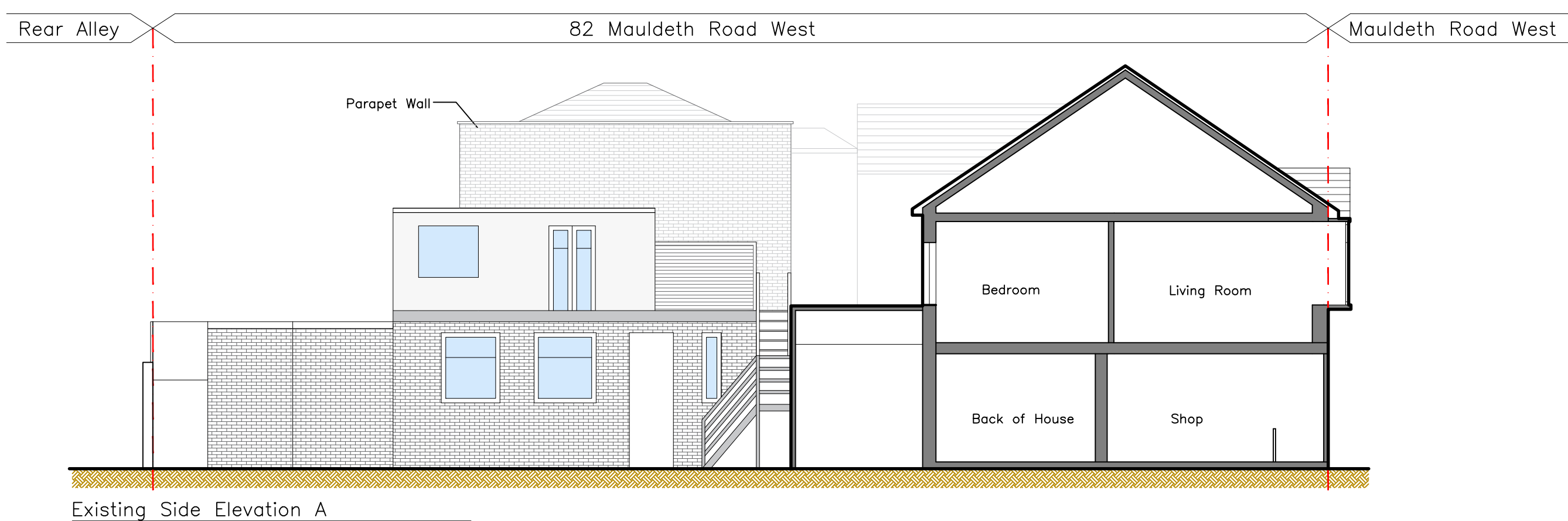
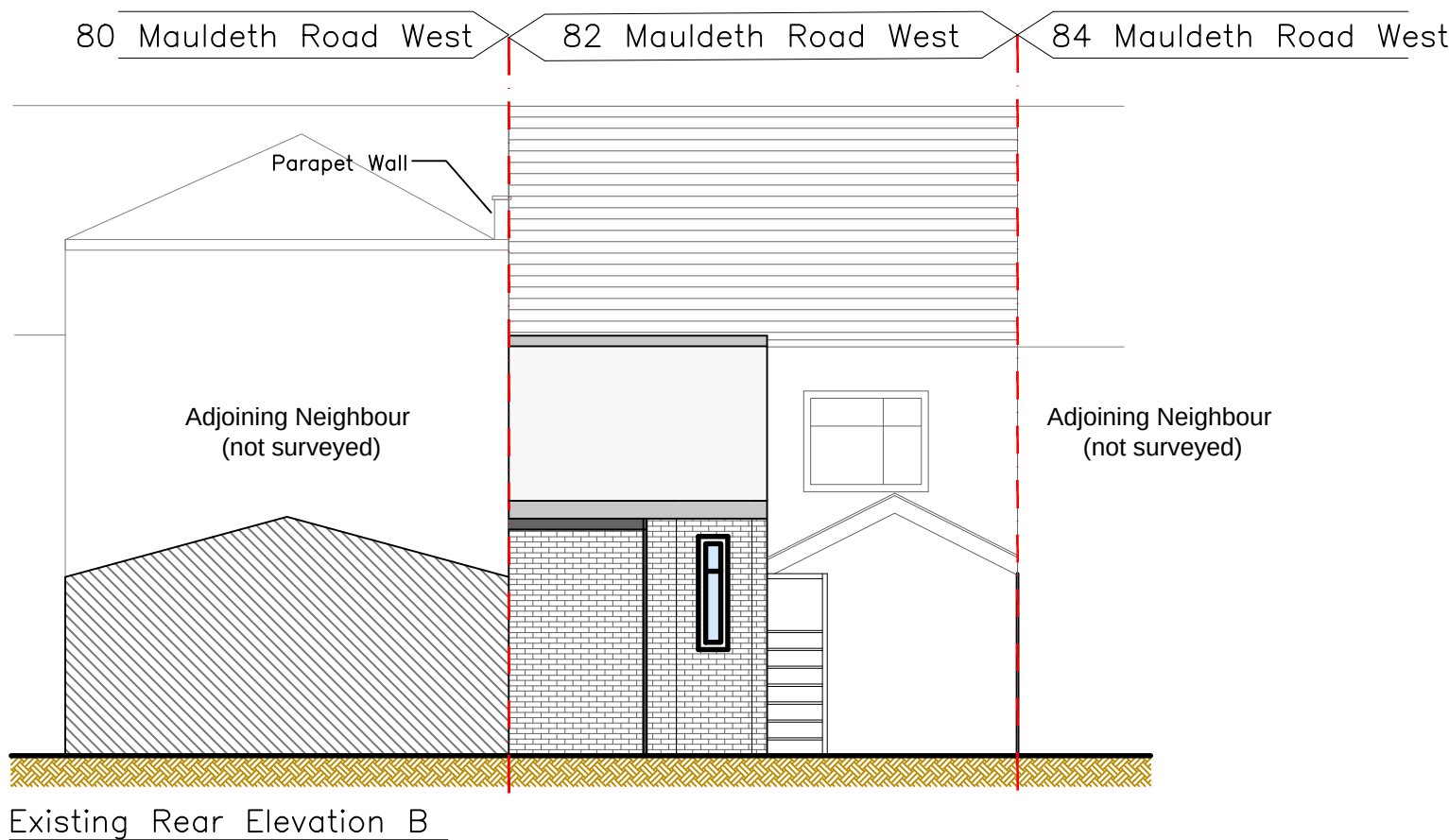
