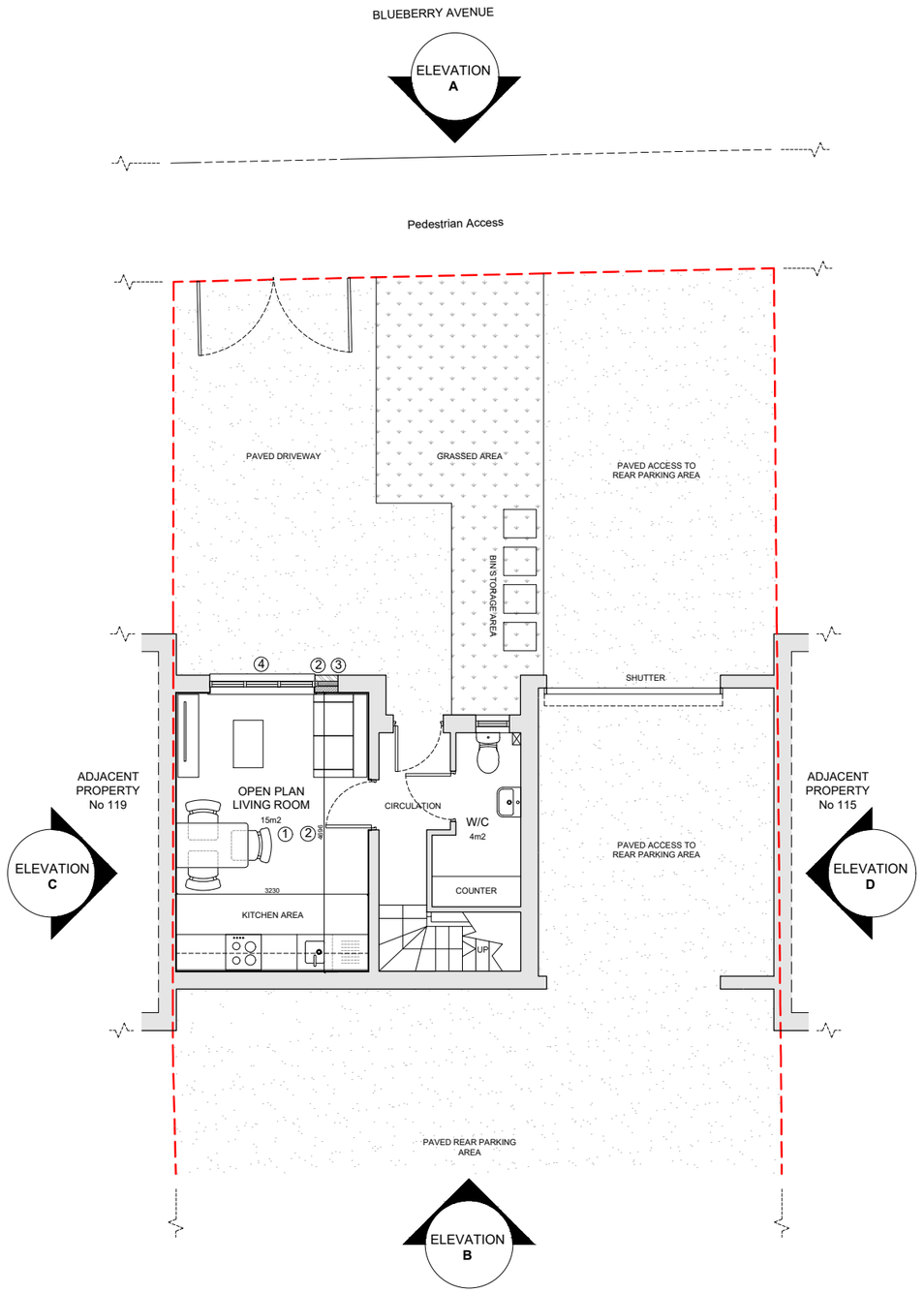
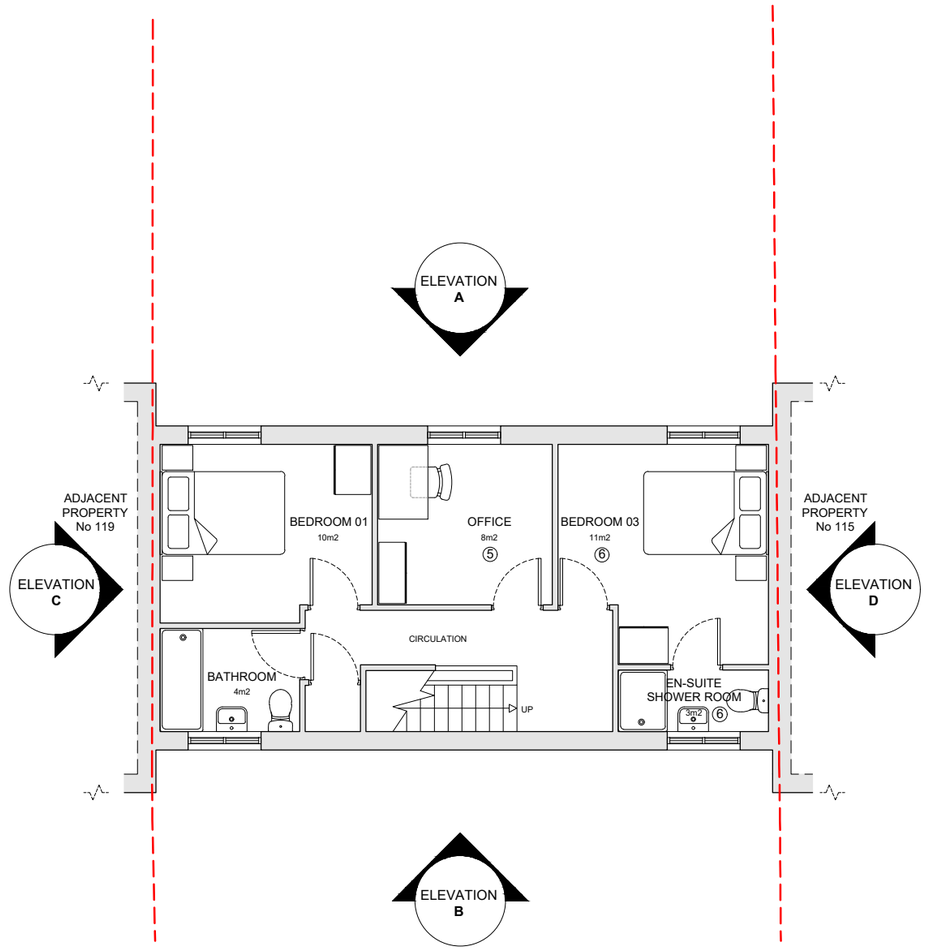


