PLANNING APPLICATION
SHEET 1 OF 5



LOCATION PLAN

SCALE 1:1250

1:1250
25m 0 25m 50m 75m 100m 125m

SKYLINE ARCHITECTURE

Skyline Architecture Ltd
Suite 6, The Old School House, 65A
London Road, Oadby, Leicester, LE2 5DN

- info@skylinearchitecture.co.uk

- 0773 884 6405
0116 482 1974

Drawn By:	Scale:	Date:
AK	AS INDICATED @ A3	19.08.2026

Plans for:
Riaz Hameed
4 New George St
Shudehill, Manchester
M4 4AE

Project:
FULL PLANNING APPLICATION FOR INTERNAL ALTERATIONS, MODIFICATION TO EXISTING SHOP FRONT, INSTALLATION OF A CANOPY EXTRACTION SYSTEM AND CHANGE OF USE FROM CLASSES A1 (RETAIL) AND A3 (RESTAURANT/ CAFE) TO SUI GENERIS FOR 4 NEW GEORGE STREET, MANCHESTER

Job
Technical Drawings & Specifications

Sheet title:
Location Plan

Job No:	Drg No:	Issue:
01061	UBD-PL-1061B	01 of 01

Comments:

1. NOTE
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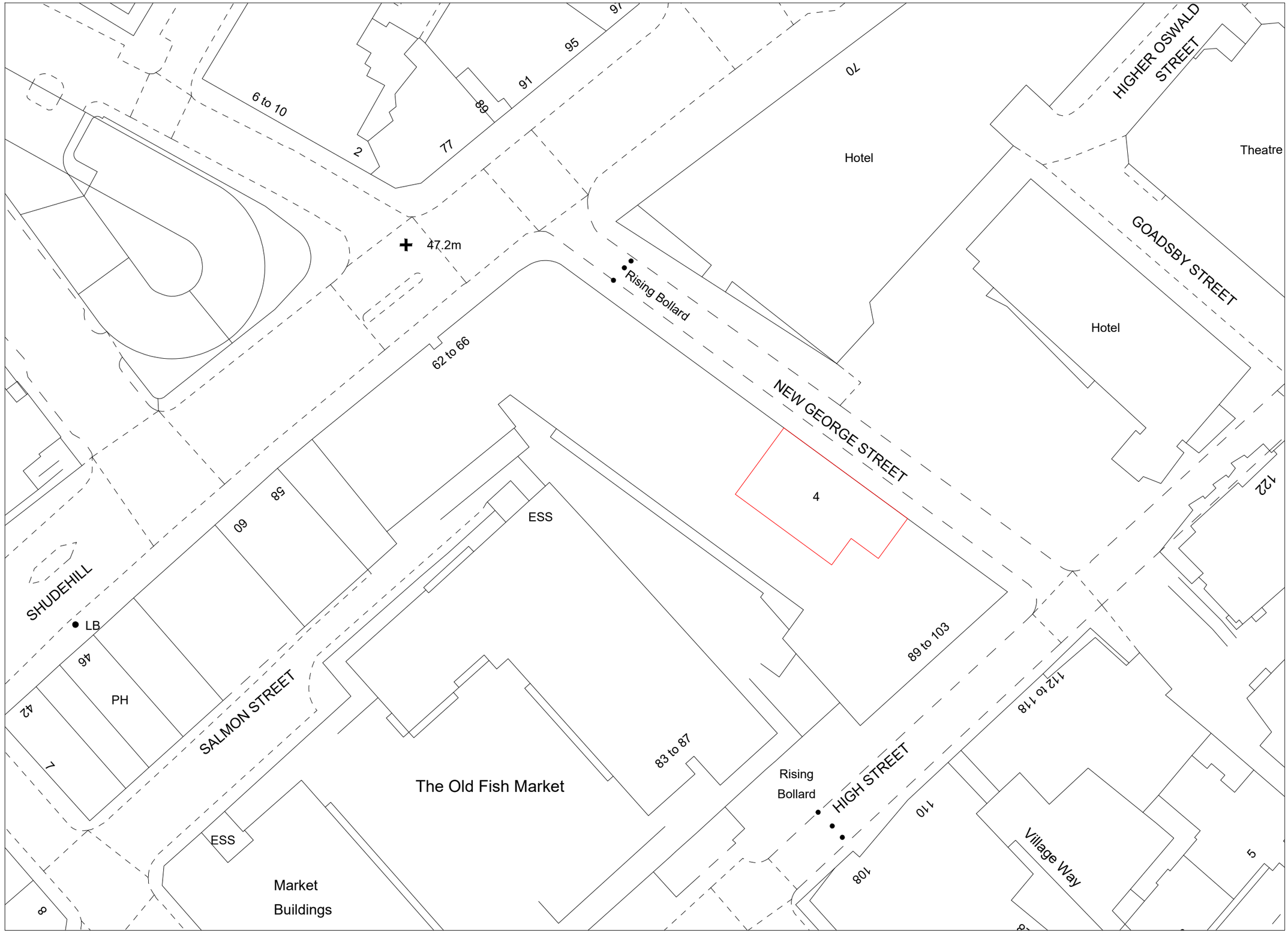
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3. NOTE
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4. CDM REGULATIONS 2015
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5. BOUNDARY WALL ACT.
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BLOCK PLAN

