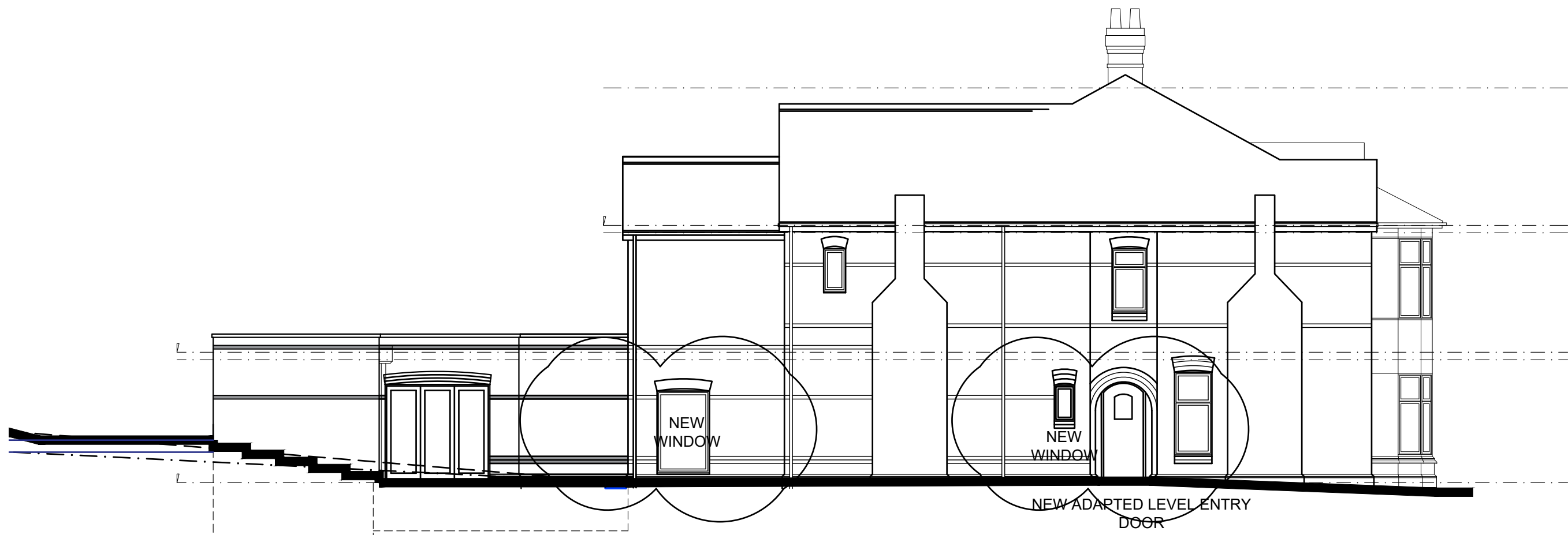
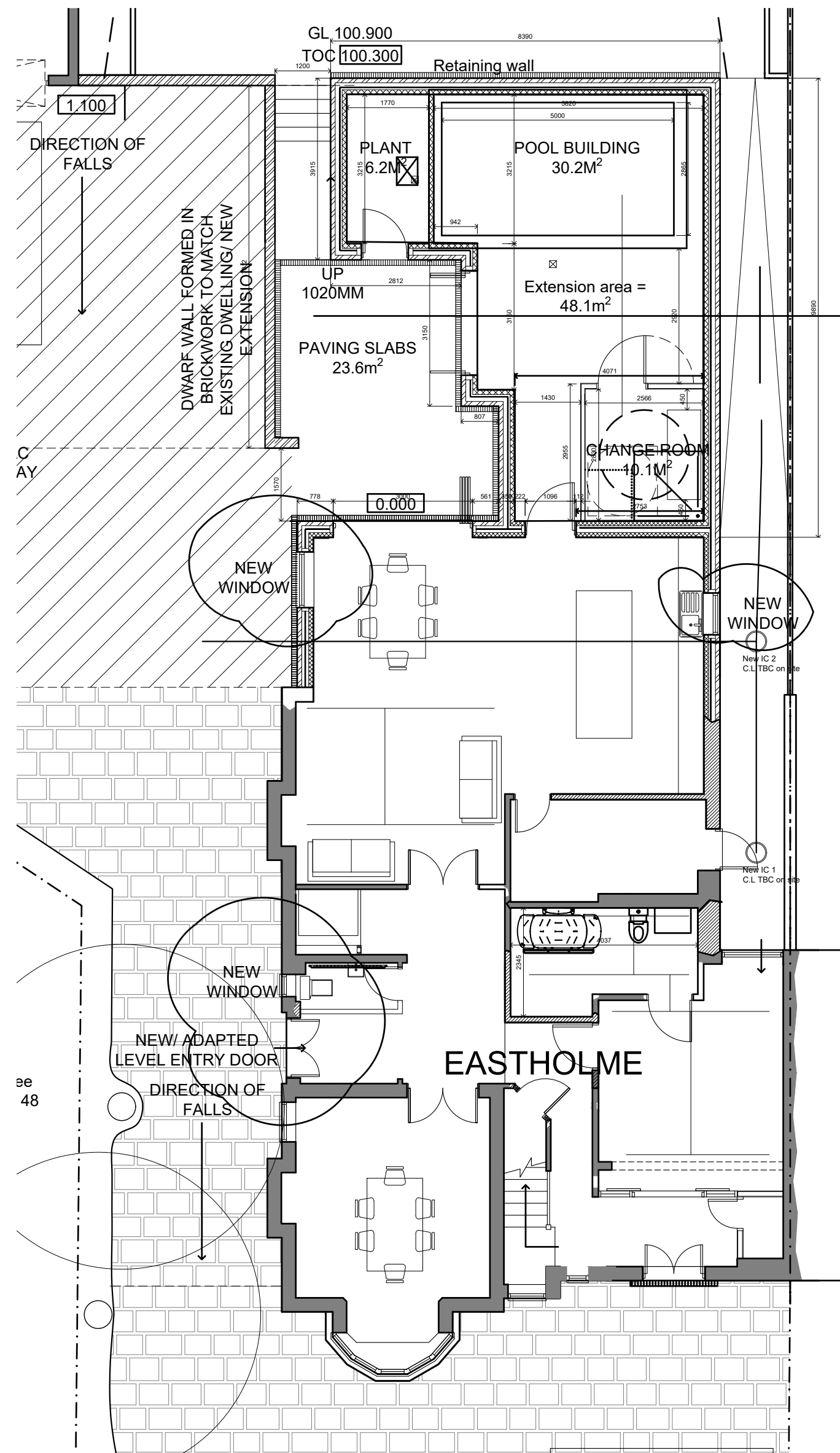




