

Scale @ A4
1:1250

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DESIGNER CONSIDERATIONS

STUDIO REFORMS DUTY ON THIS PROJECT IS THAT OF 'DESIGNER' AS DEFINED BY REGULATION 2, AND HAVE AVOIDED FORESEEABLE RISKS TO THOSE INVOLVED IN THE CONSTRUCTION AND FUTURE USE OF THE STRUCTURE AND IN SO DOING ELIMINATED HAZARDS (SO FAR AS IS REASONABLY PRACTICAL, TAKING ACCOUNT OF OTHER DESIGN CONSIDERATIONS) AND REDUCED RISKS ASSOCIATED WITH THOSE HAZARDS.

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THE ASSOCIATED RISKS ARE RESTRICTED TO SITE OR PROJECT SPECIFIC RISKS AND AS SUCH ARE NOT CONSIDERED AS A COMPLETE AND FINAL LIST OF ALL HAZARDS THAT MAY EXIST.

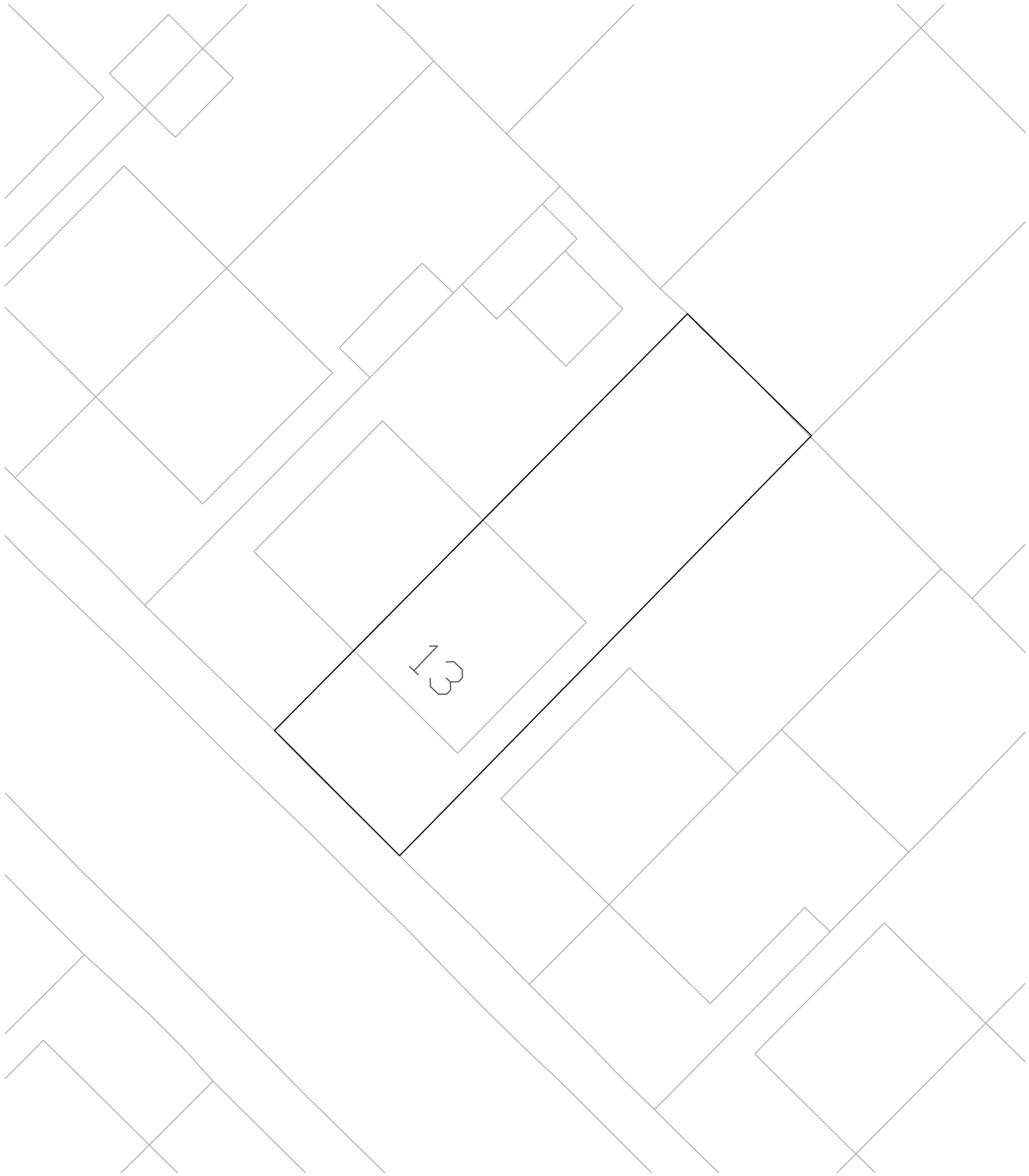
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Ben Hall - 10 Galbraith Road, Manchester. M20 6JJ - 07921210866
Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Ellie Beveridge
Address: 13 College Drive
Whalley Range
Manchester

Drawing: Location Plan

Scale @ A1	Scale @ A4	Date:	Drawn:		Drawing No.	Revision
-	1:1250	28.07.22	BH	10119	LOC_1	-



