Notes:

The drawings are the copyright of CKA Yorkshire. The drawings must not be scaled from. The contractor should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

All dimensions must be checked onsite prior to works commencing. variations in squareness, depth of plaster etc, must be checked for.

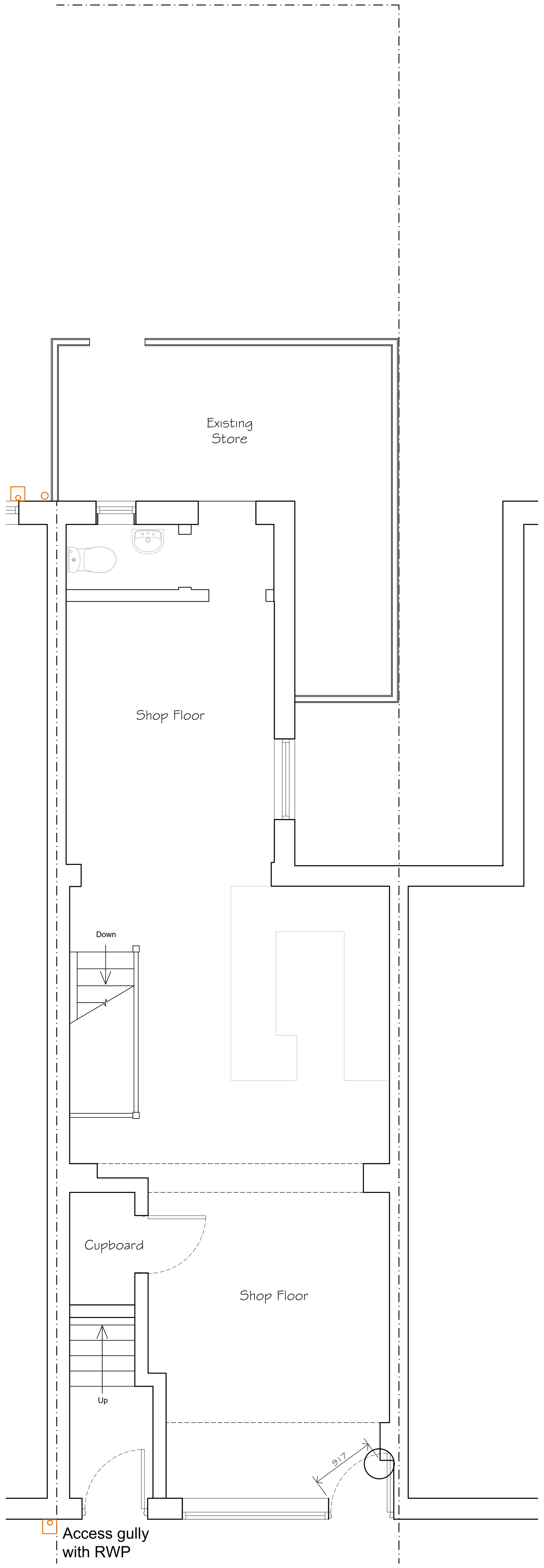
Where new walls are shown aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

Site to be used only for demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

Unless appointed to do so, CKA Yorkshire will not assume the role of 'Principal Designer' once work starts on site. The 'Principal Contractor' will take on the role and responibilities of 'Principal Designer'.

THIS DRAWING IS NOT A SITE / CONSTRUCTION / WORKING DRAWING ISSUE
Essential planning / building regulations drawings only, client to appoint Principal Contractor (builder) who is responsible for pre construction and construction checks / design changes to suit on-site sizes / conditions.