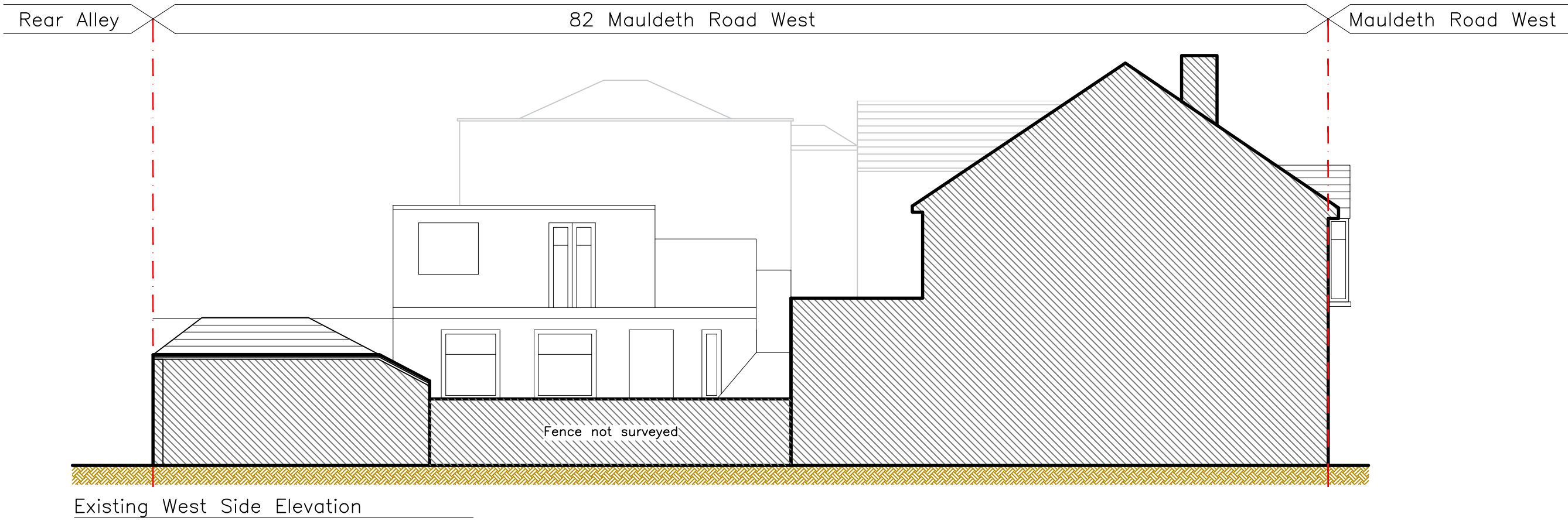
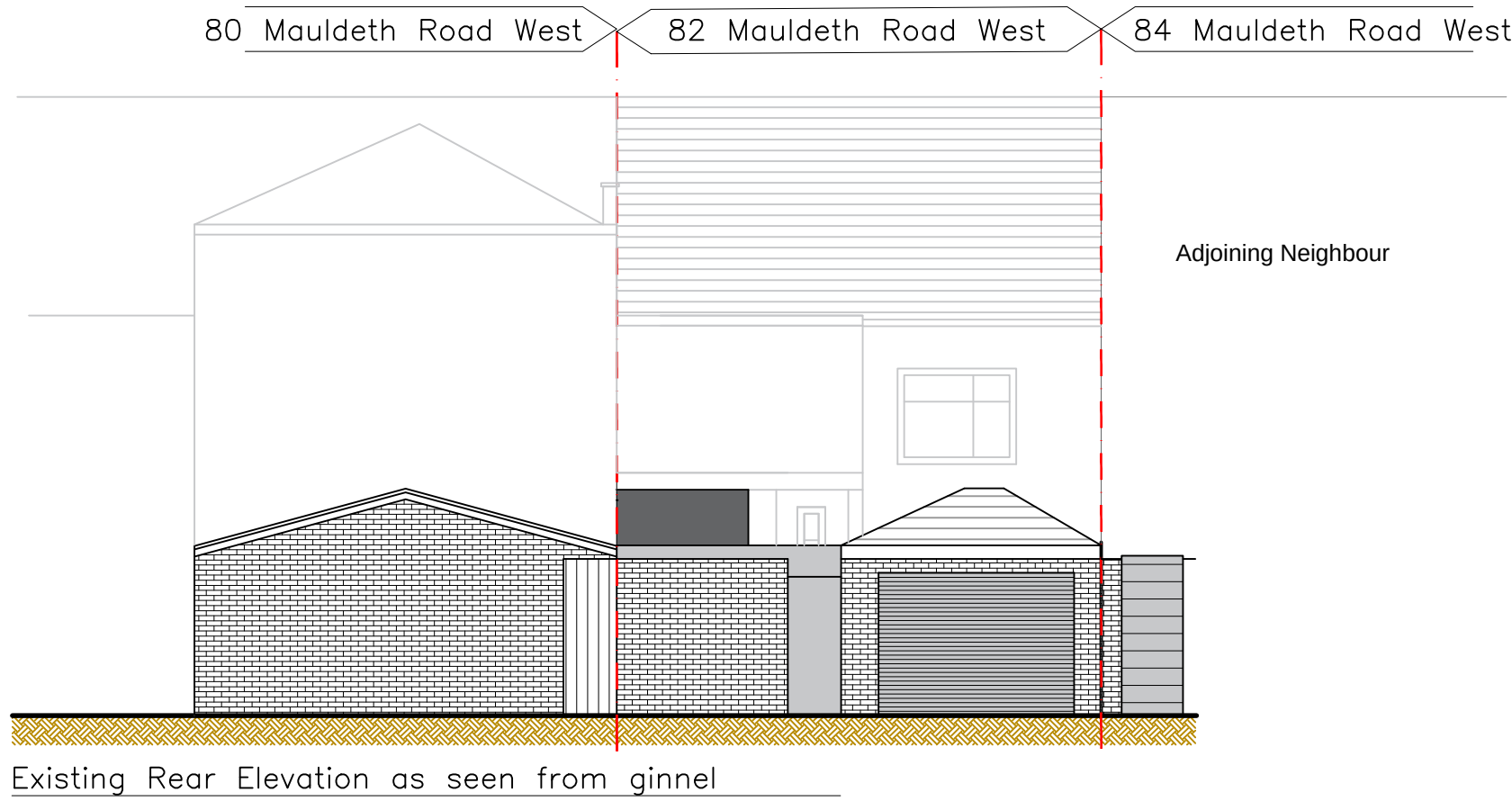