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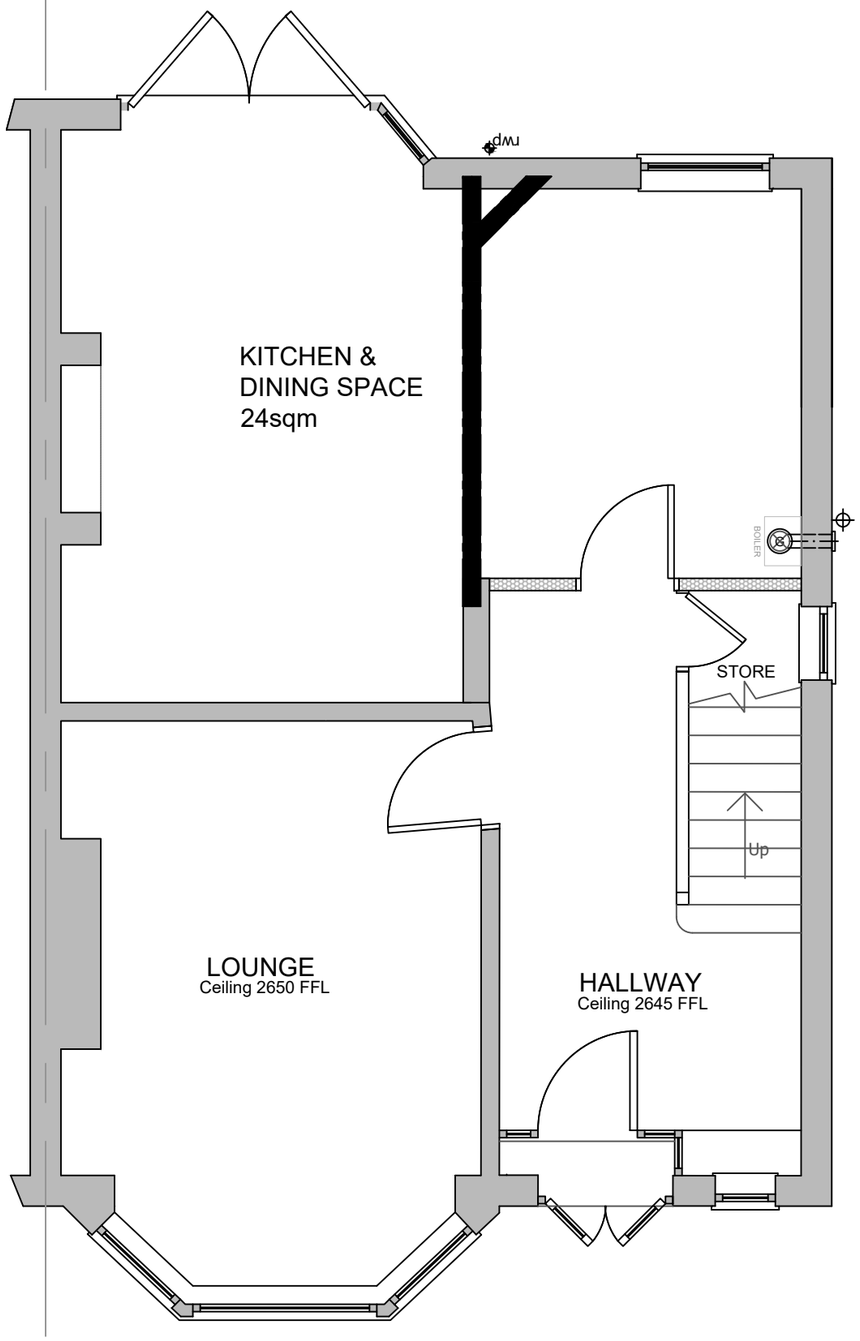
Revision	Description	Date	Drawn	Checked