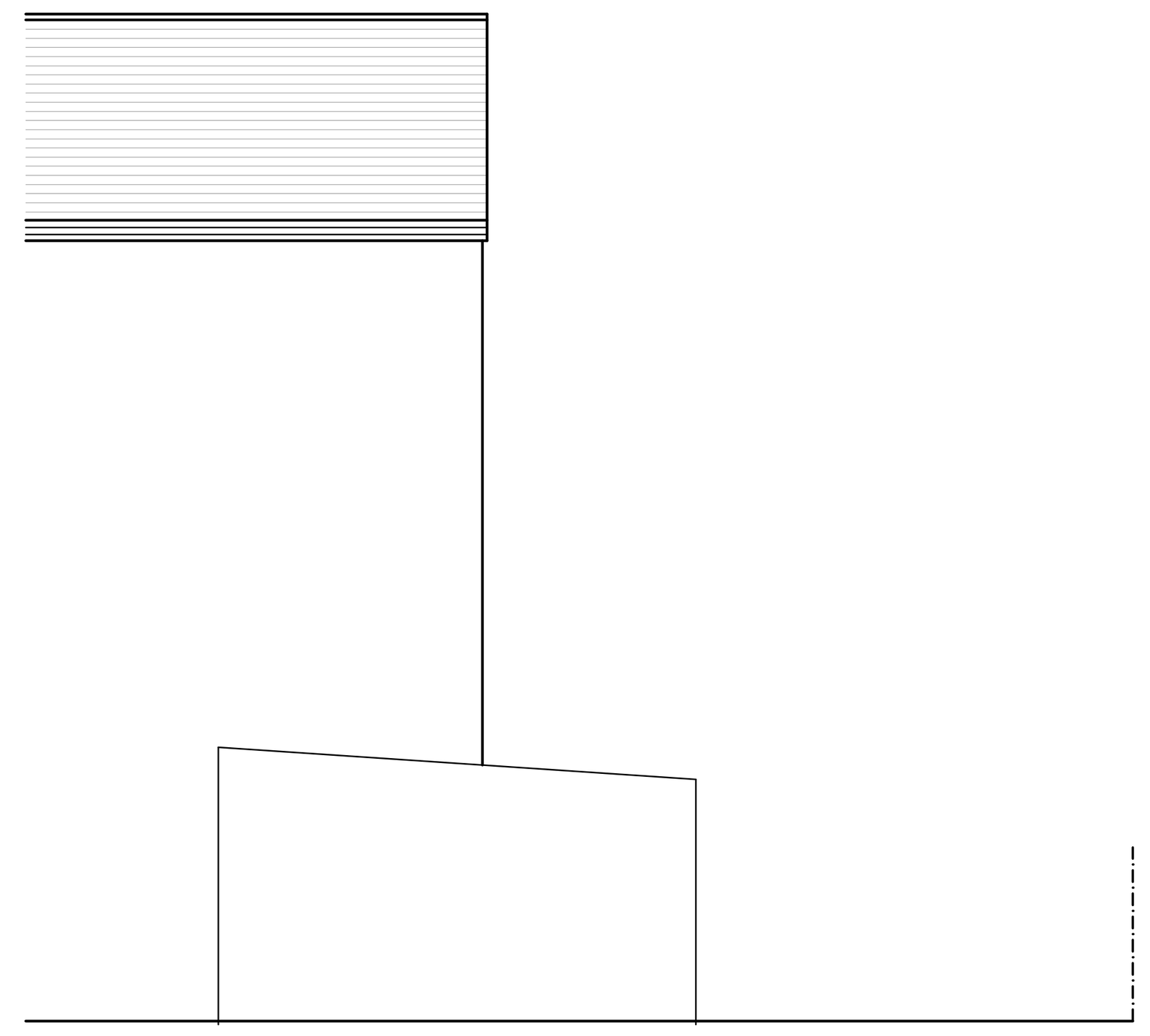
Ground Floor Plan As Existing

0 0.5m 1m 2m 5m

1:50



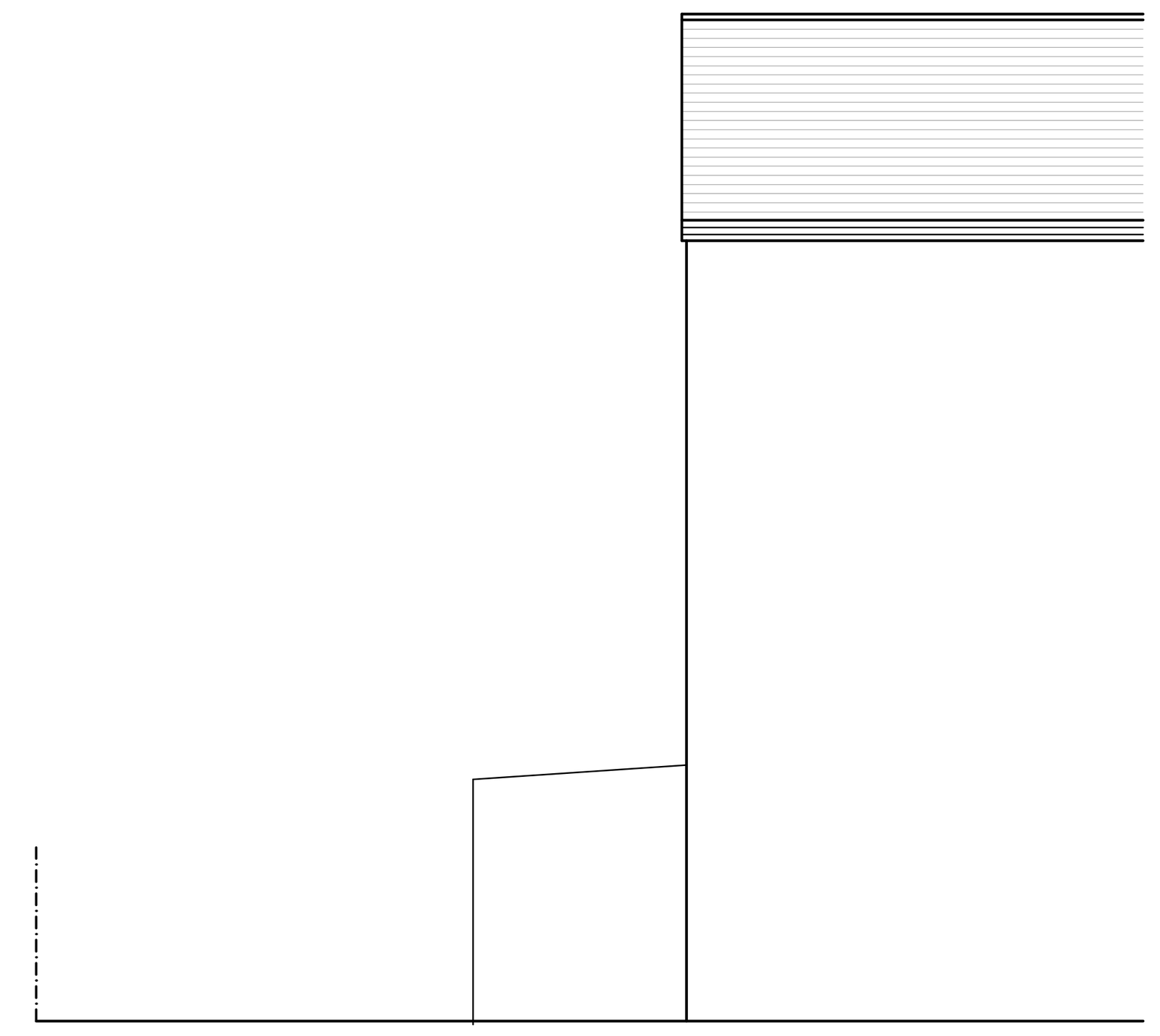
