THIS DRAWING IS FOR PLANNING PURPOSES ONLY

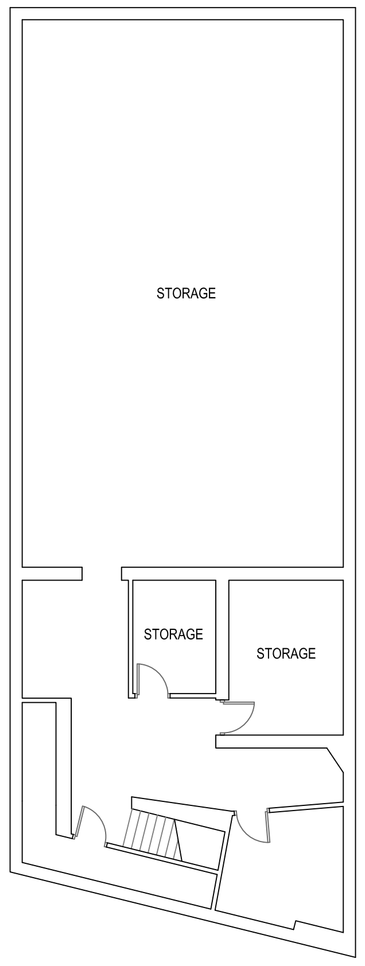
Supporting Statement - 23 Dolphin Street, Ardwick.

The existing warehouse building is to be converted (utilising the roof space) into a 3 storey Class E use building.

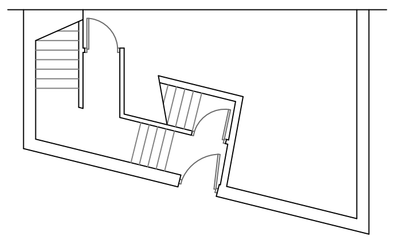
Ground floor to comprise of 5 offices, 2 meeting rooms, 1 shower room. First floor to comprise of 9 offices & 2 meeting rooms. Second floor to comprise of 2 offices, 2 communal areas & 1 shower room.

New external staircase to be installed to provide required means of escape from the building.

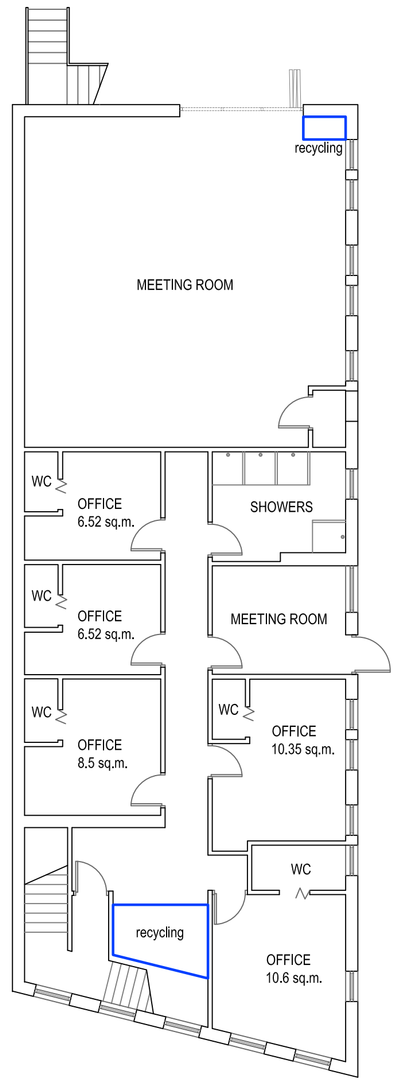
External changes to comprise of on site car parking providing 24 spaces and bin storage.