SCALE 1:500

1:500

10m 0 10m 20m 30m 40m 50m

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Job
Technical Drawings & Specifications

Sheet title:
Site Block Plan

Job No:	Drg No:	Issue:
01061	UBD-PL-1061B	01 of 01

Comments:

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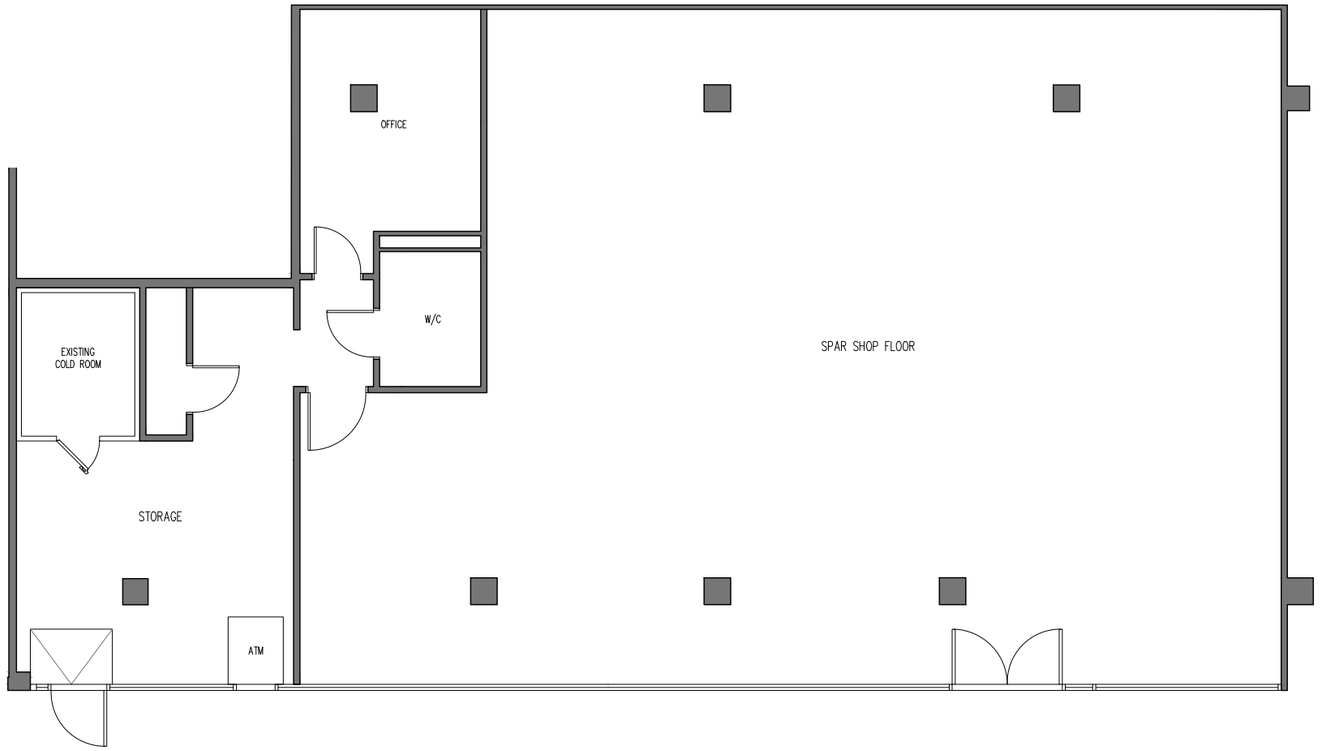
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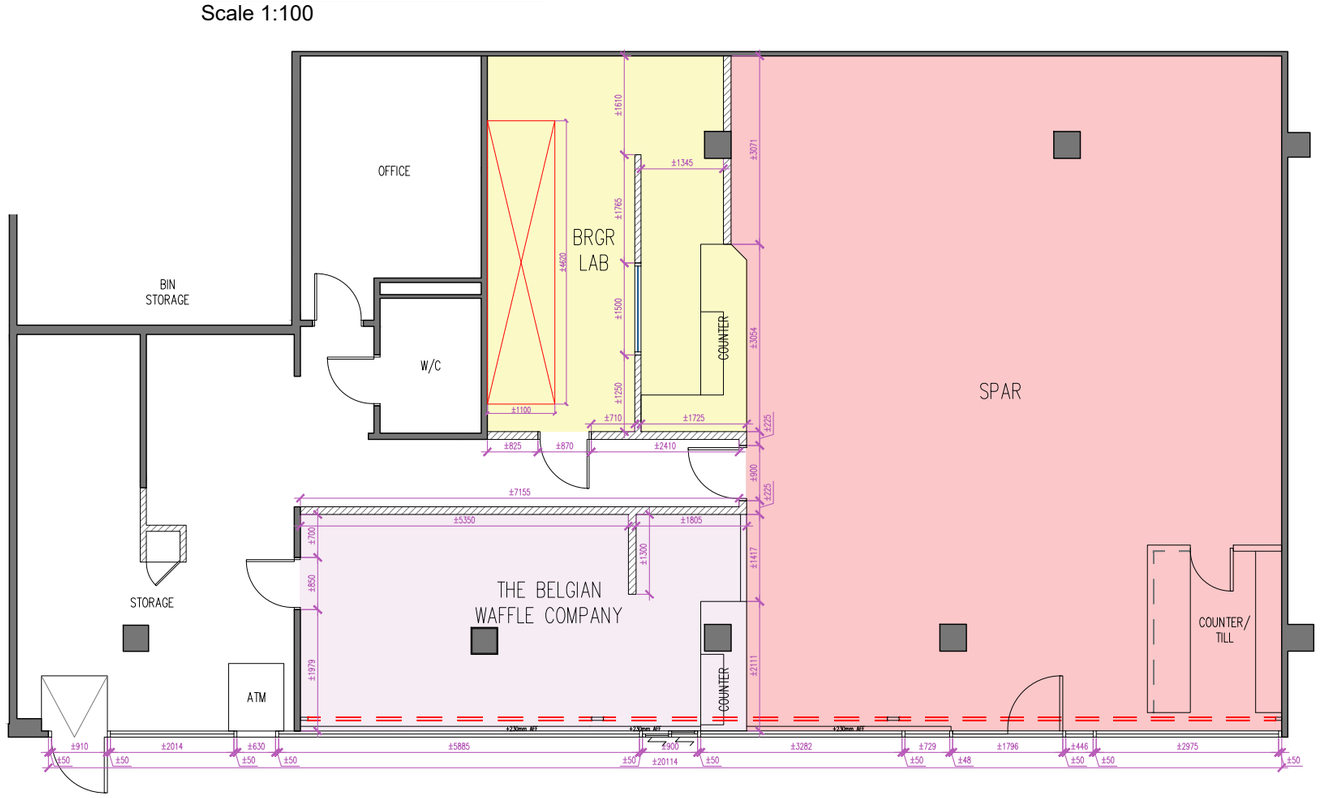
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EXISTING GROUND FLOOR PLAN
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:100