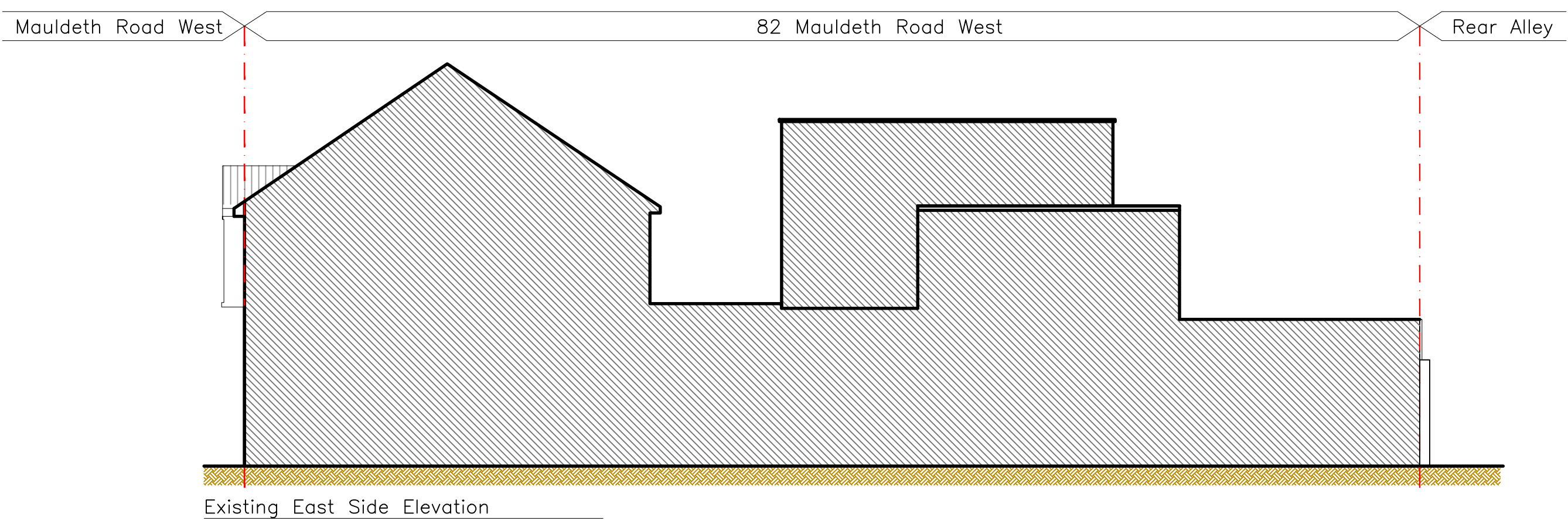
THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.