Front Elevation As Existing



L. Side Elevation As Existing



Rear Elevation As Existing



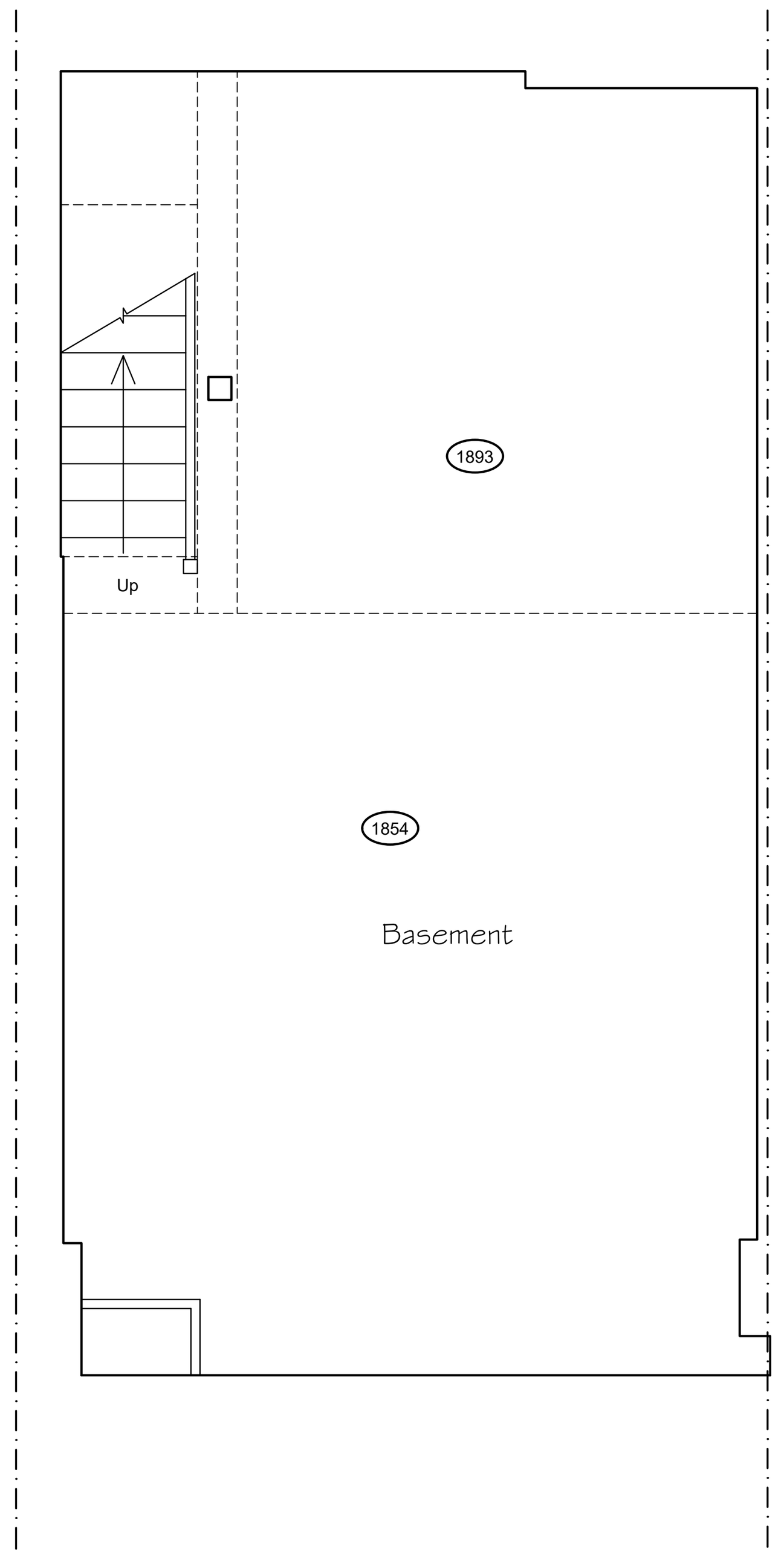
R. Side Elevation As Existing

