NOTES

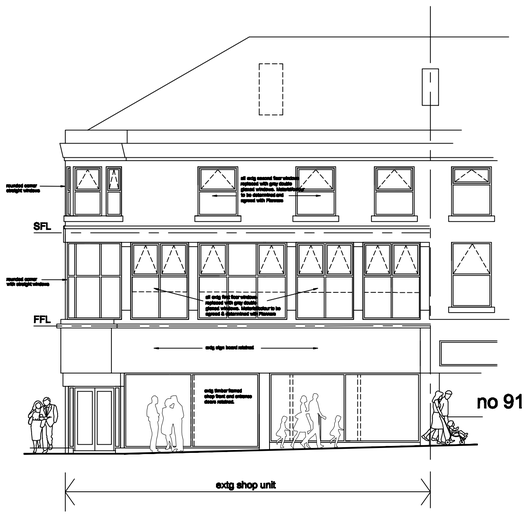
Do not scale from this drawing.

All dimensions are to be checked on site prior to construction.

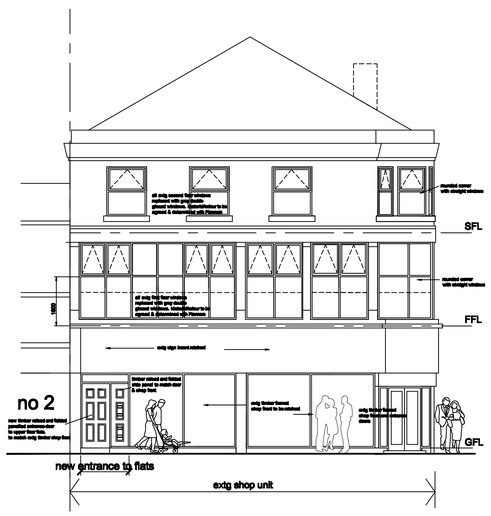
Any discrepencies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

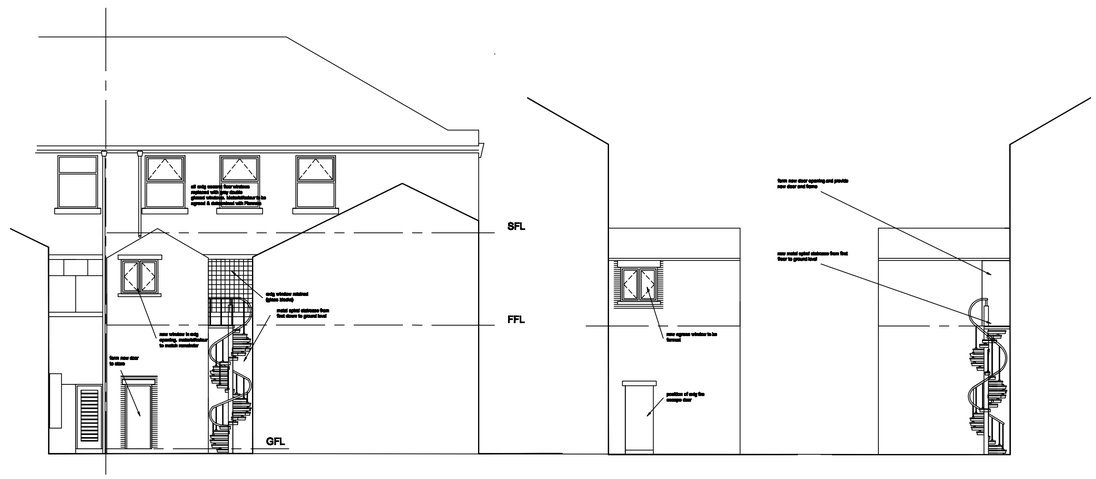
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