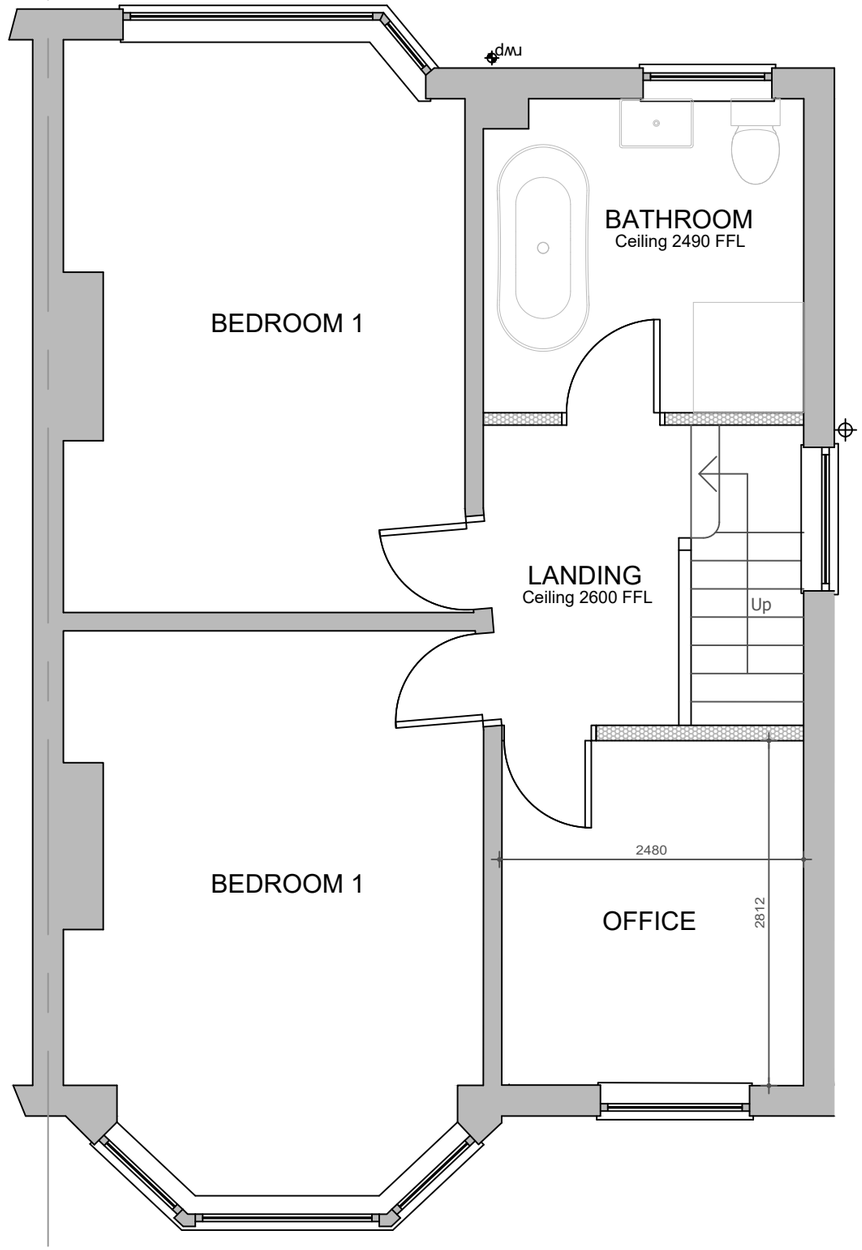
Client: Ellie Beveridge

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:		Drawing No.	Revision
-	1:200	18.07.21	BH	10081	LOC_2	-





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Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Existing Ground Floor & First Floor GA Plan

Scale @ A1	Scale @ A3	Date	Drawn		Drawing No.	Revision
-	1:50	03.08.23	BH	10119	EXT_1	-



EXISTING FRONT ELEVATION

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Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Existing Front Elevation

Scale @ A1	Scale @ A3	Date:	Drawn		Drawing No.	Revision
-	1:50	03.08.23	BH	10119	EXT_4	-



EXISTING SIDE ELEVATION

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

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Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Existing Side Elevation

Scale @ A1	Scale @ A3	Date	Drawn		Drawing No.	Revision
-	1:50	05.08.23	BH	10119	EXT_5	-



EXISTING REAR ELEVATION

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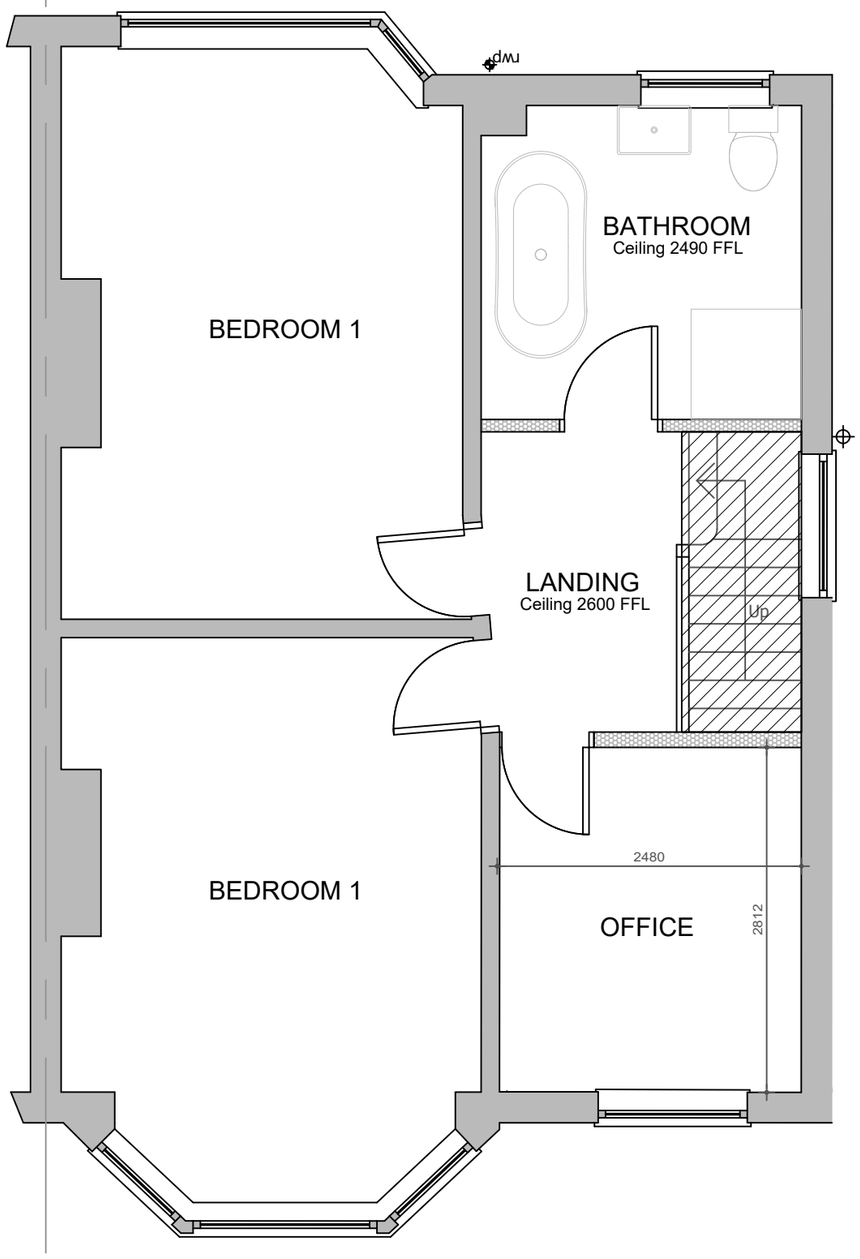
Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Existing Rear Elevation C

Scale @ A1	Scale @ A3	Date	Drawn		Drawing No.	Revision
-	1:50	05.08.23	BH	10119	EXT_6	-

FF LANDING CEILING TO BE REMOVED TO CREATE SPACE FOR STAIRWAY TO NEW SF



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Revision	Description	Date	Drawn	Checked