0 0.51m 2m 5m

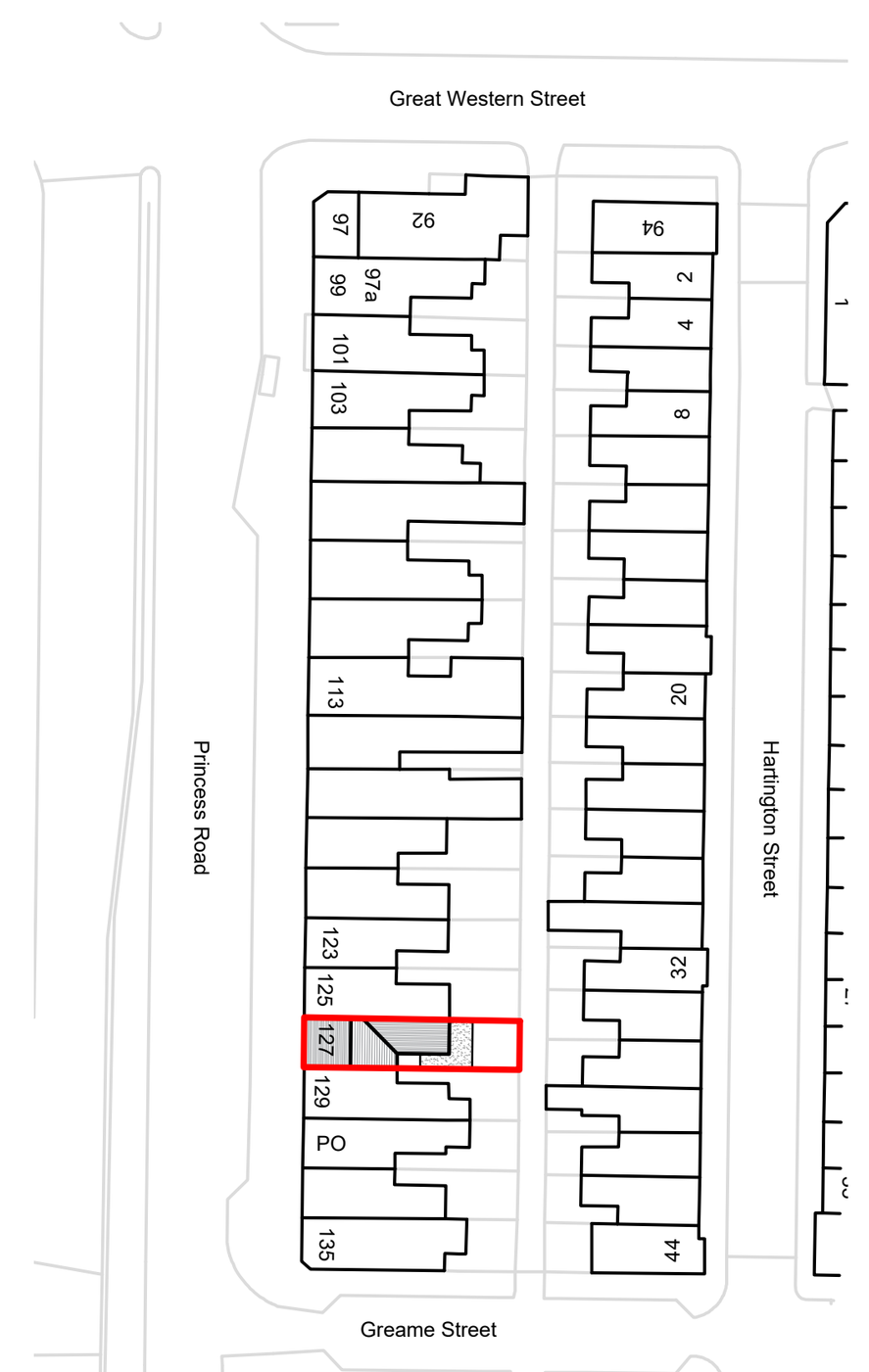
1:100

Existing Materials

Existing Walls - Red brick
Existing Roof - Dark slate tiles
Existing External Windows - White uPVC
Existing External Doors - White uPVC
Existing Rainwater Goods - Dark uPVC
Existing Fascias - White uPVC