REFERENCE	TYPE	USE CLASS
	CONVENIENCE STORE	SPAR – (CLASS E – AS EXISTING PREVIOUS USE CLASS A1)
	HOT FOOD TAKEOUT	BRGR LAB – (SUI GENERIS)
	DESSERT TAKEOUT	THE BELGIAN WAFFLE COMPANY – (SUI GENERIS)

1:100

2m 0 2m 4m 6m 8m 10m

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Drawn By:	Scale:	Date:
AK	AS INDICATED @ A3	19.08.2026

Plans for:
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Project:
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Job
Technical Drawings & Specifications

Sheet title:
Existing and Proposed Floor Plans

Job No:	Drg No:	Issue:
01061	UBD-PL-1061B	01 of 01

Comments:

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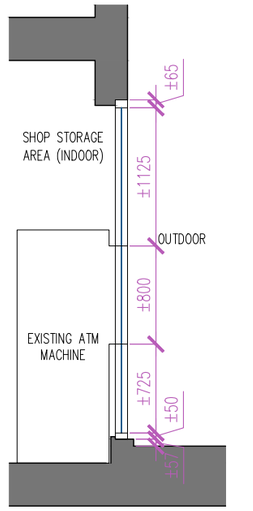
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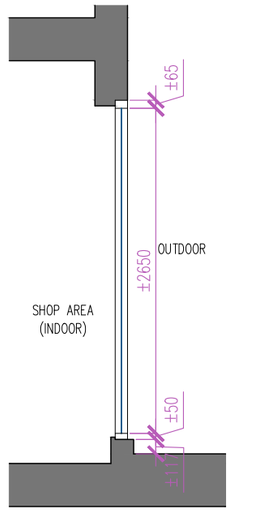
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EXISTING FRONT ELEVATION (NORTH EAST FACING)
Scale 1:100