Existing Roof Plan



R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev:	Date	Description
Issued for: Planning		
Location: 82 Mauldeth Road West Withington Manchester M20 1AB		
Project: Flats Loft Conversion and erection of rear dormer with internal alterations		
Drawing Title: Existing Roof Plans		
Drawing No: 002		Date: 02/09/2021
Project No: 1249		Scale: 1:100@A3
Drawn: NP		Checked: MC



This design and drawing is the **copyright** of **CA+D designs** an must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

The main contractor/builder is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

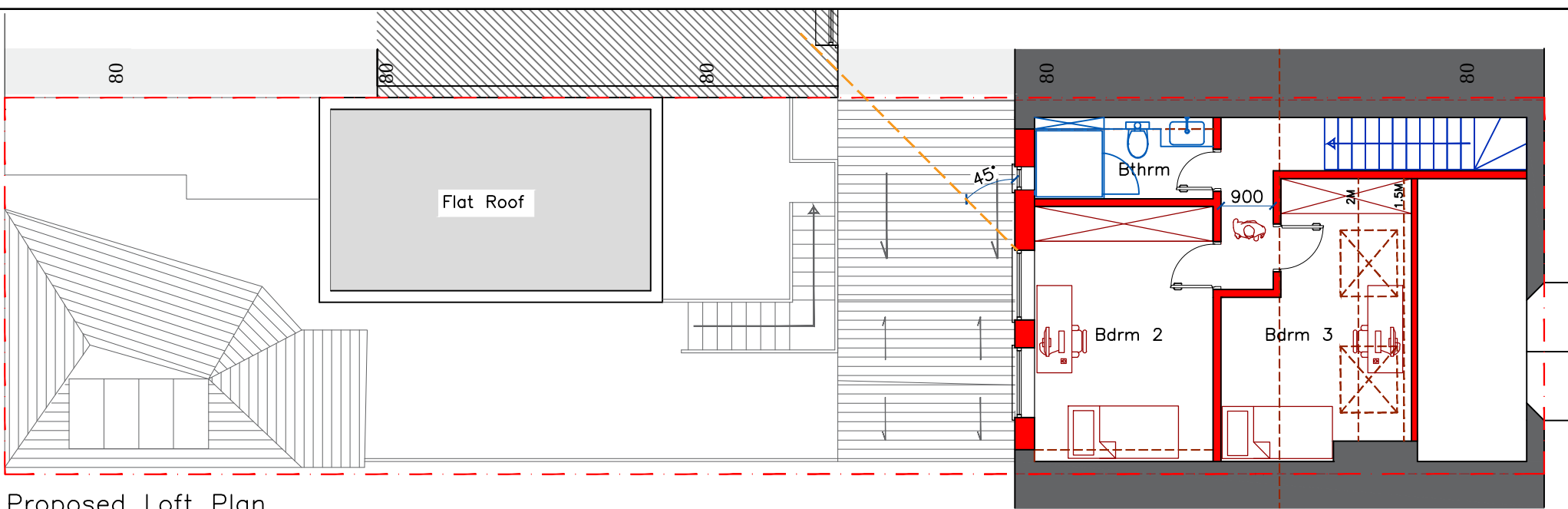
All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

Any discrepancies to be reported to the client/project manager

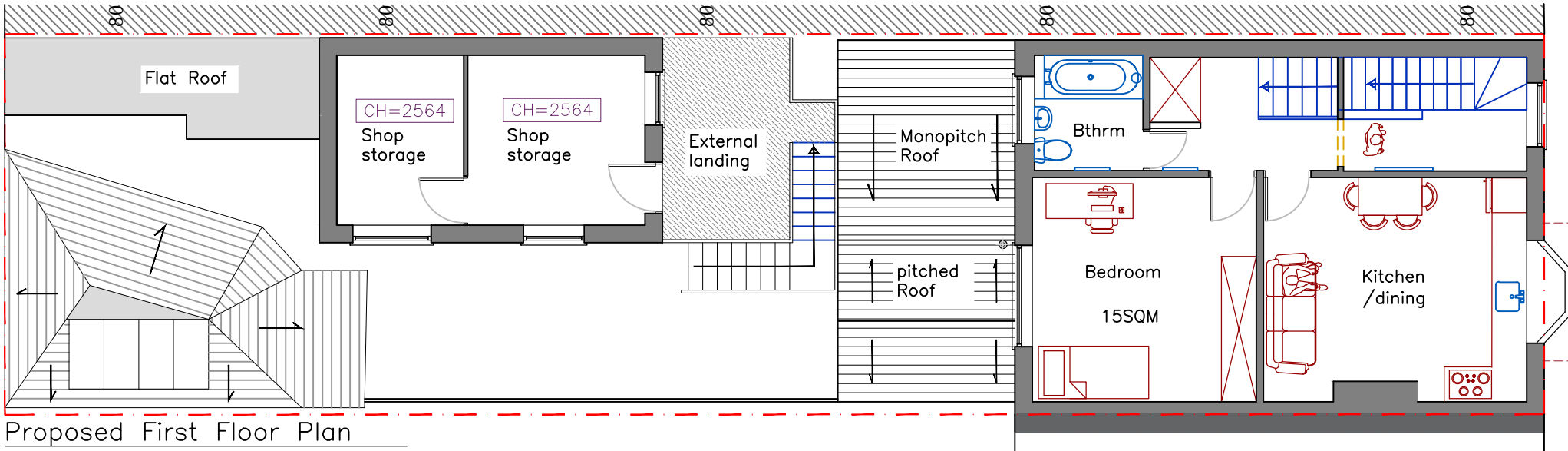
THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.