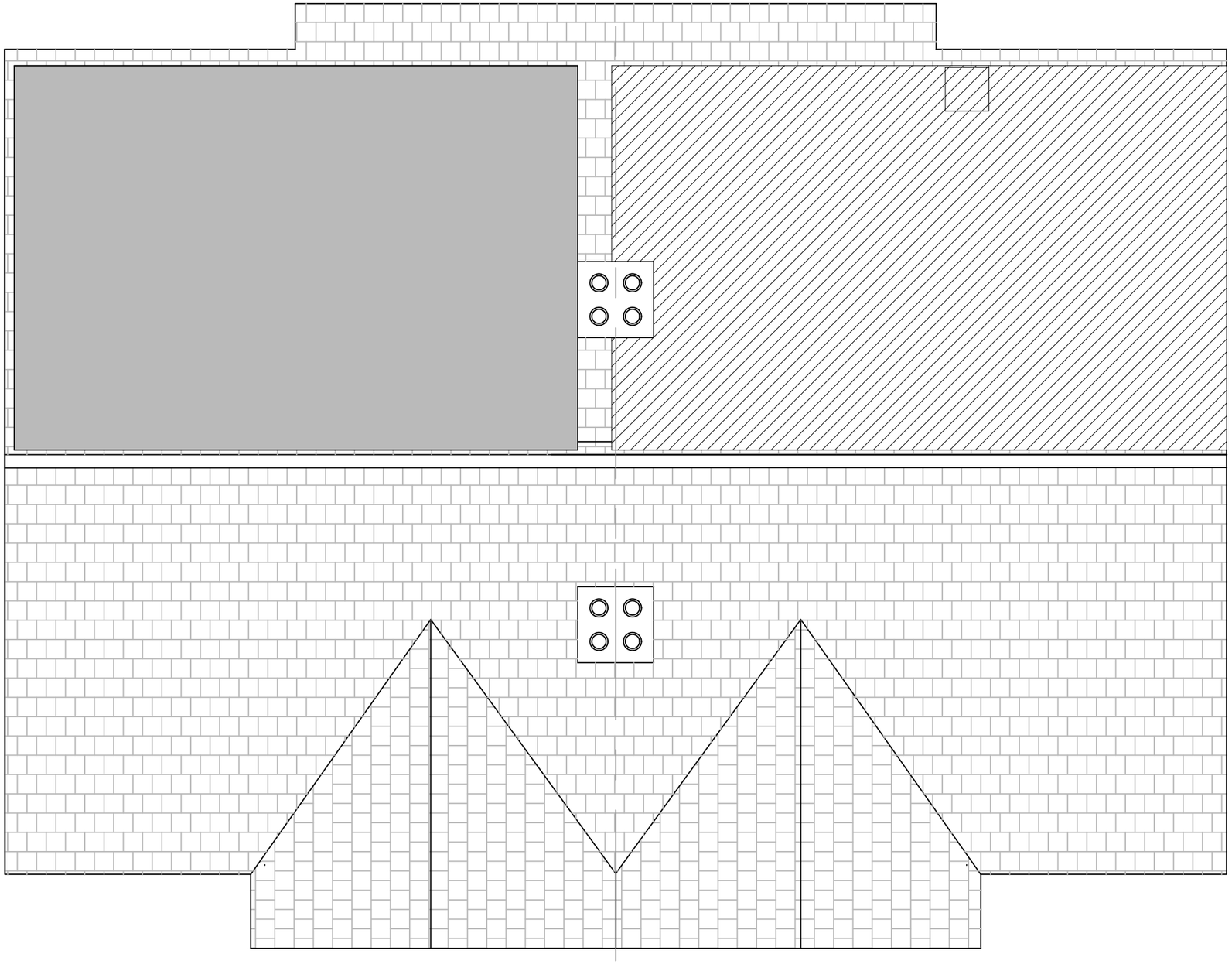
Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Demolition FF Plan

Scale @ A1	Scale @ A3	Date:	Drawn:		Drawing No.	Revision
-	1:50	08.08.23	BH	10119	EXT_8	-

