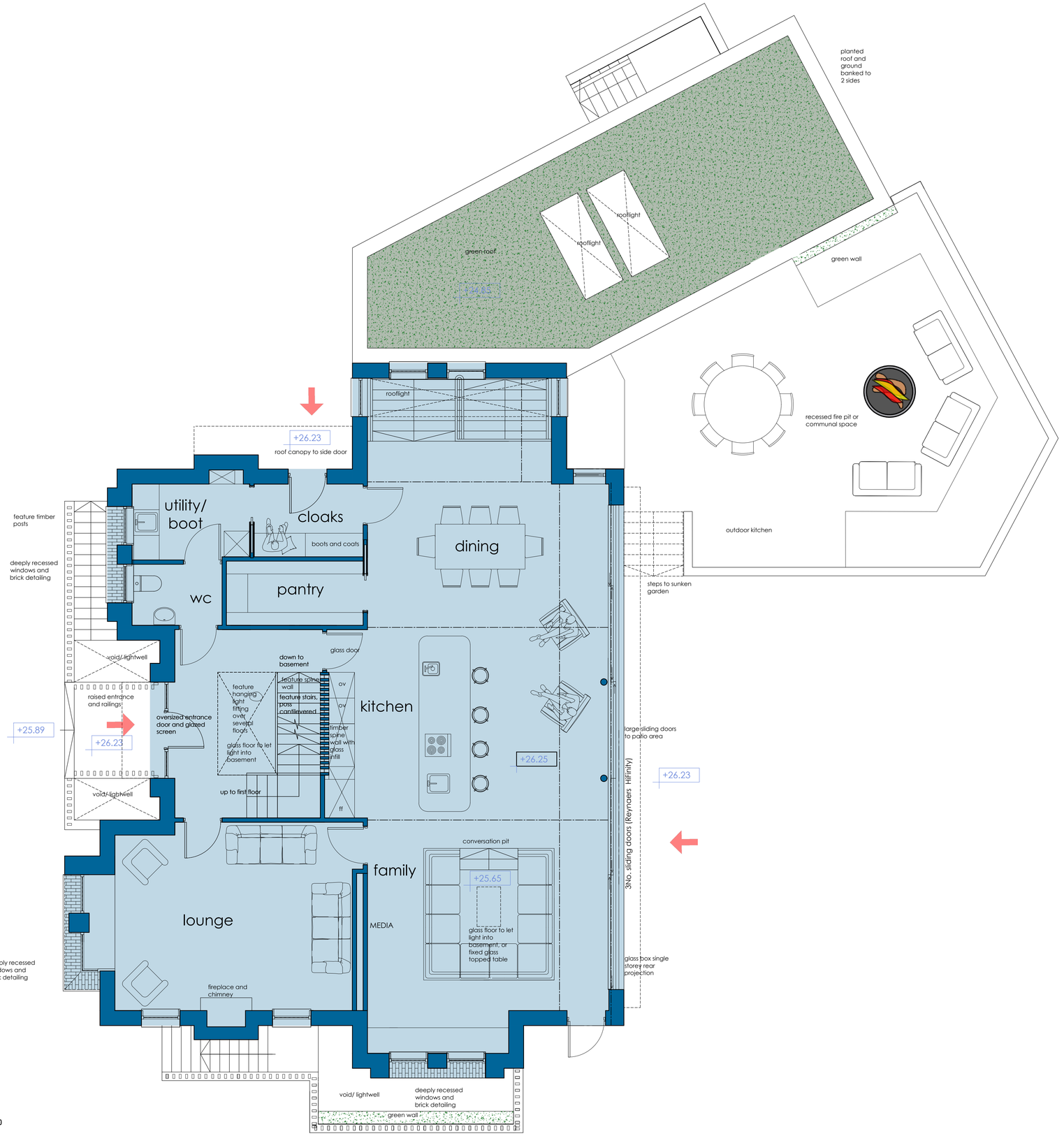


1:50
PROPOSED GROUND FLOOR LAYOUT PLAN

SCALE m 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0
1:50

All dimensions to be checked & verified on site prior to construction.
Figured dimensions to be read in preference to scaled from drawings.

All discrepancies to be notified to the Architect, immediately that they are identified.

Should there be any discrepancy between drawings & specification, such discrepancy is to be brought to the attention of the Architect with a view to equitable interpretation. Otherwise, the Contract shall be deemed to cover the alternative which involves the greater cost.

CB3 accepts no responsibility for any unauthorised amendments to the drawing or design and does not permit unauthorised copying of the drawing.

This drawing is subject to copyright law and remains the property of CB3 Design Ltd unless otherwise agreed.

Variations are to be approved by the Architect in writing prior to any work being done or materials being ordered for the variation. Failure to obtain written approval will result in the variation not being allowed and design responsibility residing with the party who made the change.

Before undertaking any works, persons undertaking the works shall be deemed to have:
a) Carefully examined the drawings, the form of Contract and any Specification.
b) Fully informed themselves as to the site, the physical conditions upon and below the surface of the site, and any other conditions affecting the carrying out of the Works.
c) Made their own interpretations, deductions and conclusions as to the difficulties and cost of carrying out the Works, and to have formulated an estimate of facilities available and needed to fulfil all their obligations under the contract.

Failure to correctly undertake the above, shall not relieve parties of the responsibility of satisfactorily performing the Works complete as required, regardless of their difficulty.

All works based on these drawings must conform with current Building Regulations and Local Authority approvals.

Project Status:
STAGE 3a Planning

THIS DRAWING IS ISSUED FOR THE ABOVE PURPOSE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF CB3 DESIGN LTD

ANY STRUCTURAL SIZES OF TIMBER/STEEL etc. ARE SHOWN INDICATIVELY ONLY. REFERENCE SHOULD BE MADE TO STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS FOR ALL STRUCTURAL SIZES.

Health & Safety:
CDM 2015 & BSA apply to all construction work, including domestic projects.
For domestic guidance, refer to "CDM 2015: what domestic clients need to do" (prepared by the Association for Project Safety).

Date	Rev	Description	Init.
2026.08.07	I	prepared for planning	KJL
2026.07.08	H	Updated drawing following client feedback	AB
2026.06.26	G	amended after LA proposals	KJL
2026.03.09	F	amended after design team meeting	KJL
2025.12.16	E	client requested amendments	KJL
2025.11.21	D	redesign	KJL
2025.03.06	C	amendments after client meeting	HKP
2025.02.18	B	redesign following LPA comments	KJL
2024.12.12	A	adjusted to reflect client comments and prepared for LPA pre-application enquiry	KJL

Revisions

Job Title:
Proposed Development at:
2 Manchester Road
Chorlton Cum Hardy
MANCHESTER,M21 9JG

Drawing Title:
Concept Ground Floor Plan

Client:
Mr and Mrs Edge

cb3 design architects
RIBA Chartered Practice
RIAS

Issued by:
CHESHIRE OFFICE
2 The Square,
Lymm,
Cheshire,
WA13 0HX
t: 01925 752 414

SCOTTISH BORDERS
Chambers House
72 High Street
Peebles
EH45 8SW
t: 01721 729 640

e: architects@cb3design.co.uk
w: www.cb3design.co.uk

Scale:	Date:	Drawn by:	Checked:
1:50@A1	2024.10.23	HKP	?

Job No: 24.EDGE.01
Drawing No: 1011

This drawing is protected by the copyright of CB3 Design 2024.01.03