Basement Floor Plan As Existing

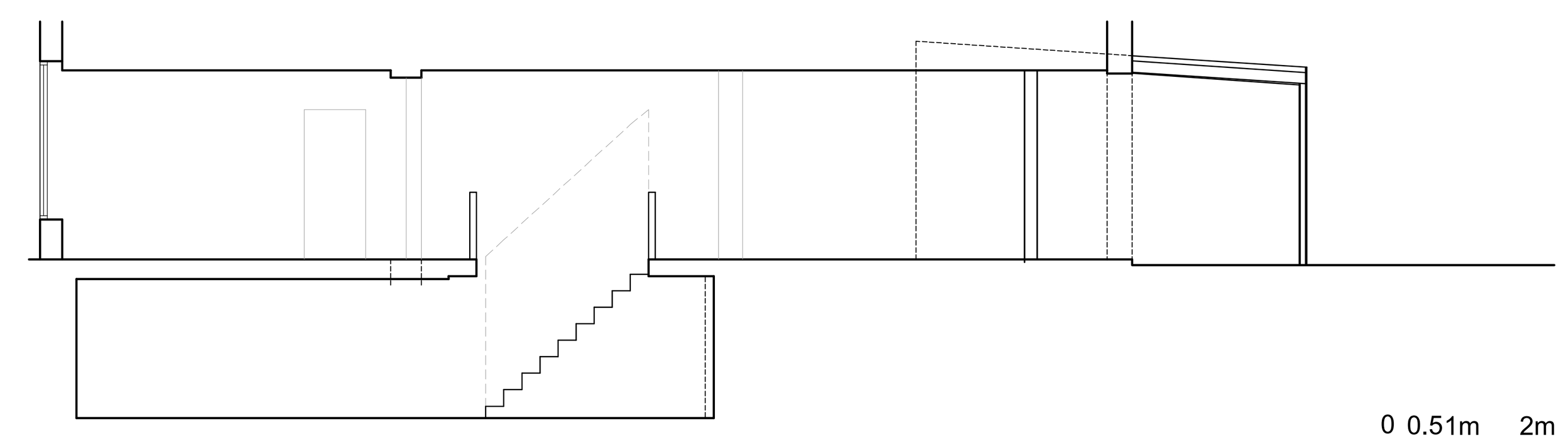


Site Location Plan

0 10m 20m 50m

1:1250

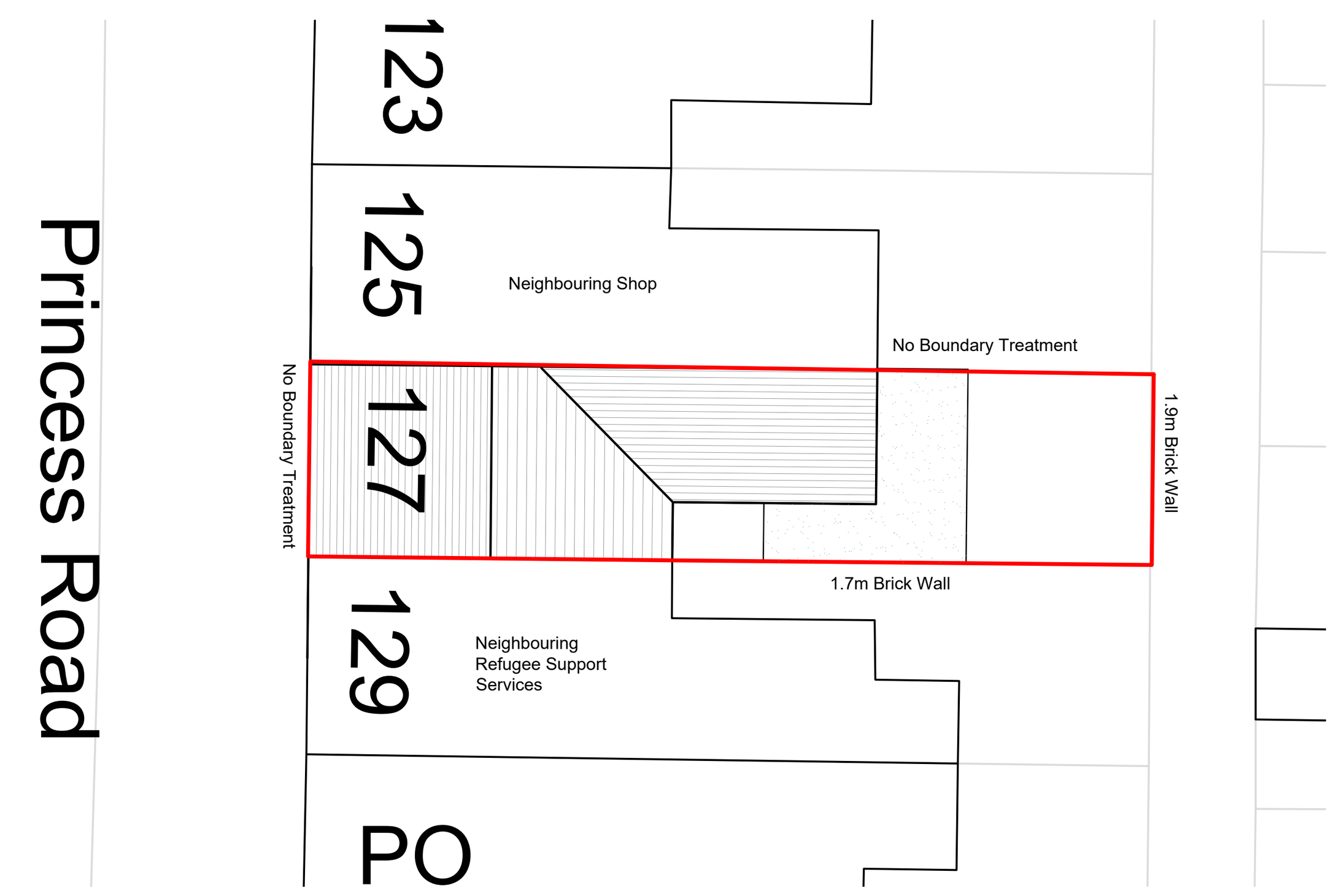
Land under client ownership



Typical Section As Existing

0 0.51m 2m 5m

1:100

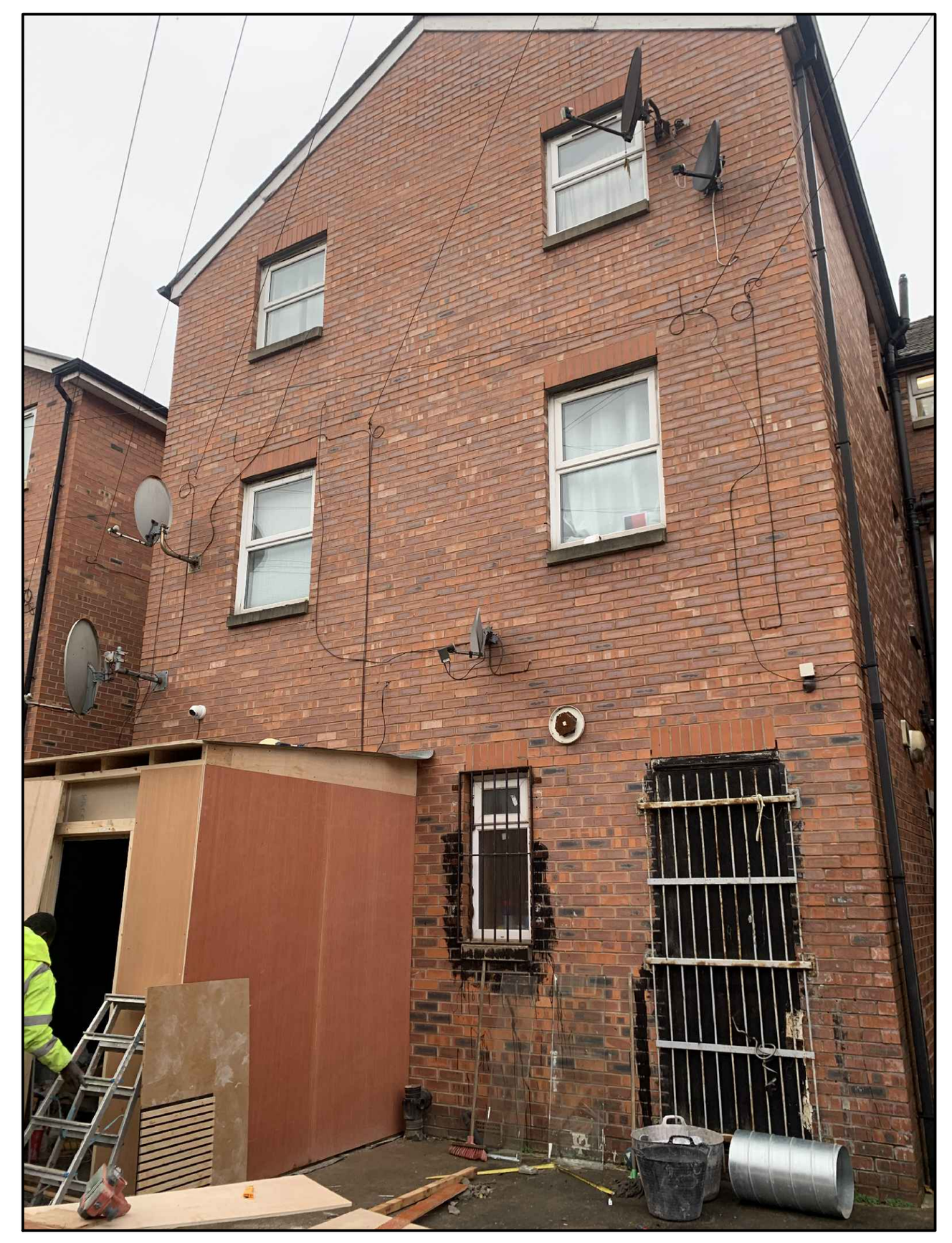


Block Plan As Existing

0m 2m 4m 10m

1:200

Land under client ownership



Rear of Site Photo As Existing