REAR ROOF TO BE REMOVED TO MAKE WAY FOR NEW DORMER CONSTRUCTION INC DISUSED REAR CHIMNEY STACK



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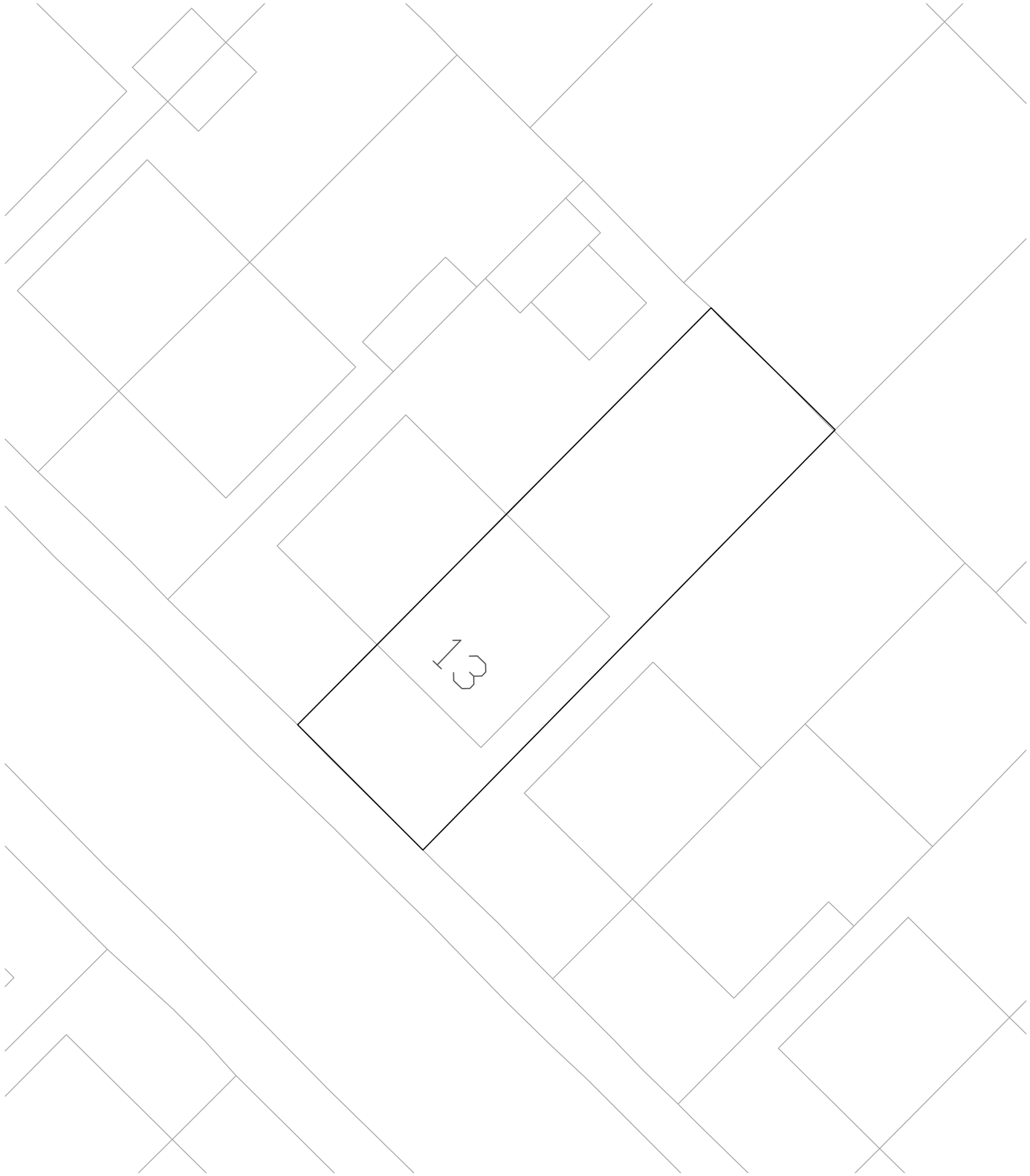
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Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex
Address: 13 College Drive, Whalley Range, Manchester

Drawing: Demolition Roof Plan View

Scale @ A1	Scale @ A3	Date	Drawn		Drawing No.	Revision
–	1:50	08.08.23	BH	10119	DEM_02	-



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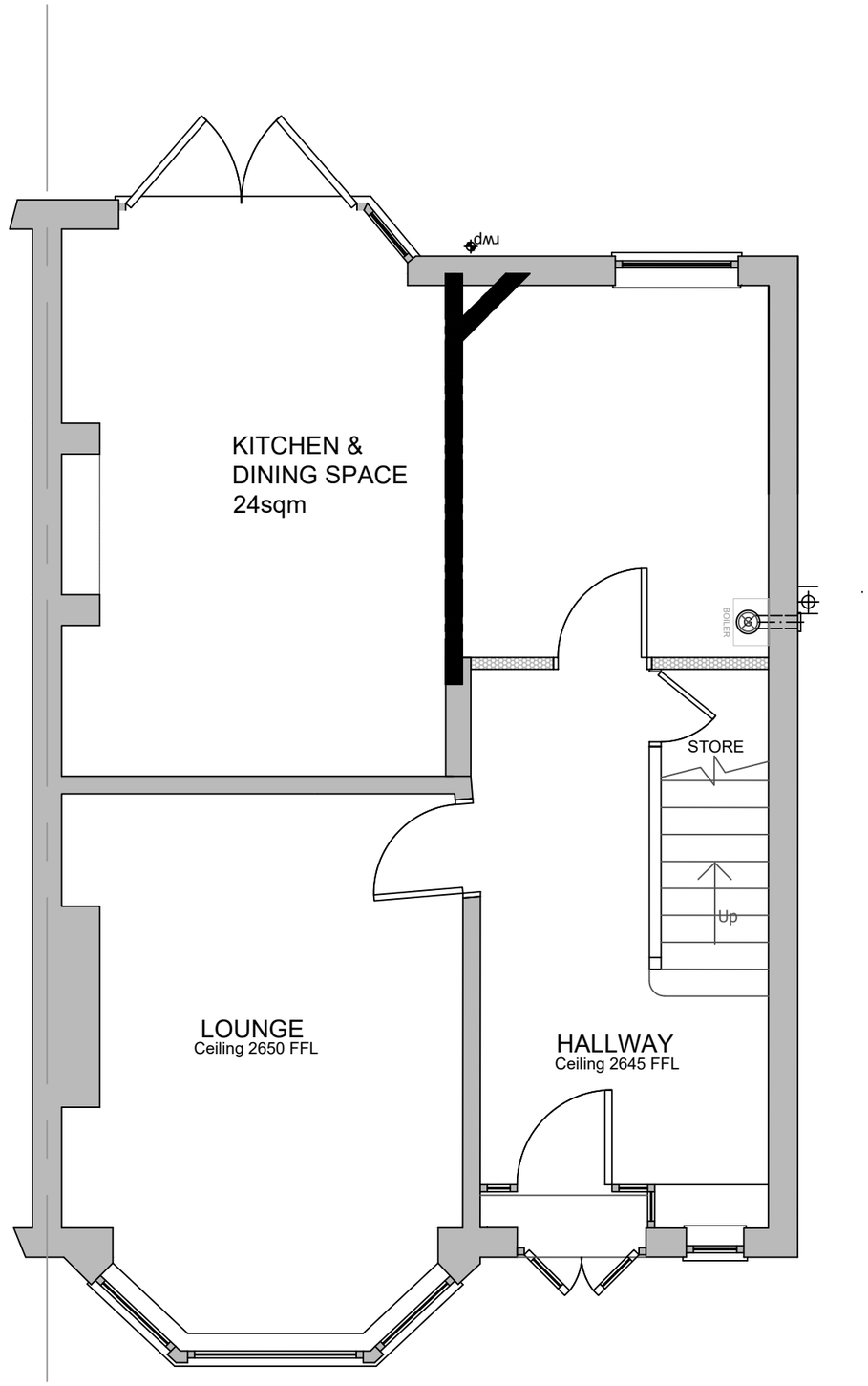
Revision	Description	Date	Drawn	Checked
A	Revisions to design for revised planning submission	03.08.23	BH	BH