PROPOSED ELEVATION TO YORKSHIRE STREET



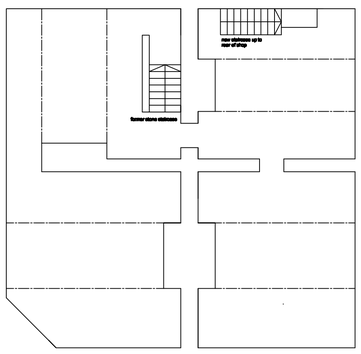
PROPOSED ELEVATION TO CHEETHAM STREET



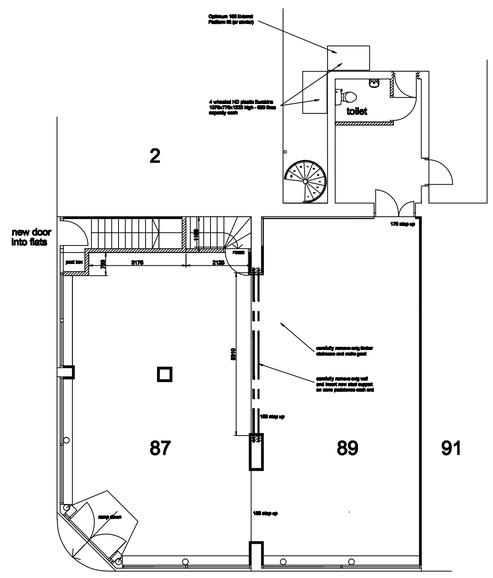
PROPOSED ELEVATION TO REAR

PROPOSED ELEV TO EXTG OUTRIGGER

PROPOSED ELEV TO EXTG OUTRIGGER RH SIDE

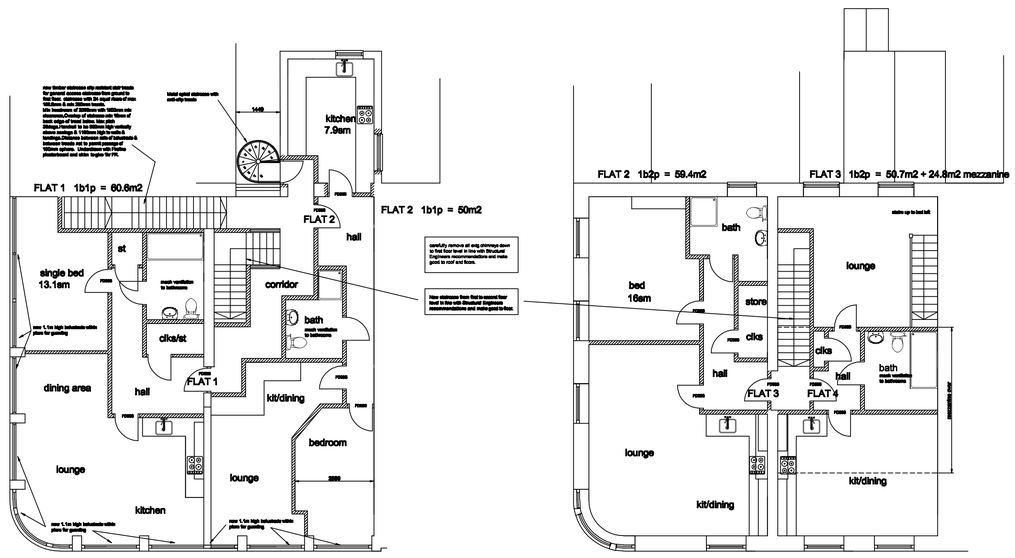


BASEMENT AS PROPOSED



GF AS PROPOSED 137sm o/a

extg shop unit retained showing new entrance from Cheetham St and staff area



FF AS PROPOSED

2 number - 1b1p flats min 39m2
(incl 1sm min built in storage)

SF AS PROPOSED

2 number - 1b2p flats min 50m2
(incl 1.5sm built in storage)

Finishes

Roof
Extg slated roof retained

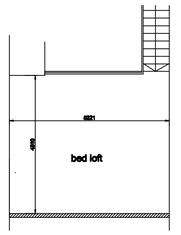
Walls
Existing painted render retained

Windows
all extg windows to be replaced in grey powder coated aluminium & double glazed.
Extg shop front to Yorkshire St & Cheetham Street to be retained.

External Spiral Staircase - from FF down to rear yard

The External Mild Steel Spiral Staircase

This is to be provided to create safe and secure route from first floor to rear yard to allow residents to take their rubbish and separate recyclables down to bins in yard area.



MEZZ AS PROPOSED

REV	DESCRIPTION	CHECK	DATE
H	METAL SPIRAL STAIRCASE FROM FIRST FLOOR DOWN TO GROUND LEVEL		26-11-2020
G	EXTERNAL PLATFORM LIFT FROM FIRST FLOOR DOWN TO YARD FIRST & SECOND FLOOR RE-PLANNED & MEZZANINE INCLUDED		13-12-2019
F	TOILET AMENDED AT GROUND FLOOR REAR & 900mm STEEL DOOR SECOND FLOOR FLATS CHANGED TO SHOW 2NO 1P/1B FLATS EXTERNAL REFUSE CHUTE FROM FF LANDING TO BIN IN YARD FOR ALL FLATS DESIGN OF ENTRANCE DOOR TO FLATS AMENDED ALL IN LINE WITH DISCUSSION WITH CONSERVATION OFFICER & PLANNERS		19-07-2019
E	SECOND FLOOR FLATS CHANGED TO SHOW 2NO 1P/1B FLATS STAIRCASE FROM FF TO REAR YARD - FF WINDOWS AMENDED		22-02-2019
D	FIRST FLOOR FLATS CHANGED TO SHOW 2NO 1P/1B FLATS SECOND FLOOR FLATS - BEDROOMS ENLARGED		11-02-2019
C	NEW LAYOUTS SHOWING EXTG SHOP UNIT RETAINED AT GF, NEW ENTRANCE FROM CHEETHAM STREET FOR FLATS. UPPER FLOORS TO HAVE 4No 1bed/2 PERSON FLATS. THESE AMENDMENTS WILL IMPROVE SECURITY WORKS TO REAR YARD FOR ADJOINING OWNERS, RESTRICT NUMBERS OF OCCUPANTS TO 8 MAX AND BY USING EUROBINS FOR WASTE REDUCE NUMBER OF BINS (2) IN SHARED YARD. THE SCHEME WOULD ALSO BE ECONOMICALLY VIABLE FOR THE MONEY INVESTED TO CARRY OUT THE ALTERATION WORKS		21-11-2018
B	CORNER CHANGE AT SECOND FLOOR IN LINE WITH PLANNERS COMMENTS		26-09-2018
A	MINOR CHANGES IN LINE WITH PLANNERS COMMENTS		17-09-2018

CLIENT

Tariq Parvez
10 Bittern Close, Rochdale. OL11 5QX

PROJECT

Retain GF Shop, New entrance from Cheetham St & Change of Use of upper floors from A1 to C3 (flats)

DRAWING

Proposed Plans & Elevations

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	Aug 2018	rb	

DRAWING NO.	CAD REFERENCE NO.	REVISION
1813/TP/02		H