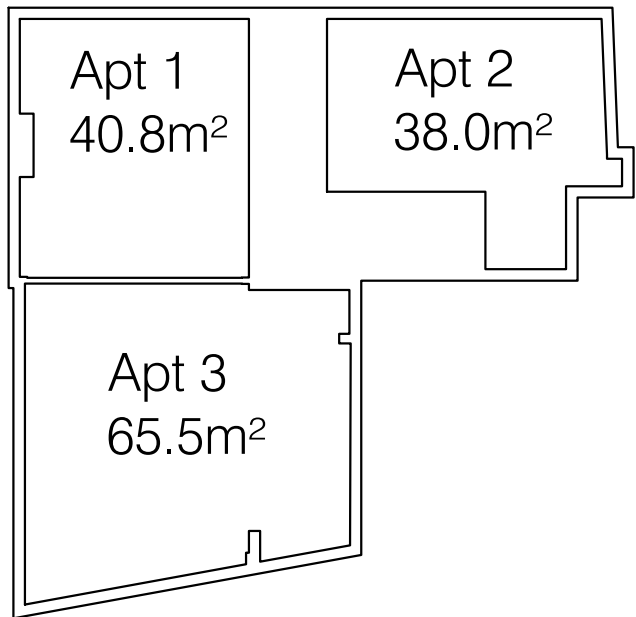
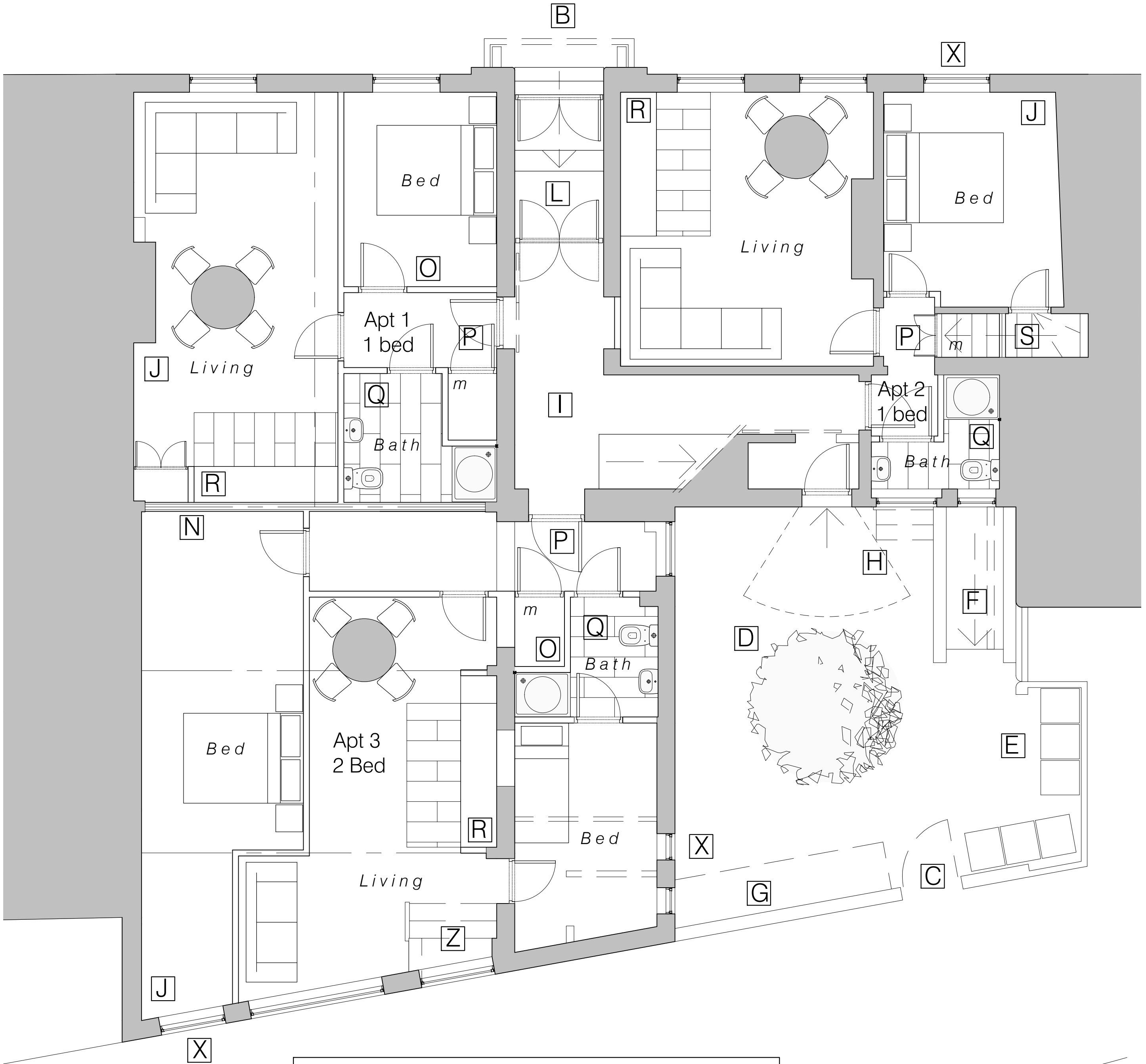
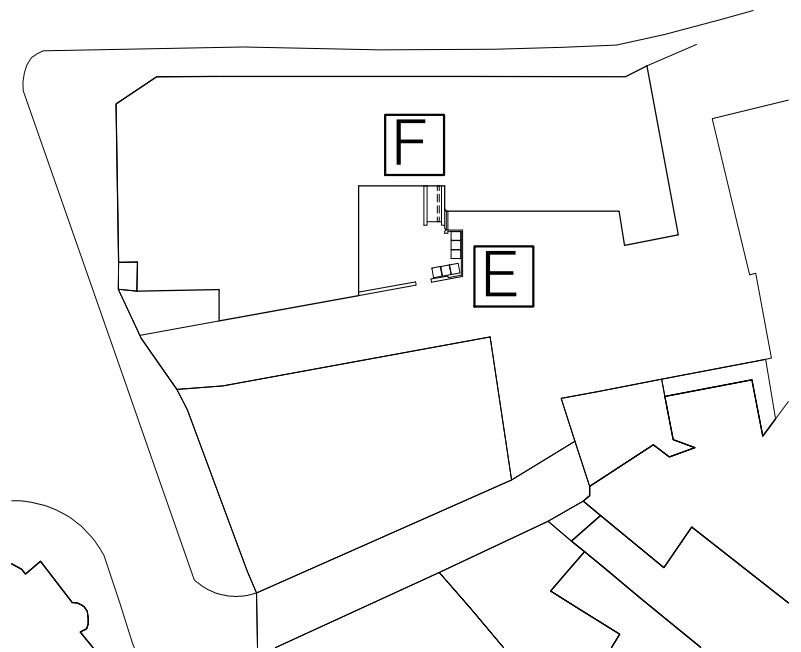