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Proposed Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:		Drawing No.	Revision
-	1:200	03.08.23	BH	10025	PRP_1	A



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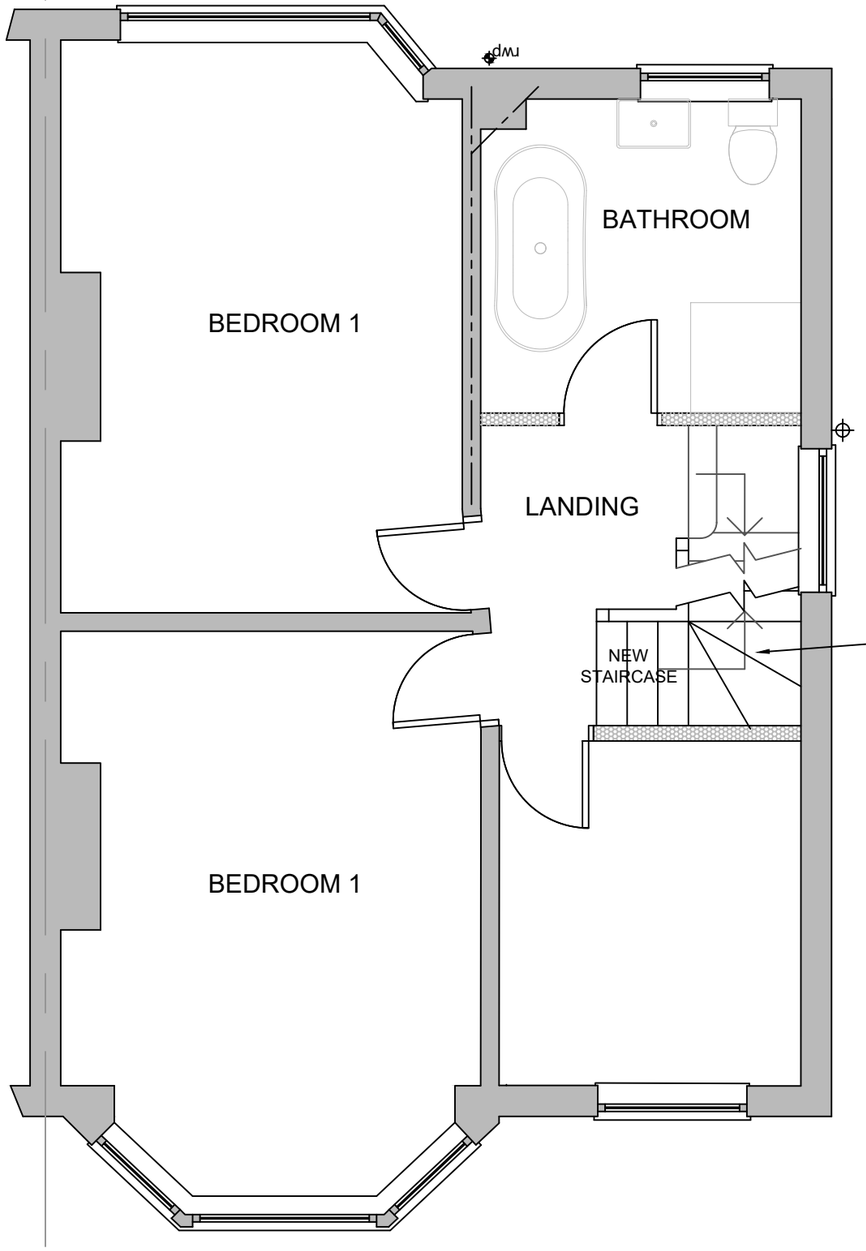
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Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex
Address: 13 College Drive
Whalley Range
Manchester

Drawing: Proposed Ground Floor GA Plans

Scale @ A1	Scale @ A3	Date:	Drawn:	Drawing No.	Revision
-	1:50	04.08.23	BH	10119 PRP_1	-



NEW WINDER STAIRCASE LEADING UP FROM FIRST FLOOR TO NEW SECOND FLOOR

PLEASE NOTE: IF ADDITIONAL HEIGHT REQUIRED WITHIN NEW SF THEN CEILING HEIGHTS TO BE LOWERED ON FF TO MATCH BATHROOM CEILING HEIGHT. THIS IS SUBJECT TO FULL LOFT SURVEY & WOULD ONLY BE UNDERTAKEN IF ADDITIONAL HEIGHT IS REQUIRED.