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

NOTE:

All dimensions are in millimetres unless stated otherwise.

Do not scale from this drawing. use figured dimensions only.

Existing dimensions, levels and materials are based on the measured survey and are to be verified on site.

The drawing is to be read in conjunction with the existing drawings and proposed drawings.

REVISION + NOTES

BOUNDARY LINE

Drawing submitted to define the proposed development for which a Certificate of Lawfulness of Proposed Development is sought. The proposal comprises conversion of the existing integral garage to habitable accommodation, replacement of the existing garage door with masonry infill and a window, and associated internal alterations.

- No extension to the existing building footprint is proposed.
- No separate residential unit is created. Property to remain in use as a single dwelling.
- Existing external walls, principal structural envelope and roof form retained unless specifically noted otherwise.

ANNOTATIONS

1. Existing integral garage converted to habitable residential accommodationwithin the existing building envelope. New internal access doorway created for access into the proposed open-plan living room, dining, and kitchen.
2. Existing garage door and frame removed; opening partially infilled in masonry with new window formed within existing opening.
3. New masonry infill to match the existing dwelling in brick type, colour, bond and mortar finish as closely as practicable.
4. New double-glazed window installed within former garage-door opening; frame colour and appearance to complement existing windows to the dwelling.
5. Existing internal partition on the first floor removed/altered to create new office.
6. New lightweight internal partitions formed on first floor to create bedroom 03 and en-suite shower room.

EZE & PARTNERS

ARCHITECTURE | DESIGN | BUILD

Title:

117 BLUEBERRY AVENUE, MANCHESTER

Title:

PROPOSED FLOOR LAYOUT PLANS

DRAWN BY	ME
CHECKED BY	SK
DATE	30/09/26
SCALE	1:100 @ A3
STATUS	STATUTORY
DRAWING No:	001300
REVISION	R1

0m 2m 4m 6m 8m

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