Notes:

A_ Existing Grade II listed two storey Institutional Building
B_ Existing stepped entrance from Church Lane made good as necessary
C_ Existing yard with gated access from unadopted road to rear
D_ Landscaped enhancement as specialist detail
E_ Proposed Bin Storage area
F_ Existing lower ground access steps with cycle ramp refurbished as necessary providing access to cycle storage (7 spaces)
G_ Existing escape stair from first floor hall removed, affected building fabric made good as necessary
H_ Existing ground floor access door and external steps relocated - bricked up opening reformed, existing opening reduced and new window added to match existing
I_ Existing hall and stair retained, fanlights to door openings upgraded in line with specialist detail to maintain fire integrity
J_ Existing external wall finishes to be removed, walls made good as necessary Note: Basement walls to be assessed and tanking measures introduced as necessary!
K_ Plant room at Lower Ground Level as specialist detail
L_ Lobby doors to have full height vision panels in line with AD_K

M_ Vertical risers with horizontal service distribution within corridor in line with specialist detail
N_ 150mm party walls formed with 2no layer boards to both sides of 70mm acoustic metal stud
O_ 100mm internal walls formed with 1no board to both sides of 70mm acoustic metal stud
P_ Internal lobby with storage space and meters
Q_ Proposed bathrooms with sanitaryware as client specification linked to existing drainage
R_ Kitchenette with appliances linked to services as specialist detail
S_ New floor inserted into existing stairwell to create storage
T_ Room in room bedroom with glazed opening to living space and mechanical ventilation
U_ Conservation style skylights to first floor bedrooms
V_ Room in the roof accommodation inserted into former roof lantern in line with specialist detail
W_ Kite winder stair within fire resisting lobby
X_ Refurbished windows within existing openings as specialist detail
Y_ Existing slate roofing lifted and relaid
Z_ Existing escape door and steps removed, new window inserted to match existing



Block Plan 1: 500

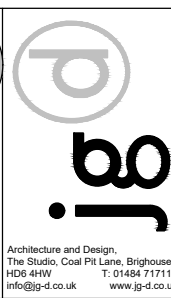
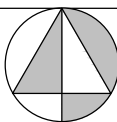
Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey - design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Church Lane

Rev. Des.

Date

0 0.5 1 1.5 2 2.5m
Scale 1: 50



Project Proposed residential conversion at 23 Church Lane, Rochdale OL16 1NR

Client Church Lane (Rochdale) Developments Ltd, 164 Drake Street, Rochdale OL16 1QD

Dwg Title (19003)13_Ground Floor Plan as proposed

D

Scale 1: 50 @ A2

Date Feb 25