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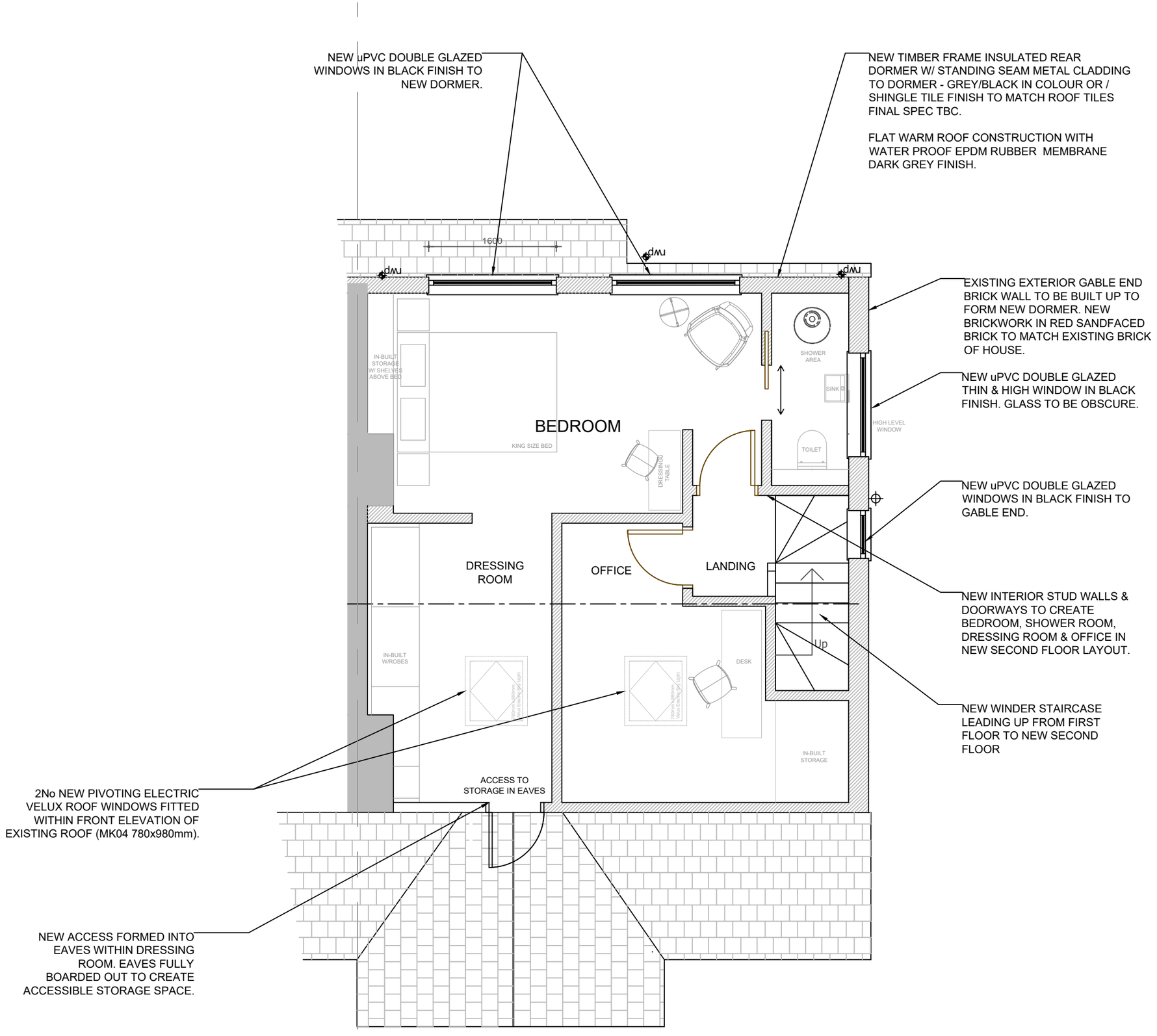
Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Proposed First Floor GA Plans

Scale @ A1	Scale @ A3	Date:	Drawn:	Drawing No.	Revision
-	1:50	05.05.23	BH	10119 PRP_2	-



NOTE: PLEASE REFER TO STRUCTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT. THESE PLANS ARE PROPOSED GA PLANS AND ARE NOT FULL CONSTRUCTION DRAWINGS FOR BUILD PHASE.

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Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex
Address: 13 College Drive, Whalley Range, Manchester

Drawing: Proposed New Second Floor GA Plan

Scale @ A1	Scale @ A3	Date:	Drawn:		Drawing No.	Revision
-	1:50	05.08.23	BH	10119	PRP_3	A



PROPOSED FRONT ELEVATION A

NOTE: PLEASE REFER TO STRCUTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT SEs WORK COMPLETED BY TOBY SAVAGE DESIGN.