EXISTING SECTION A-A
Scale 1:50



EXISTING SECTION B-B
Scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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Drawn By:	Scale:	Date:
AK	AS INDICATED @ A3	19.08.2026

Plans for:
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4 New George St
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M4 4AE

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Job
Technical Drawings & Specifications

Sheet title:
Existing Elevation & Sections

Job No:	Drg No:	Issue:
01061	UBD-PL-1061B	01 of 01

Comments:

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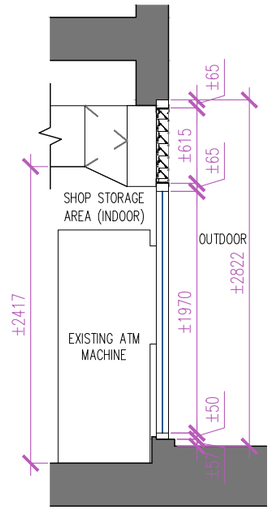
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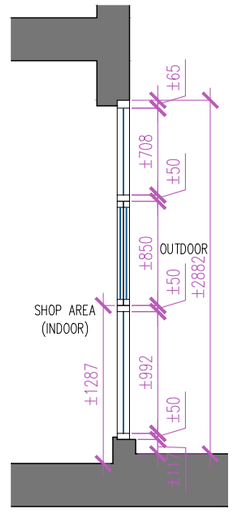
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PROPOSED FRONT ELEVATION (NORTH EAST FACING)
Scale 1:100



PROPOSED SECTION A
Scale 1:50



PROPOSED SECTION B
Scale 1:50

1:50

1m 0 1m 2m 3m 4m 5m

1:100

2m 0 2m 4m 6m 8m 10m

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Drawn By:	Scale:	Date:
AK	AS INDICATED @ A3	19.08.2026

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Job
Technical Drawings & Specifications

Sheet title:
Proposed Elevation & Sections

Job No:	Drg No:	Issue:
01061	UBD-PL-1061B	01 of 01

Comments:

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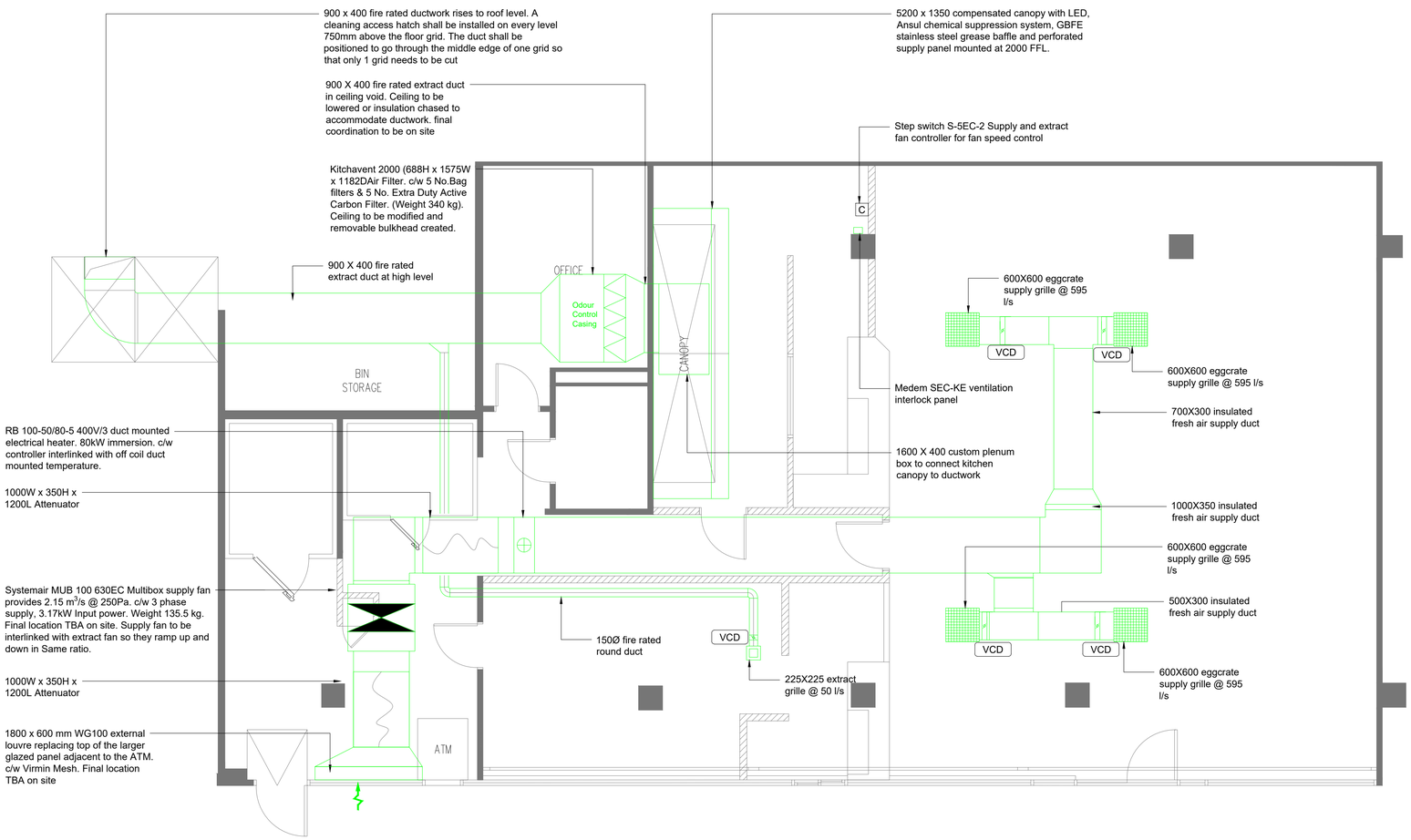
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GENERAL NOTES