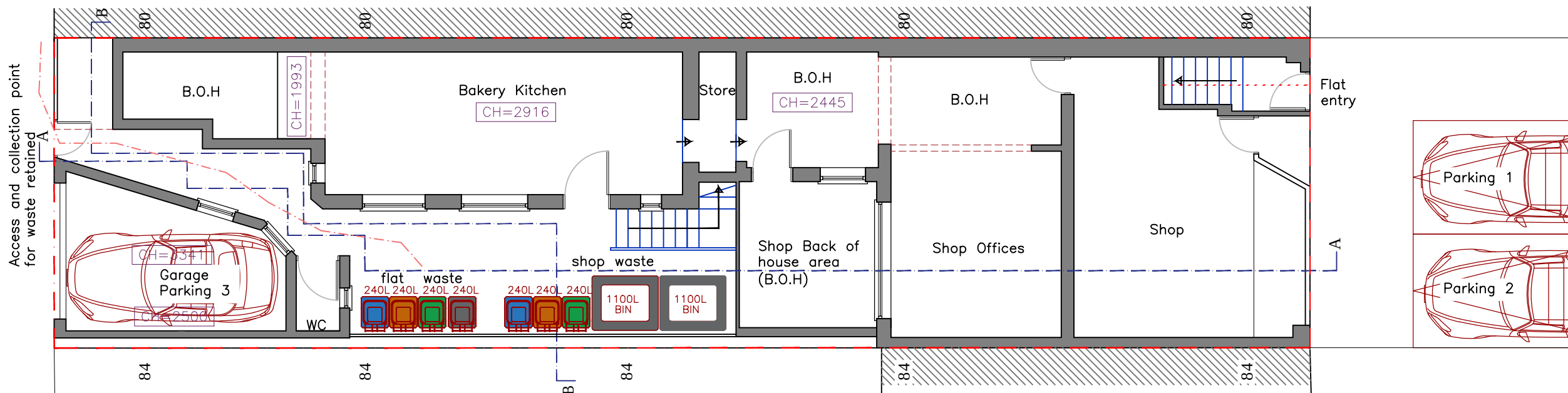
R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev:	Date	Description
Issued for: Planning		
Location: 82 Mauldeth Road West Withington Manchester M20 1AB		
Project: Flats Loft Conversion and erection of rear dormer with internal alterations		
Drawing Title: Existing Elevations		
 architect MICHAEL CUMMINGS Innovative Affordable Architects Address Moss House, Moss Lane Altrincham, WA15 6ZZ Tel 07904 344 871 Email mike@cummingsarchitect.com Website www.cummingsarchitect.com		
Drawing No: 003		Date: 02/09/2021
Project No: 1249		Scale: 1:100@A1
Drawn: NP		Checked: MC



Proposed Loft Plan



Proposed First Floor Plan



Proposed Ground Floor Plan
(no changes)

This design and drawing is the copyright of CA+D designs an must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT CONTACT THE ARCHITECT.

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

The main contractor/builder is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

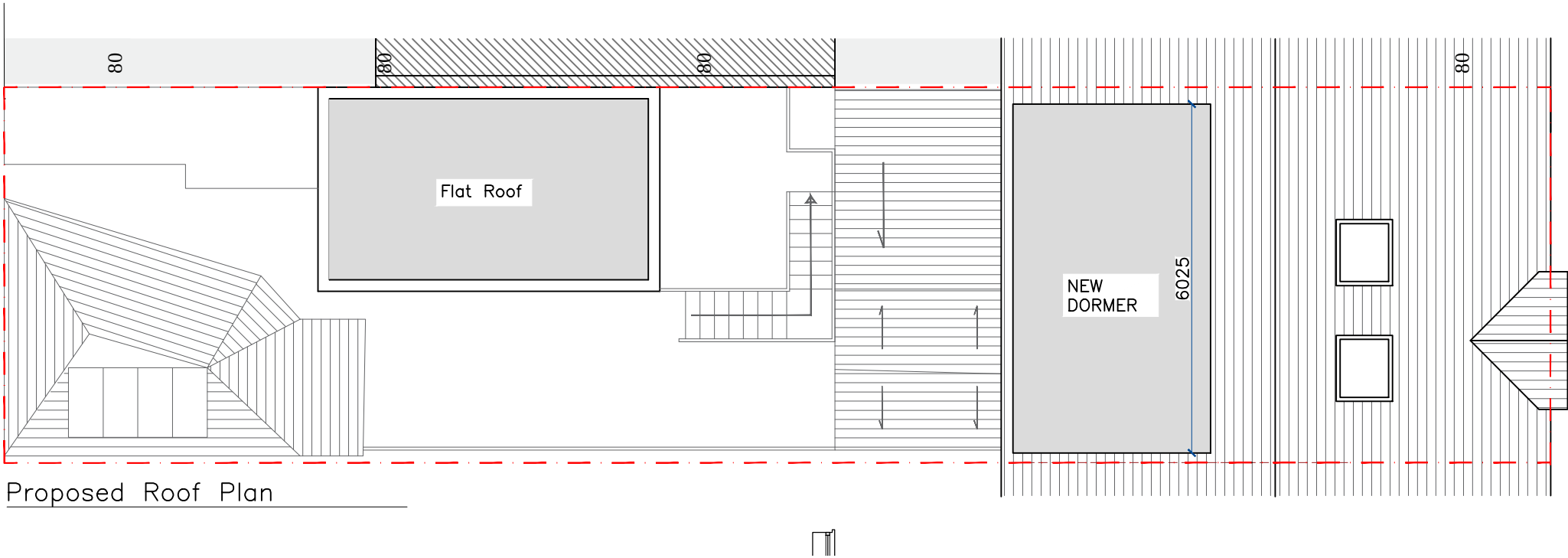
All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

Any discrepancies to be reported to the client/project manager

THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.