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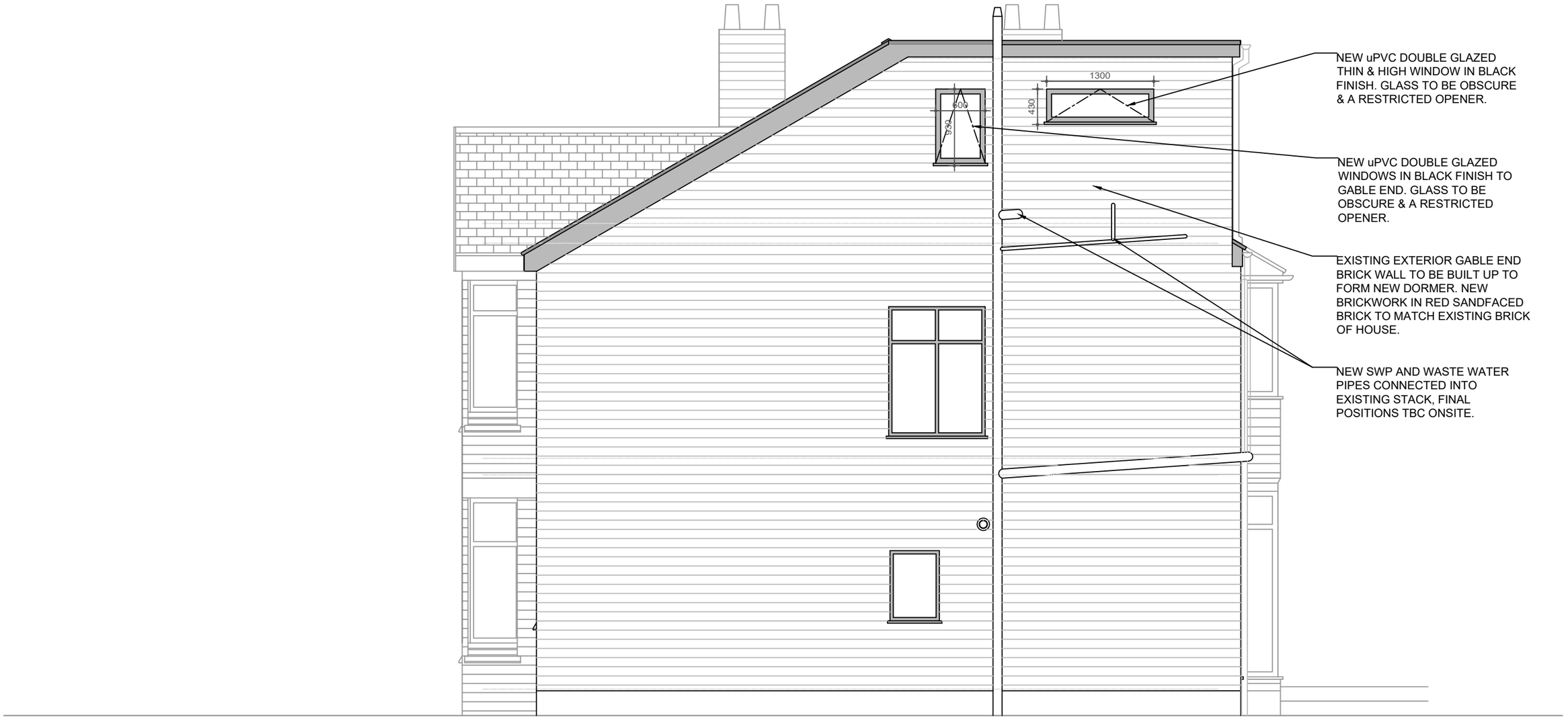
Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Proposed Front A Elevation

Scale @ A1	Scale @ A3	Date:	Drawn:		Drawing No.	Revision
-	1:20	04.08.23	BH	10119	PRP_4	A



NEW uPVC DOUBLE GLAZED THIN & HIGH WINDOW IN BLACK FINISH. GLASS TO BE OBSCURE & A RESTRICTED OPENER.

NEW uPVC DOUBLE GLAZED WINDOWS IN BLACK FINISH TO GABLE END. GLASS TO BE OBSCURE & A RESTRICTED OPENER.

EXISTING EXTERIOR GABLE END BRICK WALL TO BE BUILT UP TO FORM NEW DORMER. NEW BRICKWORK IN RED SANDFACED BRICK TO MATCH EXISTING BRICK OF HOUSE.

NEW SWP AND WASTE WATER PIPES CONNECTED INTO EXISTING STACK, FINAL POSITIONS TBC ONSITE.

PROPOSED SIDE ELEVATION B

NOTE: PLEASE REFER TO STRCUTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT SEs WORK COMPLETED BY TOBY SAVAGE DESIGN.

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Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex

Address: 13 College Drive
Whalley Range
Manchester

Drawing: Proposed Side Elevation B

Scale @ A1	Scale @ A3	Date	Drawn		Drawing No.	Revision
-	1:50	05.08.23	BH	10119	PRP_5	A



PROPOSED REAR ELEVATION C

NOTE: PLEASE REFER TO STRCUTURAL ENGINEERS DRAWINGS, CALCS AND REPORT BEFORE UNDERTAKING THIS PROJECT SEs WORK COMPLETED BY TOBY SAVAGE DESIGN.

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

DESIGNER CONSIDERATIONS

STUDIO REFORMS DUTY ON THIS PROJECT IS THAT OF "DESIGNER" AS DEFINED BY REGULATION 2, AND HAVE AVOIDED FORESEEABLE RISKS TO THOSE INVOLVED IN THE CONSTRUCTION AND FUTURE USE OF THE STRUCTURE AND IN SO DOING ELIMINATED HAZARDS (SO FAR AS IS REASONABLY PRACTICAL, TAKING ACCOUNT OF OTHER DESIGN CONSIDERATIONS) AND REDUCED RISKS ASSOCIATED WITH THOSE HAZARDS.

THE DESIGNER HAS PROVIDED ADEQUATE INFORMATION ABOUT ANY SIGNIFICANT RISKS ASSOCIATED WITH THE DESIGN AND CO-ORDINATED THE WORK WITH OTHERS IN ORDER TO IMPROVE THE WAY IN WHICH RISKS ARE MANAGED AND CONTROLLED.

THE ASSOCIATED RISKS ARE RESTRICTED TO SITE OR PROJECT SPECIFIC RISKS AND AS SUCH ARE NOT CONSIDERED AS A COMPLETE AND FINAL LIST OF ALL HAZARDS THAT MAY EXIST.

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Ben Hall - 10 Galbraith Road, Manchester. M20 6JJ - 07921210866
Do not scale from this drawing.

Revision	Description	Date	Drawn	Checked

Client: Ellie & Alex
Address: 13 College Drive, Whalley Range, Manchester

Drawing: Proposed Rear Elevation C

Scale @ A1	Scale @ A3	Date:	Drawn:		Drawing No.	Revision
-	1:50	05.08.23	BH	10119	PRP_6	A