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2. All services and routes are shown indicatively. The Contractor shall provide a fully co-ordinated system.

DUCTWORK AND VENTILATION NOTES

3. All ductwork to be manufactured & installed in accordanc BESA DW144 & DW172.

4. All ductwork throughout the building is to be insulated with f faced phenolic insulation and joints taped unless otherwise specified.

5. The Contractor shall be aware of all other services and for all necessary co-ordination of ductwork routes to ensure that clashes do not occur.

6. All grilles and diffusers shall be located centrally in ceiling ti unless otherwise indicated.

7. Grille boxes to be side or top entry to suit co-ordinatio other services on site.

8. A maximum of 2.5 × diameter of flexible ductwork is to b for final connections to grilles. Where top entry grille boxes are used, ductwork should terminate with rigid downturn bend prior to the flexible connection.

9. Fire / smoke dampers and access panels are to be install accordance with LPC requirements, where ductwork passes through compartment walls or floors. The Contractor is to co-ordinate fire dampers with fire compartmentation details.

10. Fire / smoke dampers are to be mounted in match frame securely fixed to the building structure. Frame fixing systems shall be approved by the local authority.

11. Access doors shall be provided in accordance wi DW144 and as required to facilitate future maintenance, cleaning operations and adjacent to fire dampers.

12. Mechanical Contractor shall co-ordinate fire dampers wi partitioning.

13. All heat recovery ductwork supply and extract to be ins

14. Cleaning and maintenance access hatches to be in every 1.5m

1:50
1m 0 1m 2m 3m 4m 5m

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DRAWING NOTES:

REV	DESCRIPTION	DATE	BY	CHKD
01	Preliminary Issue	01/06/26	AH	MM

ORIGINATOR:

BSE SOLUTIONS
Building Services Engineering Solutions Ltd.

CLIENT:

SPAR

PROJECT:
SPAR

4 NEW GEORGE STREET,
MANCHESTER
M4 4AE

JOB TITLE:
SPAR Refurbishment Project

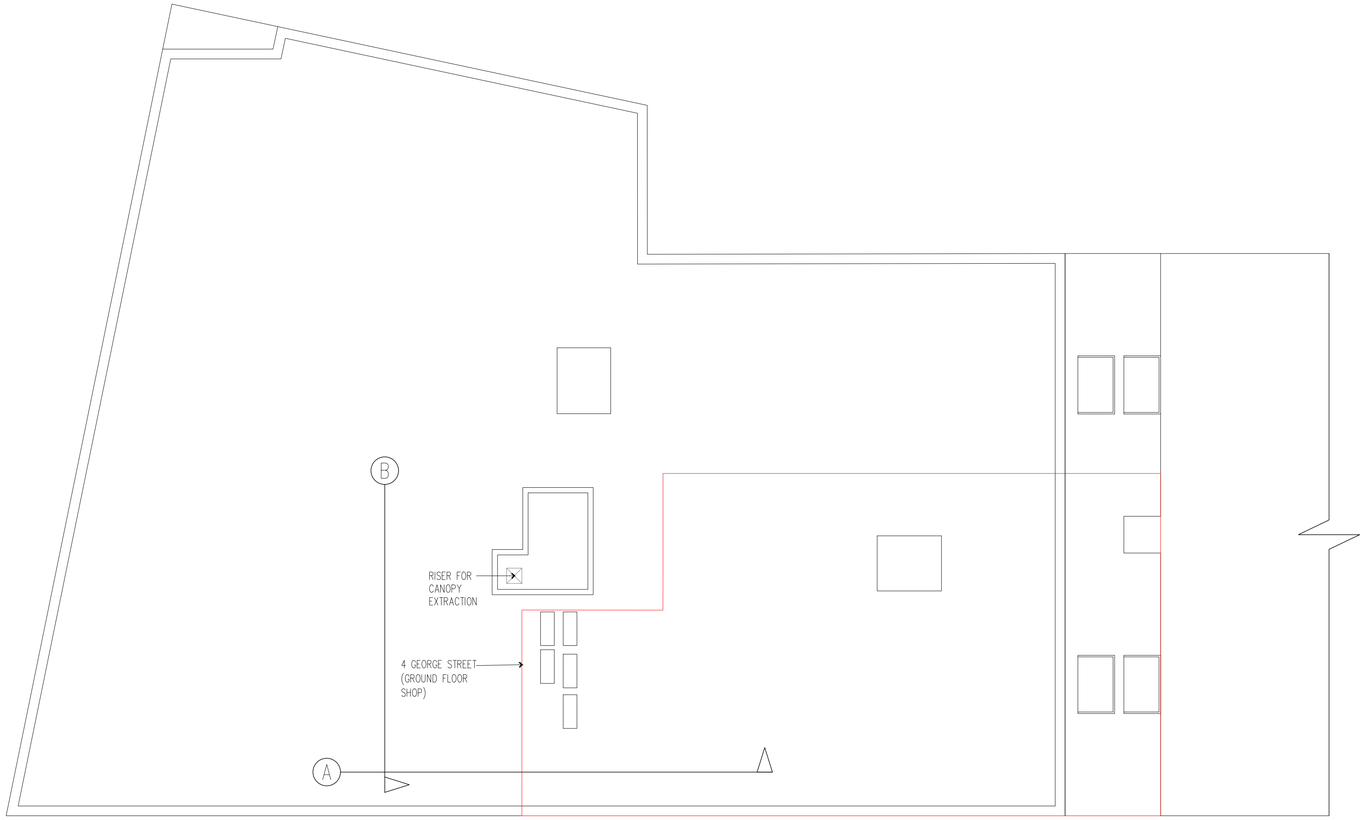
SHEET TITLE:
Ground Floor - Proposed Ventilation Services Layout

DRAWN BY:	AH	SCALE:	1:50 @ A1
CHECKED BY:	MM	DATE:	01.06.26

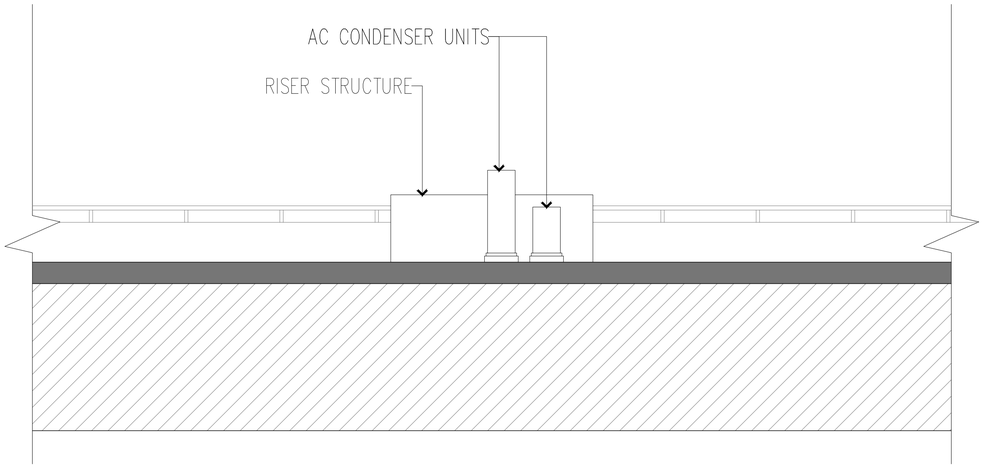
STATUS:
PRELIMINARY

DRAWING No: UBD-PL-1061B

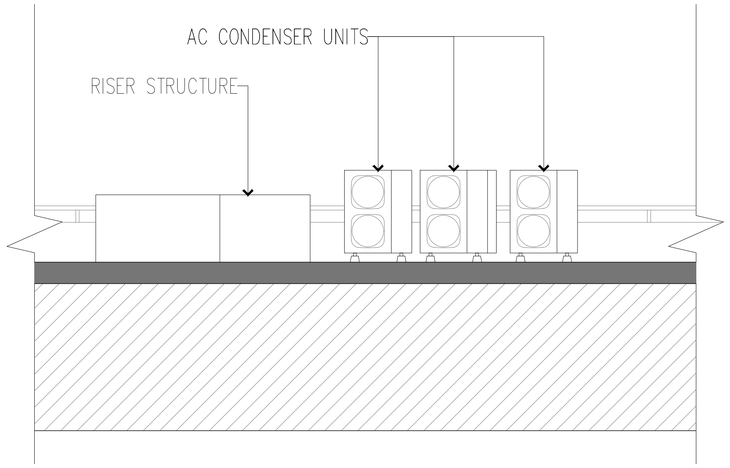
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
251 -	BSE -	00 -	00	- 2D -	M	- 0100	- 01