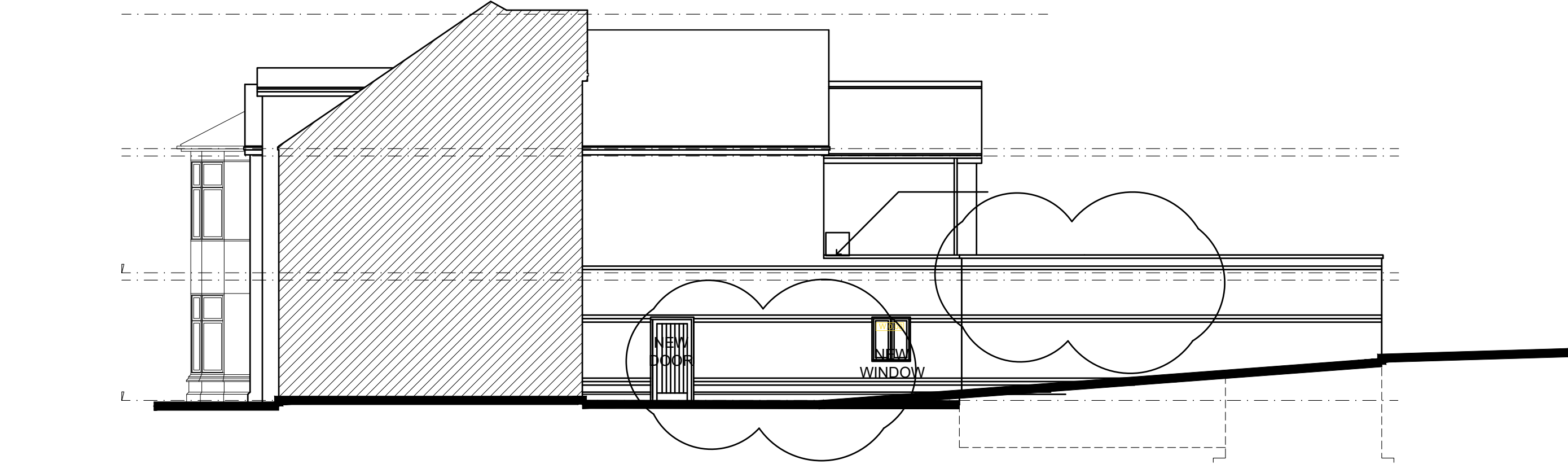
FRONT ELEVATION



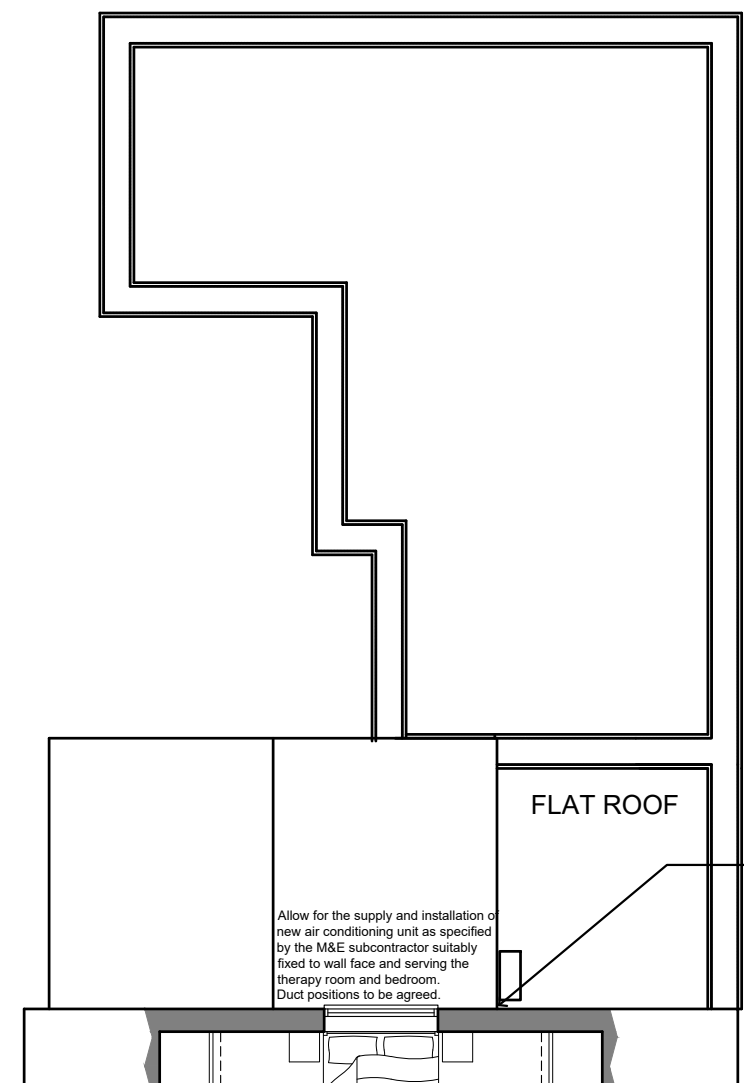
SIDE ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