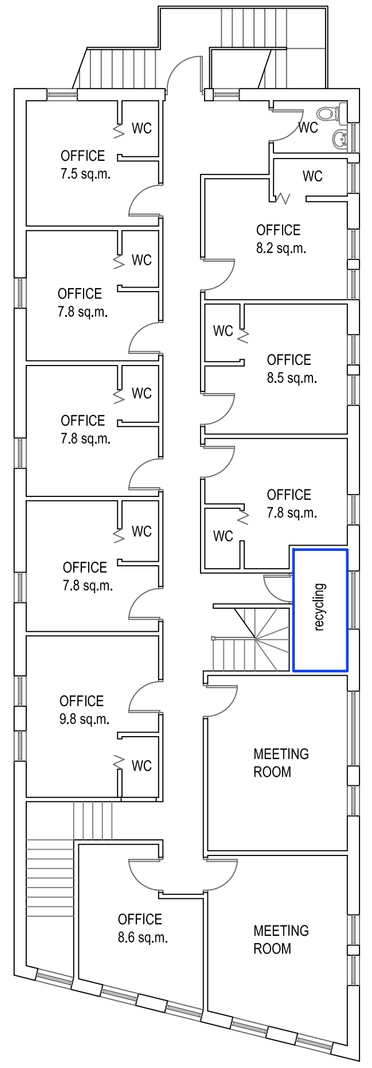
PROPOSED BASEMENT FLOOR PLAN
1:100



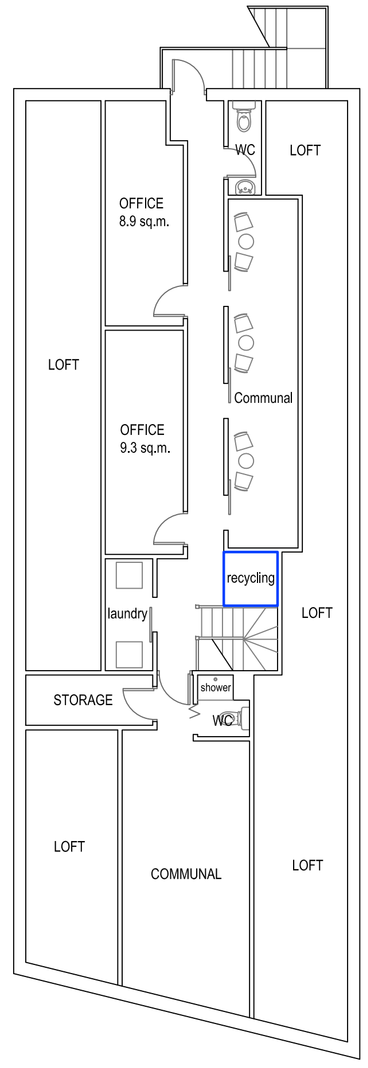
PROPOSED ENTRANCE LEVEL
1:100



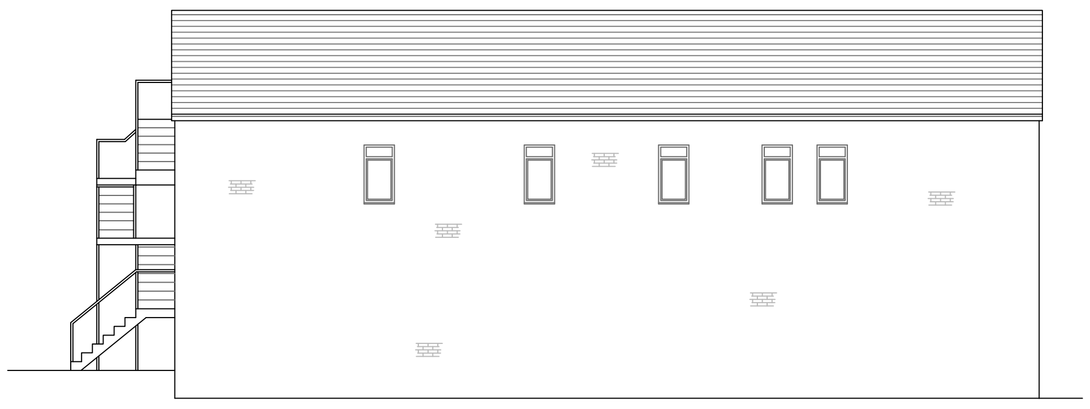
PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100



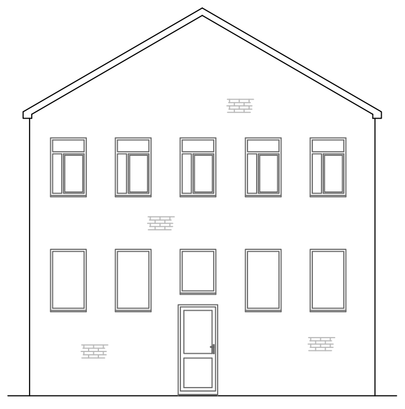
PROPOSED SECOND FLOOR PLAN
1:100



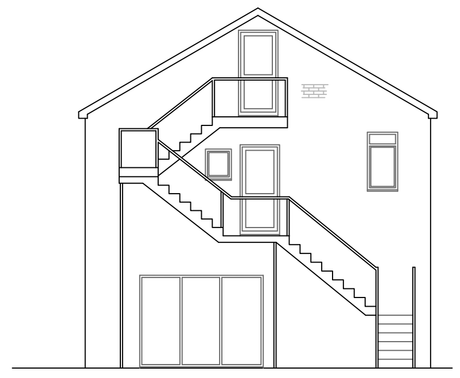
PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

REV F General amendments
REV E General amendments
REV D General amendments
REV C General amendments
REV B General amendments
REV A General amendments

23 Dolphin Street
Ardwick
M12 6BG

Proposed Plans & Elevations

Drawn: CDW
Scale: 1:100 @ A1
Date: June 2025

3021_ARD_02_Planning_Rev_F

CDWP
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