EXISTING ROOF PLAN
Scale 1:100



EXISTING SECTION A
Scale 1:50



EXISTING SECTION B
Scale 1:50

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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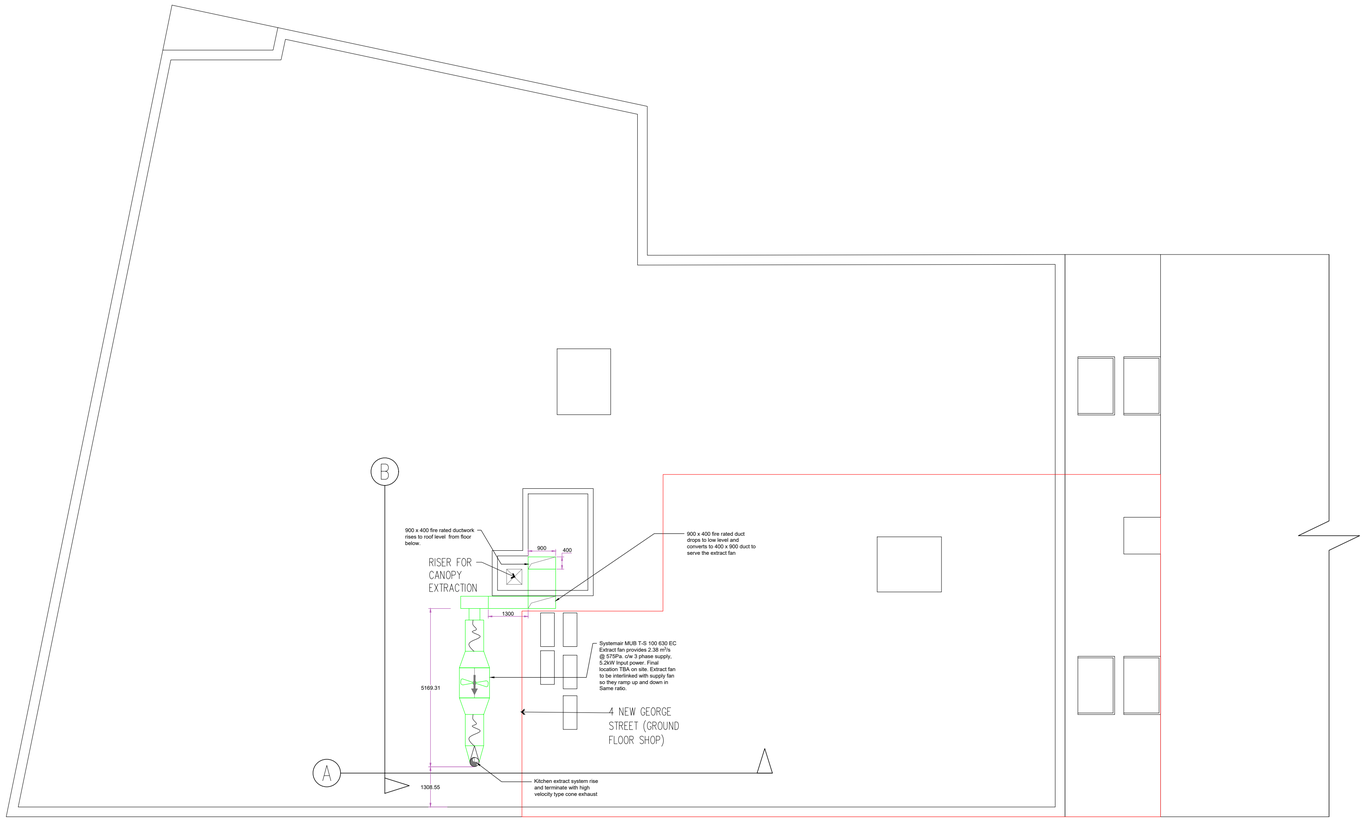
SHEET TITLE:
Existing Roof Plan and Sections