SYMBOLS, HATCH & LINETYPE KEY

- WARNING SIGNIFICANT HAZARD OR INFORMATION WHICH IS USEFUL
- ACTION (DO)
- AVOID OR REFRAIN FROM [DON'T]
- ON-SITE MEASUREMENTS REQUIRED
- RELEVANT INFORMATION
- STRUCTURAL ENGINEER ITEM
- BUILDING CONTROL ITEM

BRICK, CONCRETE, BLOCK, SAND, HARDCORE, PROPOSED, GLAZING, OBSCURE GLASS

BOUNDARY, FOUL DRAINAGE, SW DRAINAGE, INSULATION, DPM, DPC, VCL, FLASHING, STRUCTURAL BEAMS, DEMOLITION AREAS

DATE	NOTES	BY	REV
04/08/26	Validation Description Amendment	JDA	A
08/07/25	Planning Issue	ARO	A

Architectural Designed To Build

PROJECT TITLE	CLIENT		
New Rear Store to Café	Mr Ahmed HASABO 127 Princess Road, Manchester, M14 4RB		
DRAWING STAGE Planning	SCALE Varies @ A1	CHK BY SGA	DRAWN BY ARO
SHEET TITLE Plans & Elevations as Existing	PROJECT NUMBER M1-0225	STAGE PLN / REV A	SHT 001