



Do not contract for these drawings.

The Contractor is responsible for checking all dimensions on site prior to commencement of the work. The drawings are to be provided by Winstill Partnership LLP as soon as possible.

Any construction work carried out prior to receiving all drawings shall be at the Contractor's risk. The Building Regulations is entirely at the client's / householders' risk.

All building work is to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with the Building Regulations. Wherever possible, additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties, where applicable, which may be affected by the work prior to commencement and must notify any defects to the client.

The Contractor shall be entirely responsible for the security, strength and stability of the building during the construction of the works.

Drawings produced for the purpose of obtaining Building Regulation Approval do not constitute full drawings.

Drawings produced for Accommodation and Suitability Reports are to assess the assets the client is purchasing and are not a statement of fitness and no other purposes. All proposals are subject to a detailed survey by Local Planning Authority

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C	Side elevation added, new door added	14/09/2022
B	Adjustments to internal layout and entrance	19/08/2022
A	F.F layout amended, Bi fold doors to GF and window enlarged	01/07/2022
Rev	Notes	Date

Gross Internal Floor Area:

Ground Floor = 130 sq m (Excluding Garage)
First Floor = 123 sq m
Second floor = 71.2sq m

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Client
JMW SOLICITORS LLP

Project
**EASTHOLME
ST ANNS ROAD
PRESTWICH
MANCHESTER
M25 9LD**

Drawing
**SCHEME PROPOSAL
OPTION 1**

Project No. 14906A	Dwg No. 03C	Drawn By GL
Date MARCH 2022	Scale 1 : 100 @ A1	

Wyvern Partnership LLP is a limited liability partnership registered in England and Wales with registered number OC420302. The term partner is used to refer to a member of the Wyvern Partnership LLP.

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