DRAWN BY:	AH	SCALE:	1:50 @ A1
CHECKED BY:	MM	DATE:	17.08.26

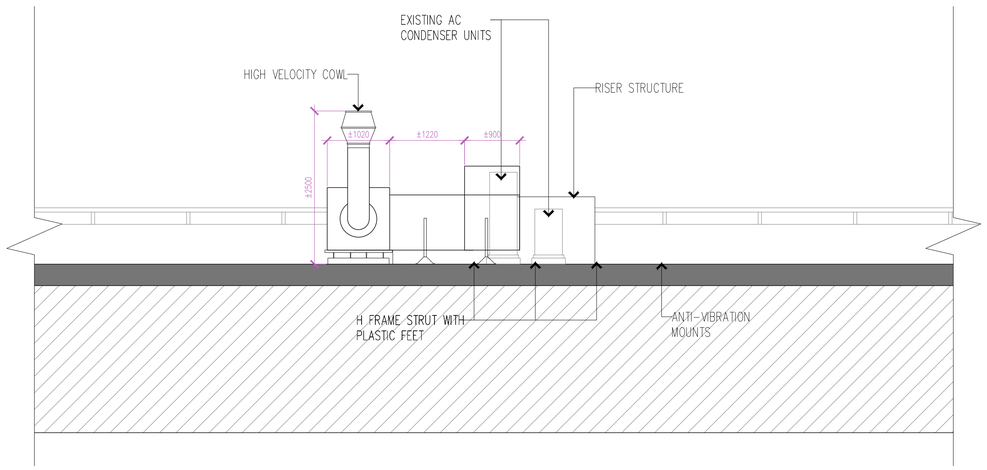
STATUS:
PRELIMINARY

DRAWING No: UBD-PL-1061B

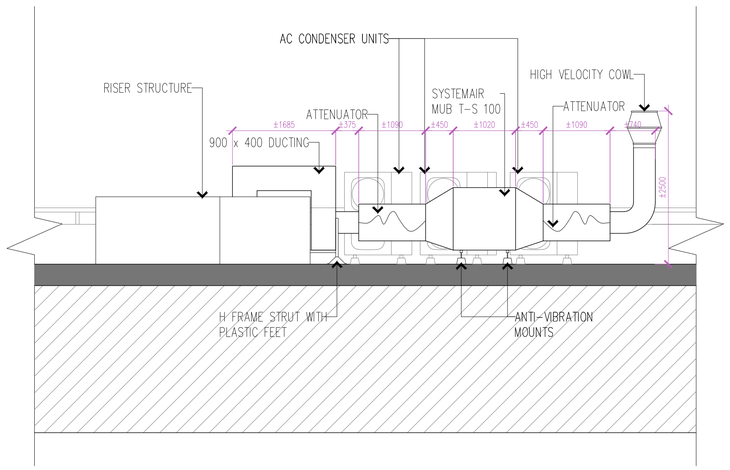
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
251 -	BSE -	00 -	00 -	2D -	M -	0100 -	01



EXISTING ROOF PLAN
Scale 1:100



PROPOSED SECTION A
Scale 1:50



PROPOSED SECTION B
Scale 1:50

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3. The Contractor shall be aware of all other services and allow for all necessary co-ordination of ductwork routes to ensure that clashes do not occur.
4. All grilles and diffusers shall be located centrally in ceiling tiles unless otherwise indicated.
5. Grille boxes to be side or top entry to suit co-ordination with other services on site.
6. A maximum of 2.5 × diameter of flexible ductwork is to be used for final connections to grilles. Where top entry grille boxes are used, ductwork should terminate with rigid downturn bend prior to the flexible connection.
7. Fire / smoke dampers and access panels are to be installed, in accordance with LPC requirements, where ductwork passes through compartment walls or floors. The Contractor is to co-ordinate fire dampers with fire compartmentation details.
8. Fire / smoke dampers are to be mounted in matched HEVAC frame securely fixed to the building structure. Frame fixing systems shall be approved by the local authority.
9. Access doors shall be provided in accordance with BESA DW144 and as required to facilitate future maintenance, cleaning operations and adjacent to fire dampers.
10. Mechanical Contractor shall co-ordinate fire dampers with fire partitioning.
11. All heat recovery ductwork supply and extract to be insulated.12.
12. Cleaning and maintenance access hatches to be installed every 1.5m

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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DRAWING NOTES:

REV.	DESCRIPTION	DATE	BY	CHKD
01	Preliminary Issue	01/06/26	AH	MM

ORIGINATOR:

BSE SOLUTIONS
Building Services Engineering Solutions Ltd.

CLIENT:

SPAR

PROJECT:
SPAR

4 NEW GEORGE STREET,
MANCHESTER
M4 4AE

JOB TITLE:
SPAR Refurbishment Project

SHEET TITLE:
Proposed Roof Plan and Sections

DRAWN BY:	AH	SCALE:	1:50 @ A1
CHECKED BY:	MM	DATE:	17.08.26

STATUS:
PRELIMINARY

DRAWING No: UBD-PL-1061B

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
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