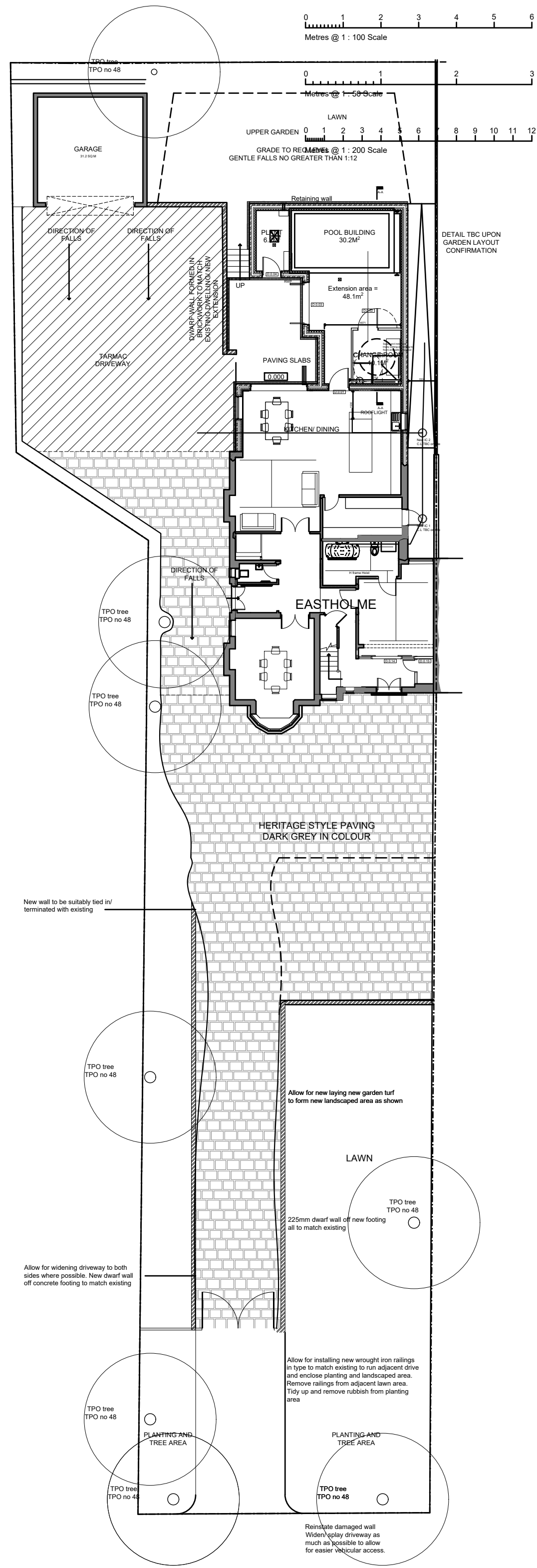


ROOF PLAN

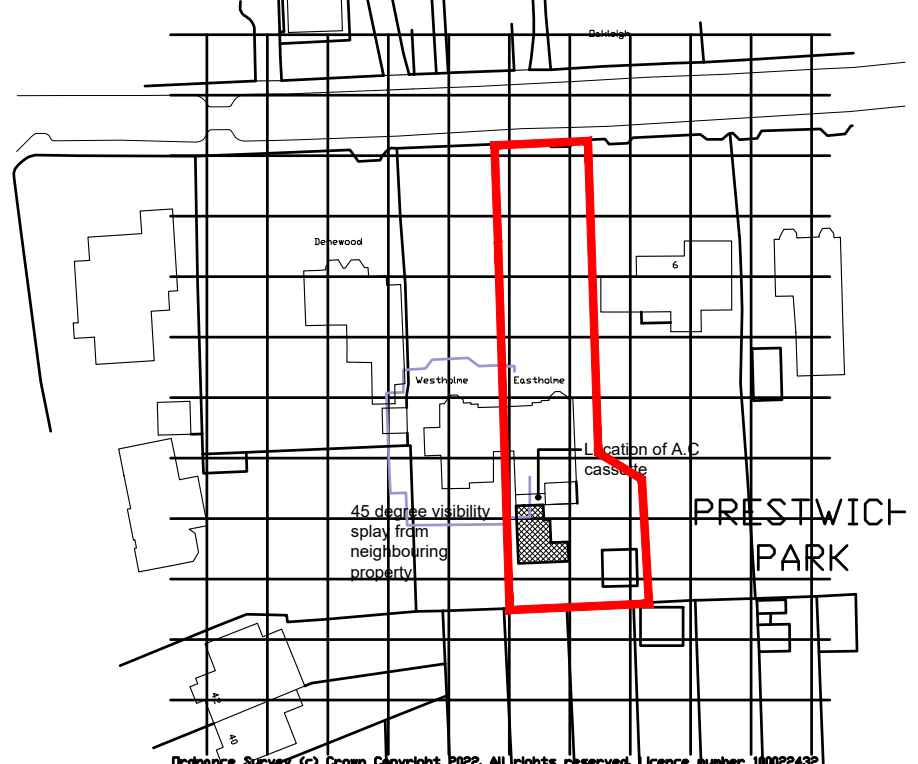
Proposed location of wall fixed air conditioning cassette. Unit size = Unit to be positioned to outside of the view of neighbouring properties. To service bedroom, Therapy room.



REAR ELEVATION



SITE PLAN 1 : 200



LOCATION PLAN 1 : 1250

Do not scale from these drawings.

The Contractor is responsible for checking all dimensions on site prior to commencement of the works. Any errors are to be reported to Wyvern Partnership LLP as soon as possible.

Any construction work carried out prior to receiving all necessary approvals for Planning and/or 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 current Building Regulations and as such, additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties - when applicable - which may be affected by the works prior to commencement and must report any defects to the owner.

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

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

Drawings produced for Accommodation and Suitability Reports are to be used to assess the suitability of a property to meet the needs of a client and no other purpose. All proposals are subject to a detailed survey and Local Planning Authority approval.

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D	Dwarf wall material specified	27/11/2023
C	Scheme option... Hydro repositioned inboard to aid with accessibility	23/10/2023
B	WC omitted to pool room	06/09/2023
A	WC added to pool room	06/09/2023
Rev	Notes	Date

Gross Internal Floor Area:
Ground Floor = 153.3 sq m
First Floor = 142.2 sq m
Second floor = 71.1 sq m
Pool building area = 48.1 sq m

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Client:
JMW SOLICITORS LLP

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

Drawing:
**HYDROPOOL PLANS AND
ELEVATIONS AS PROPOSED**

Project No. 14906B	Dwg No. 02 D	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 06420302. The firm partner is used to refer to a member of the Wyvern Partnership LLP. The registered office is located at: 10 Long Street, Devizes, Wiltshire, SN10 1NL.

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