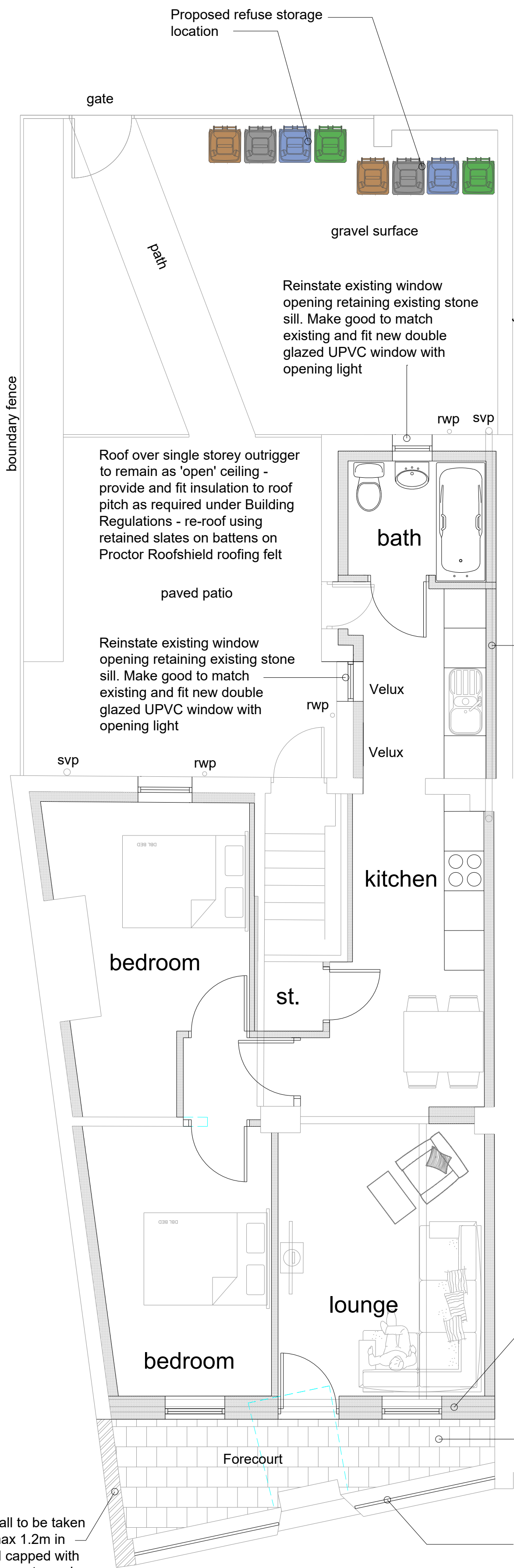
