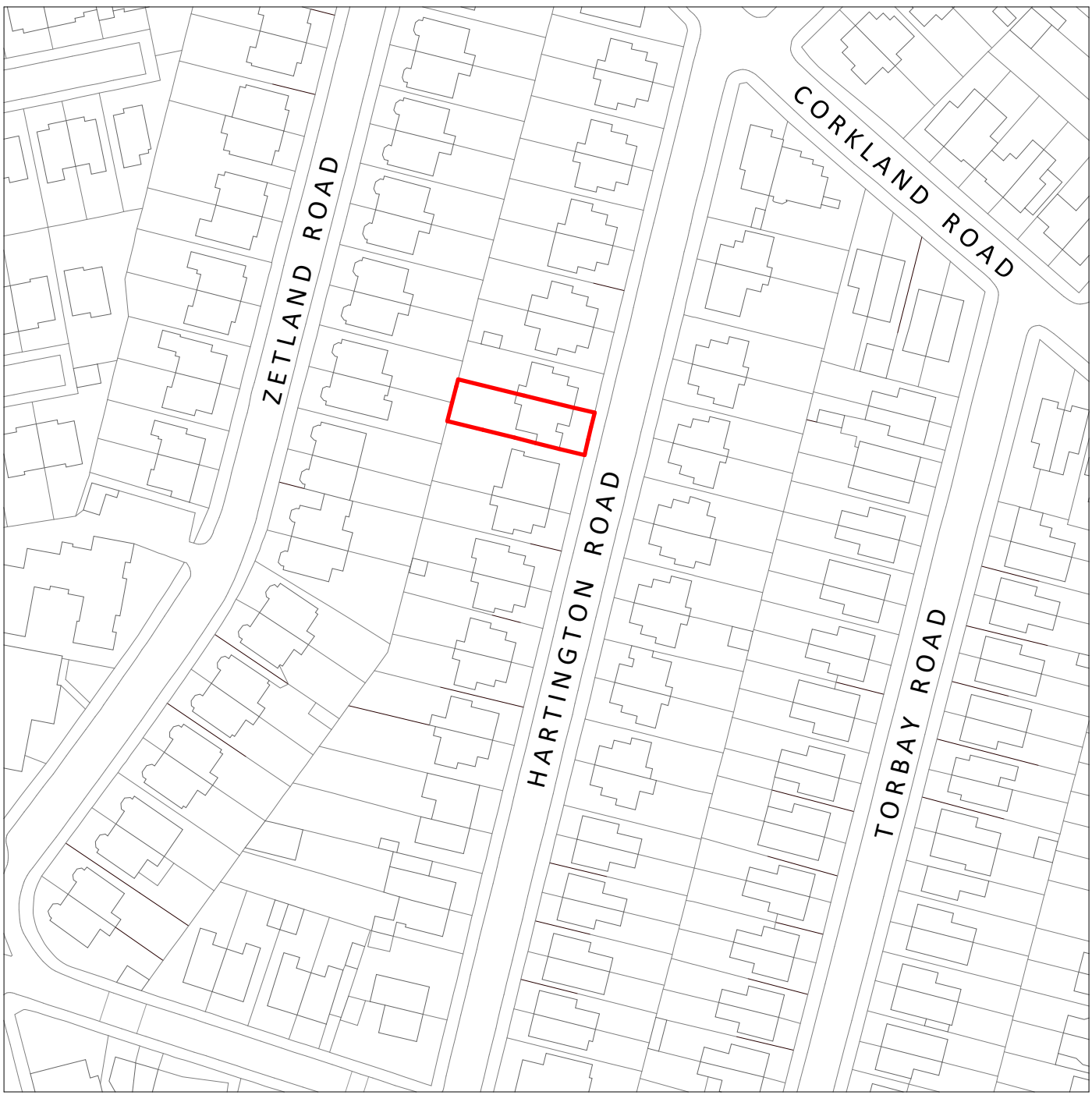
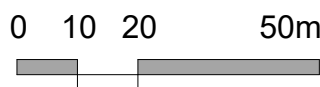
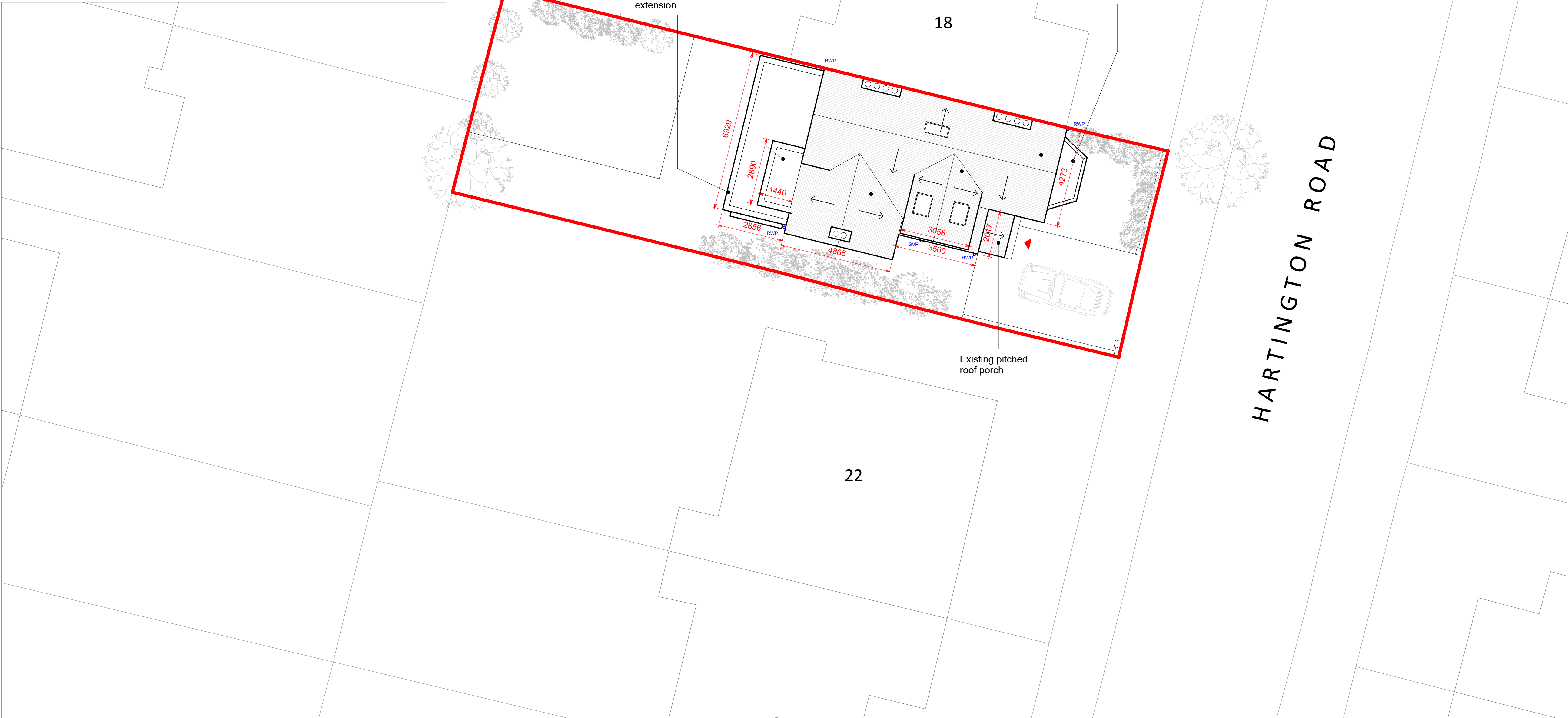