RIBA		
R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev.	Date	Description
Issued for:		Planning
Location: 82 Mauldeth Road West Withington Manchester M20 1AB		
Project: Flats Loft Conversion and erection of rear dormer with internal alterations		
Drawing Title: Proposed Floor Plans		
architect MICHAEL CUMMINGS Innovative Affordable Architects		
Address Moss House, Moss Lane Altrincham, WA15 8GZ Tel 07904 344 871 Email mike@cummingsarchitect.com Website www.cummingsarchitect.com		
Drawing No: 200		Date: 02/09/2021
Project No: 1249		Scale: 1:100@A3
Drawn: NP		Checked: MC



Proposed Roof Plan

This design and drawing is the **copyright of CA+D designs** an must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

The main contractor/builder is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

Any discrepancies to be reported to the client/project manager

THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.



R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev:	Date	Description

Issued for: Planning

Location:
82 Mauldeth Road West
Withington
Manchester
M20 1AB

Project:
Flats Loft Conversion and erection of rear dormer
with internal alterations

Drawing Title:
Proposed Roof Plan





architect
MICHAEL CUMMINGS

Innovative | Affordable | Architects

Address
Moss House, Moss Lane
Altrincham, WA15 8GZ

Tel
07904 344 871

Email
mike@cummingsarchitect.com

Website
www.cummingsarchitect.com

Drawing No: 205

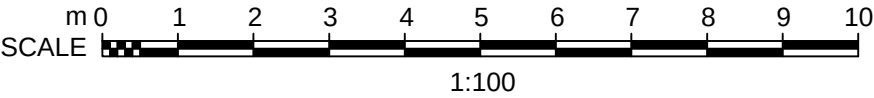
Date: 02/09/2021

Project No: 1249

Scale: 1:100@A3

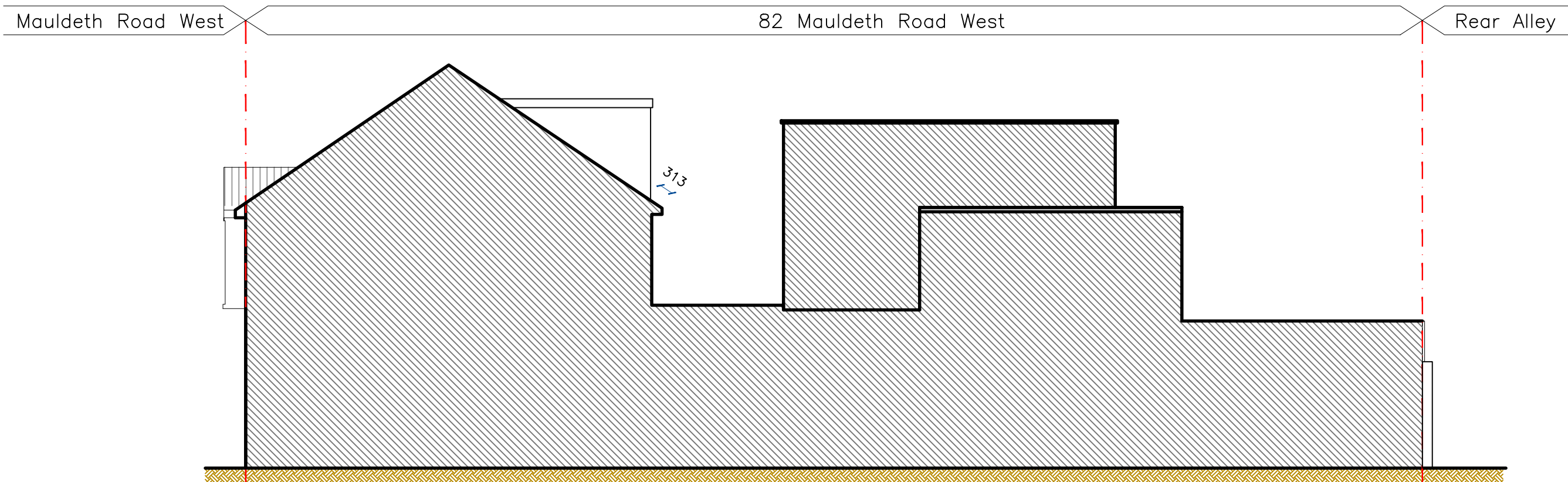
Drawn: NP

Checked: MC

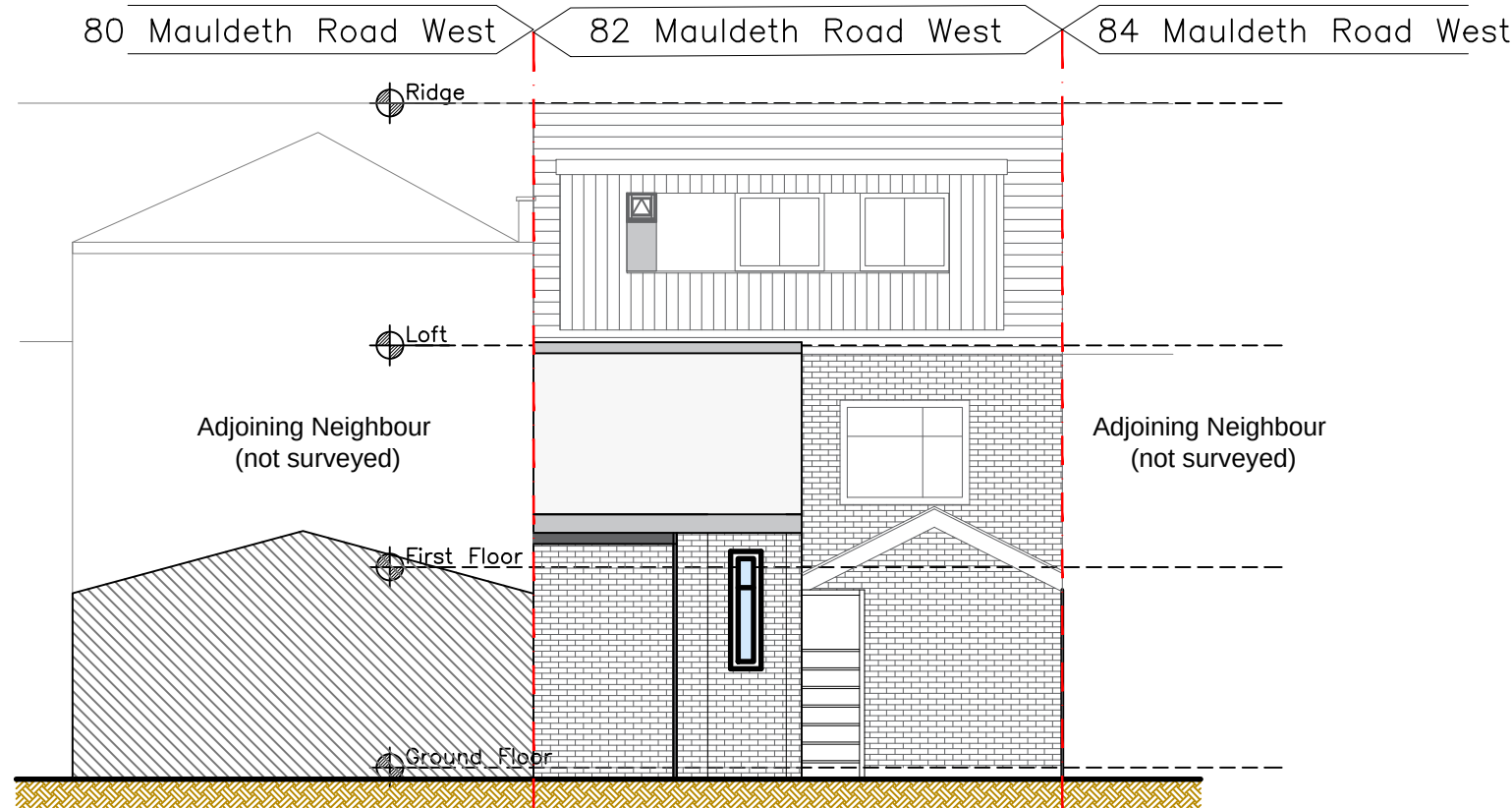




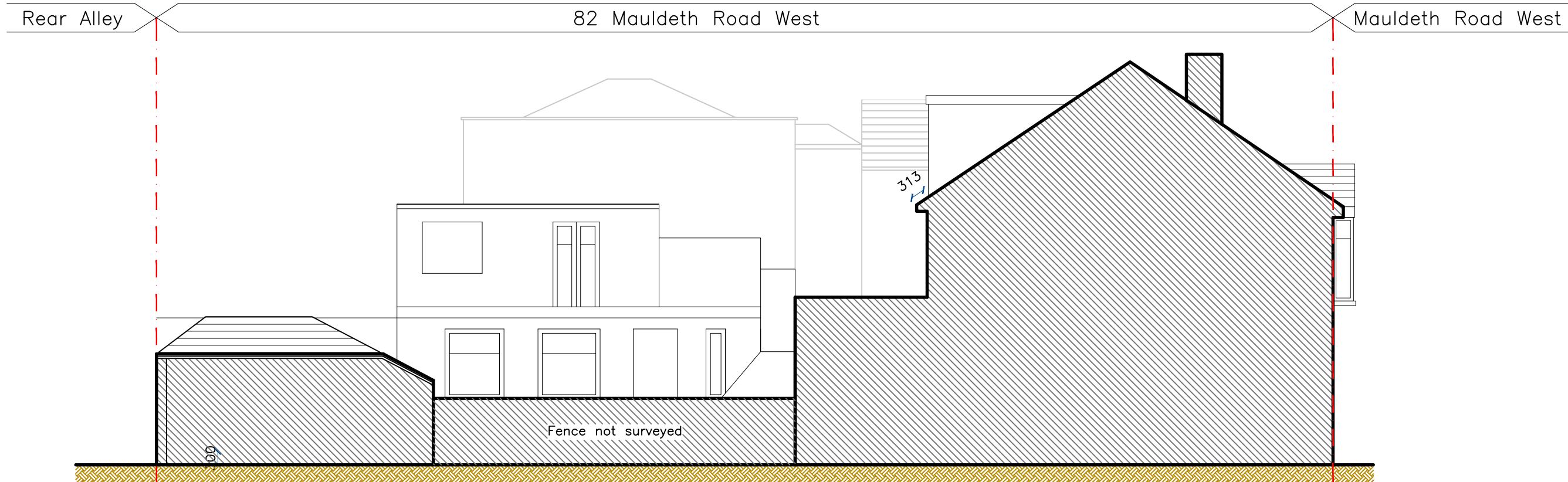
Proposed Front Elevation



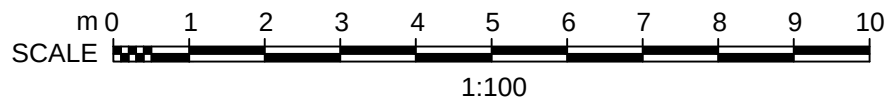
Proposed East Side Elevation



Proposed Rear Elevation



Proposed West Side Elevation



This design and drawing is the **copyright** of **CA+D designs** and must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