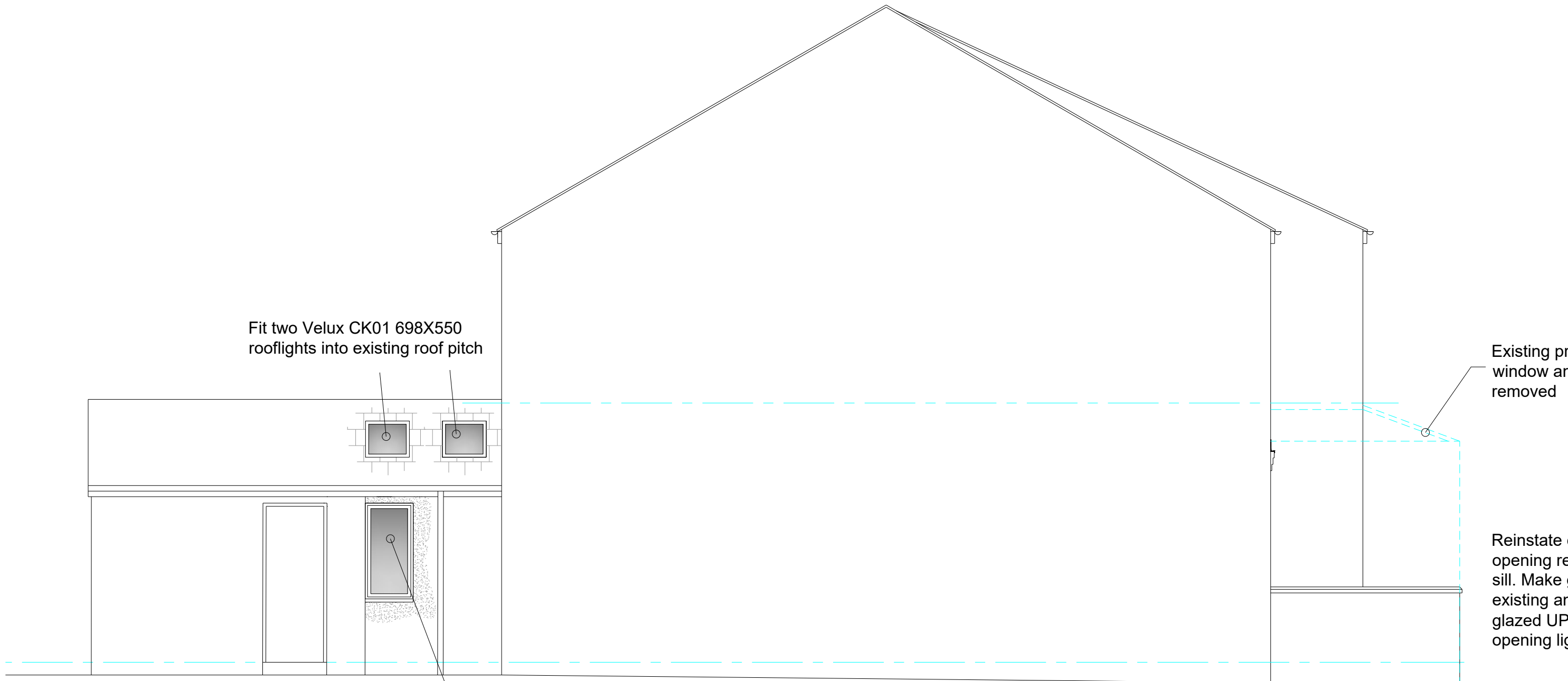




