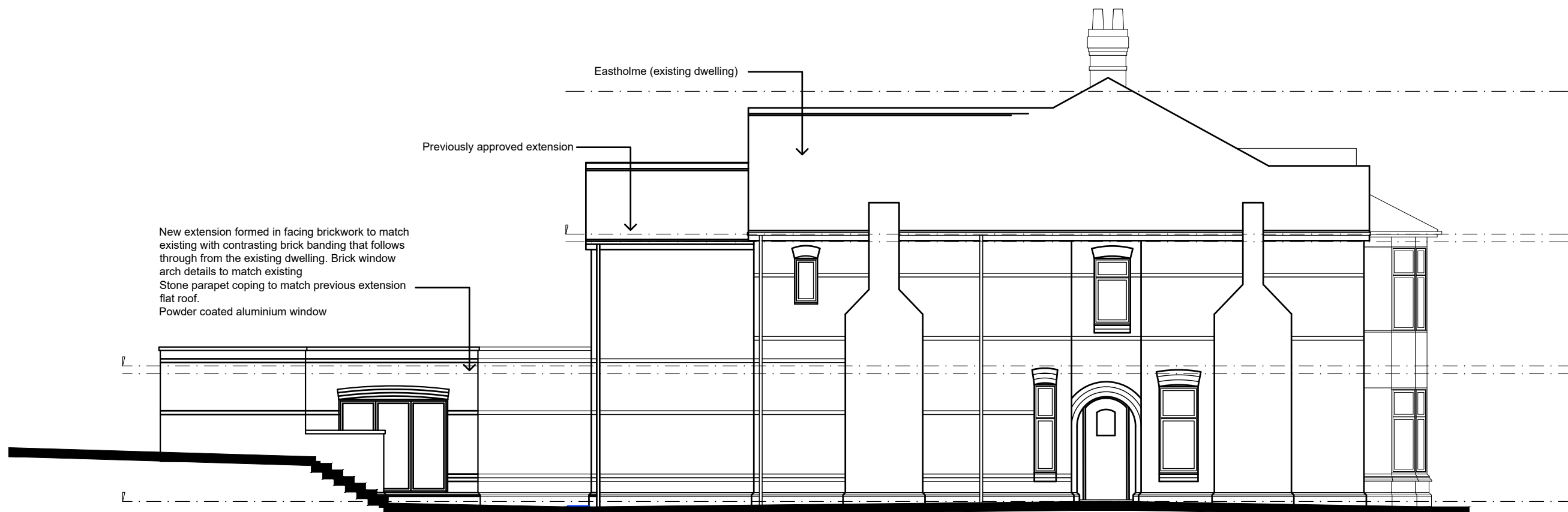
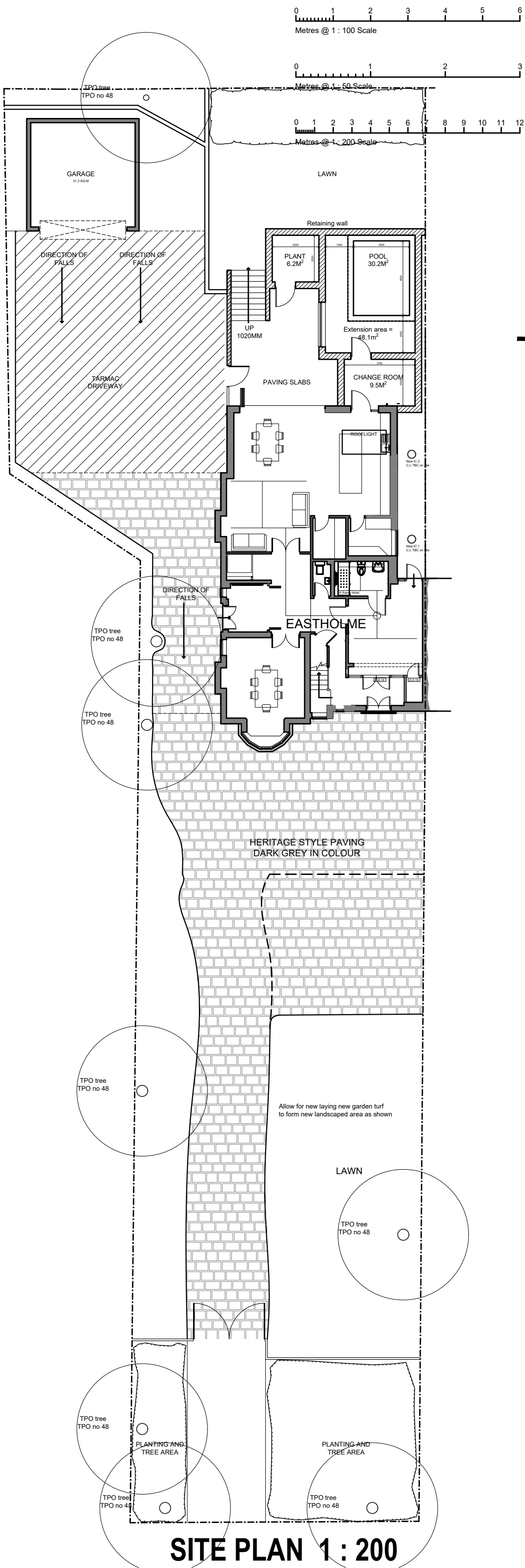