The main contractor/builders is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

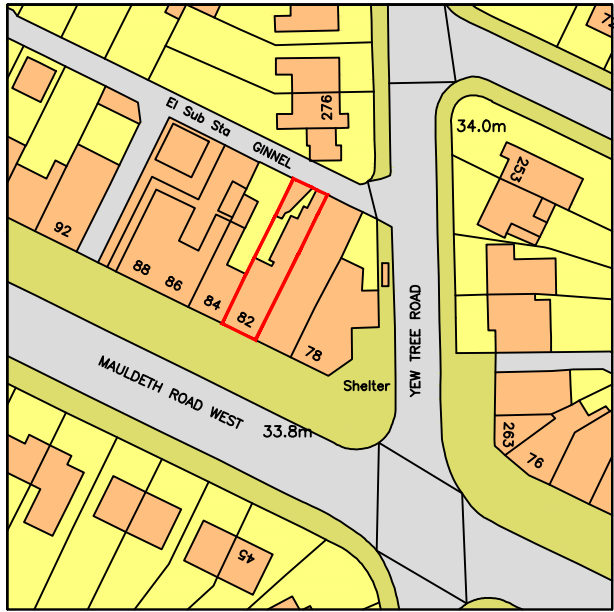
All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

Any discrepancies to be reported to the client/project manager

THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

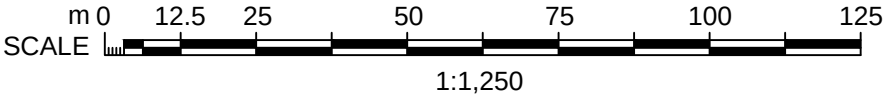
THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.

R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev:	Date	Description
Issued for: Planning		
Location: 82 Mauldeth Road West Withington Manchester M20 1AB		
Project: Flats Loft Conversion and erection of rear dormer with internal alterations		
Drawing Title: Proposed Elevations		
 architect MICHAEL CUMMINGS Innovative Affordable Architects Address Moss House, Moss Lane Altrincham, WA15 6ZZ Tel 07904 344 871 Email mike@cummingsarchitect.com Website www.cummingsarchitect.com 		
Drawing No: 300		Date: 14/09/2021
Project No: 1249		Scale: 1:100@A1
Drawn: NP		Checked: MC

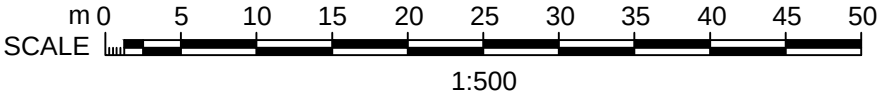


Location Plan 1:1250

Produced on 02 September 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 384648 393503,384748 393503,384748 393603,384648 393603,384648 393503
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
Crown copyright 2021. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
Data licence expires 02 September 2022. Unique plan reference: v1c//683835/925980



Block Plan 1:500



This design and drawing is the **copyright of CA+D designs** an must not be re-produced by others in any form whatsoever without written consent. Issue of this drawing does not impact any real or implied copyright license.

THESE ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK.

THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING PERMISSION/ BUILDING REGULATION PURPOSES ONLY

IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information, inclusive of Building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall act, etc..) are in place.

The main contractor/builder is to interpret the requirements in relationship to the site conditions, (inclusive of all drainage and electrical layouts) encountered and as agreed with the Building Control officer. It is the contractors obligation to ensure all work is to be completed in accordance with Building Regulations.

All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, or setting out on site.

Any discrepancies to be reported to the client/project manager

THESE DRAWINGS, INCLUSIVE OF ALL EXISTING MEASUREMENTS HAVE BEEN RECEIVED FROM THE PREVIOUS ARCHITECT IN GOOD FAITH. ENSURE THAT ALL MEASUREMENTS ARE CHECKED PRIOR TO THE PURCHASE OR MANUFACTURE OF ALL ELEMENTS.

THESE DRAWINGS ARE SUBJECT TO A STRUCTURAL ENGINEER AND BUILDING REGULATIONS APPROVAL. DO NOT USE THESE FOR CONSTRUCTION.

R6		
R5	24/5/23	Planning REV D
R4	17/5/23	Planning REV C
R3	29/3/23	Planning REV B
R2	13/3/23	Planning
R1	3/2/2023	Client Comment
Rev:	Date	Description

Issued for: Planning

Location:
82 Mauldeth Road West
Withington
Manchester
M20 1AB

Project:
Flats Loft Conversion and erection of rear dormer
with internal alterations

Drawing Title:
Location and block plan

architect
MICHAEL CUMMINGS
Innovative | Affordable | Architects

Address Moss House, Moss Lane
Altrincham, WA15 8GZ

Tel 07904 344 871
Email mike@cummingsarchitect.com
Website www.cummingsarchitect.com

Drawing No: 600	Date: 02/09/2021
Project No: 1249	Scale: VARIES@A3
Drawn: NP	Checked: MC