01 EXISTING LOCATION PLAN

1 : 1250

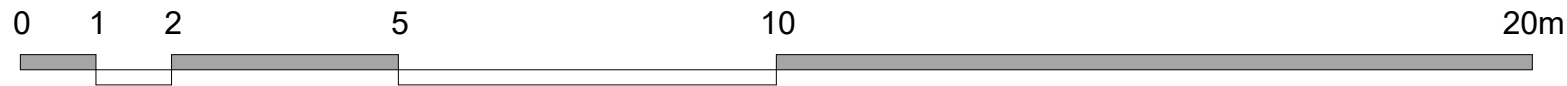


02 EXISTING SITE PLAN

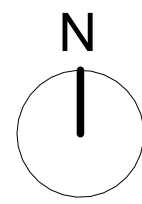
EXISTING SITE AREA: 272.1 sqm

EXISTING BUILDING FOOTPRINT: 95.1 sqm

EXISTING SITE COVERAGE: 35%



1 : 100



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DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on the site and report any discrepancies in writing to Space AP before proceeding with work.

FOR ELECTRONIC DATA ISSUE

Electronic data / drawings are issued as "read only" and should not be interrogated for easurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

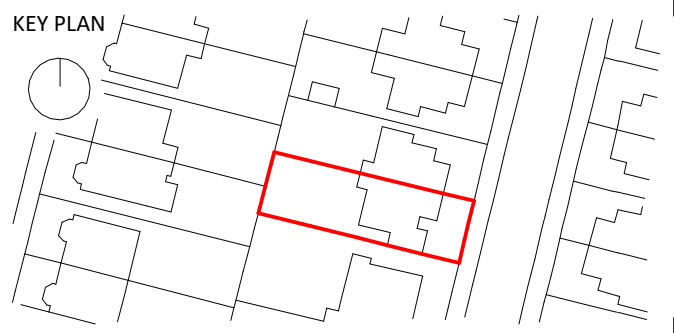
AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas at the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

Key:

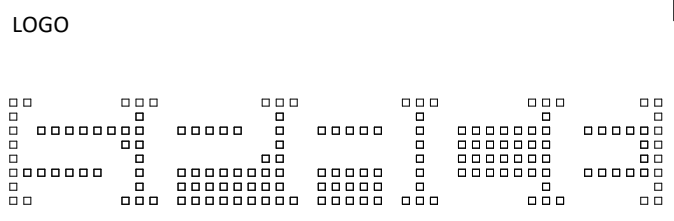
	Site boundary
	Direction of roof fall

A	10.10.25	REVISED PLANNING ISSUE
-	11.06.25	PLANNING ISSUE
REV	DATE	AMENDMENT



TITLE

20 HARTINGTON ROAD
CHORLTON-CUM-HARDY
M21 8UY



SPACE | ARCHITECTURE+PLANNING

THE OLD TOWN HALL | LAPWING LANE | DIDSbury

LOCATION M20 2NR WEBSITE www.spaceap.com
PHONE +44 (0) 161 713 2718 E-MAIL info@spaceap.com

DRAWING

EXISTING SITE PLAN

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:100	250416	OC	SPT	SPT

STATUS

PLANNING

DRAWING NO.	REV
0296_00_100	A