GROUND FLOOR PLAN



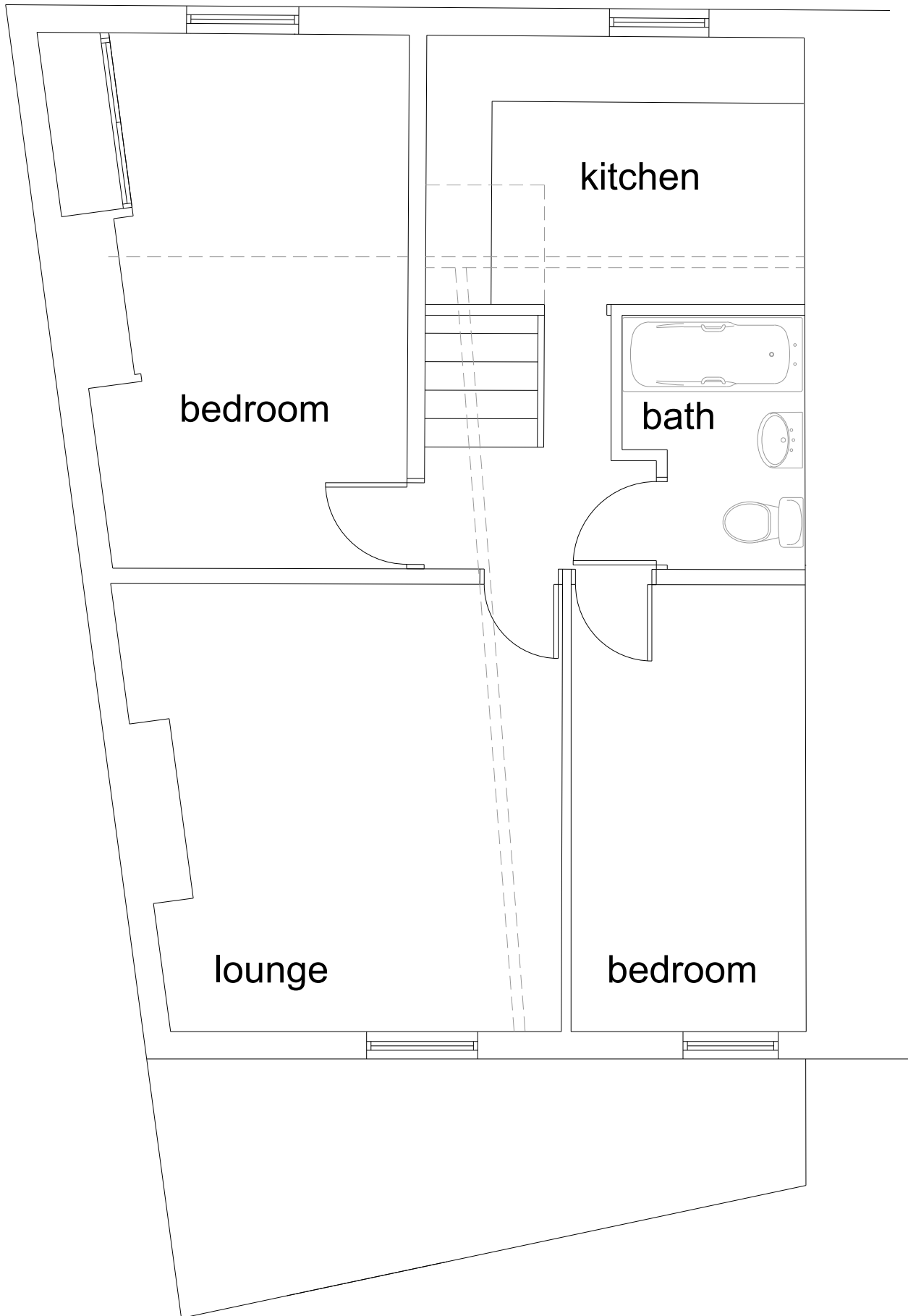
SIDE ELEVATION



REAR ELEVATION



Site Plan 1:200 scale



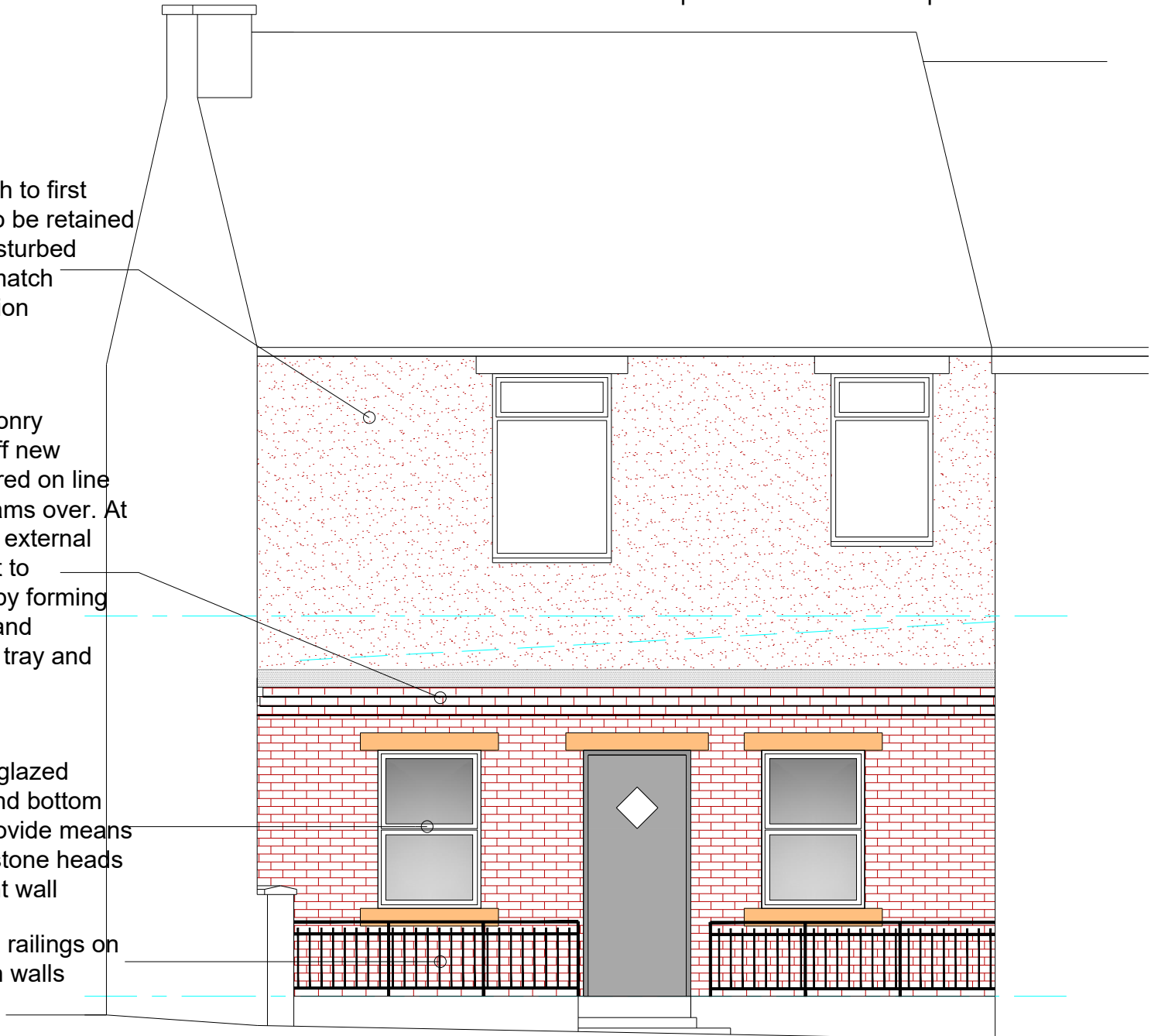
FIRST FLOOR PLAN - Apartment - Retained

Existing render finish to first floor external wall to be retained - make good any disturbed areas of render to match existing on completion

Proposed new masonry external wall built off new foundation as required on line of existing steel beams over. At steel beam location external brickwork to be built to encapsulate beam by forming projecting courses and incorporating cavity tray and lead flashing over

New UPVC double glazed windows with top and bottom opening lights to provide means of escape and art. stone heads and sills in new front wall

Proposed galv steel railings on top of existing plinth walls



FRONT ELEVATION

General Notes;

- Facing brickwork to new walls to front elevation to L.A. approval.
- Make good to new/reinstated openings in render to match existing
- Smooth art. stone heads and sills to front elevation.
- Anthracite gray finish UPVC double glazed windows.
- Composite main entrance door finished in black with anthracite grey UPVC frame
- Insulated composite rear entrance door finished in anthracite gray.
- Remove existing projecting GF shop front/entrance and roof over and make good to all areas to match existing.
- Existing perimeter walls, including party walls, to be upgraded in accordance with Building Regulations in terms of thermal efficiency and sound reduction.
- Existing floor construction to be assessed to ensure compliance with Building Regulations in terms of sound and fire protection. Any remedial works required to be specified once existing floor construction is confirmed.
- Existing staircase to flat above to be fire protected to provide min ½ hr fire resistance.

rev:	date:	description



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Project:
744 Manchester Road
Castleton

Proposed plans and elevations

Client: A.C. Holdings Limited

scale: 1:50

date: June 2024

drawn: NL

Dwg. Nr. A328-02