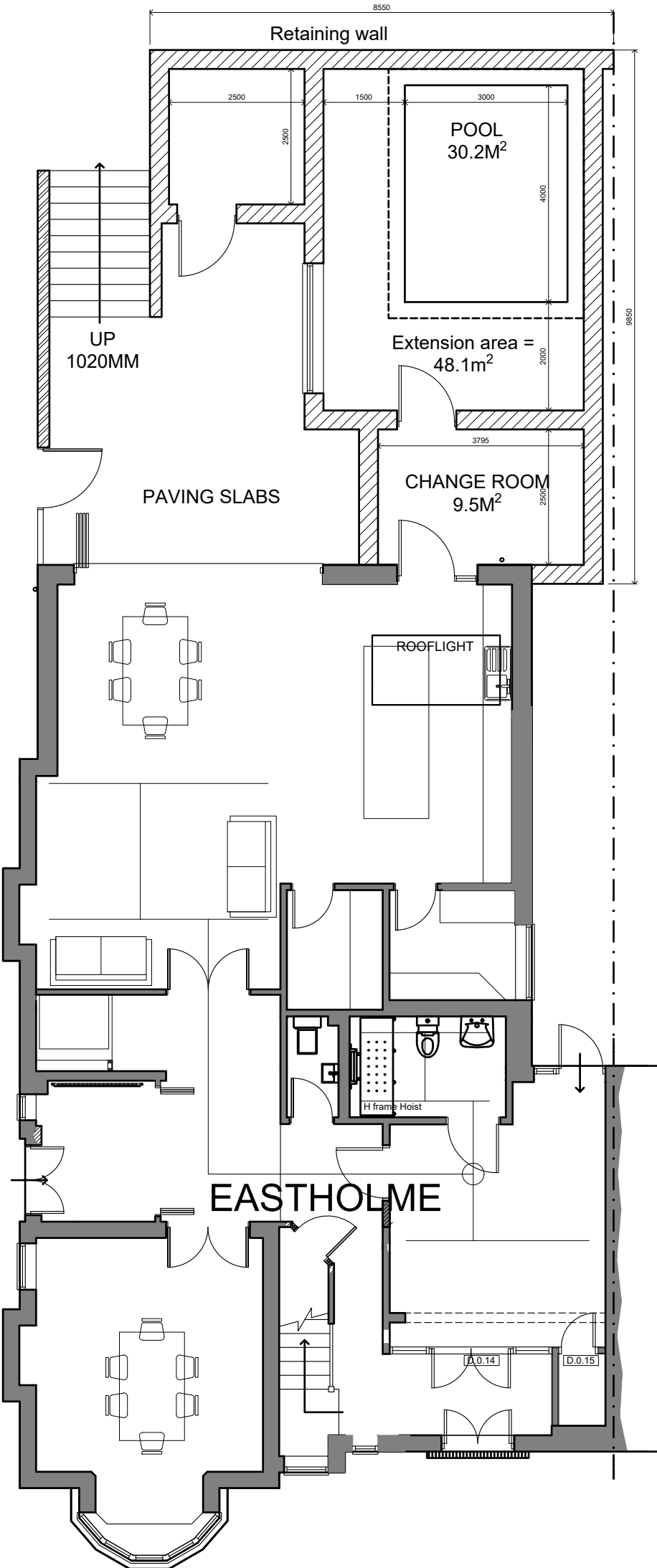
FRONT ELEVATION



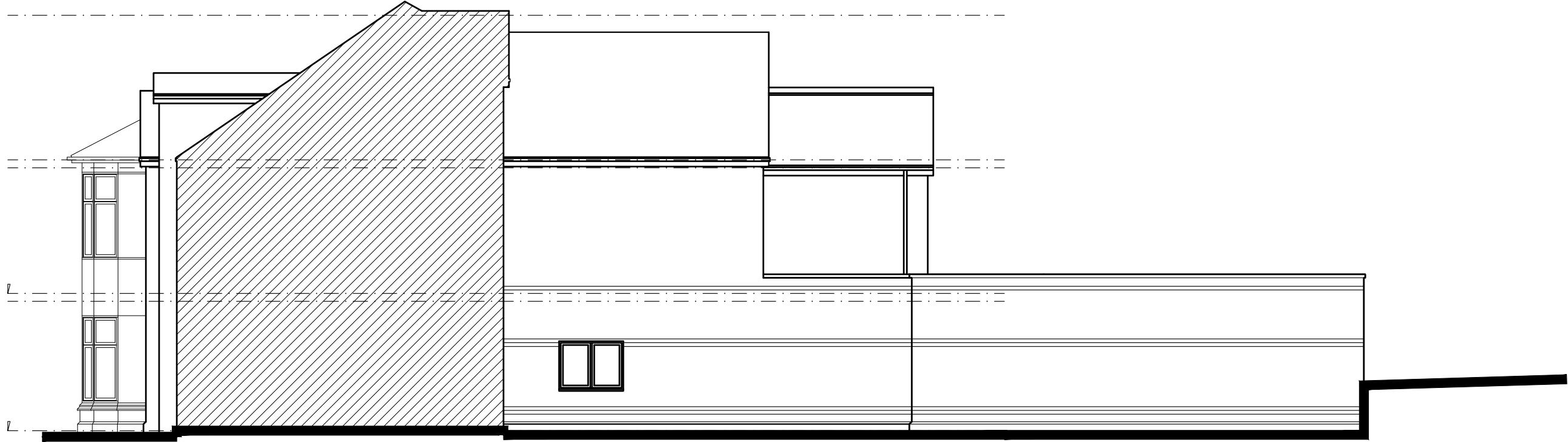
SIDE ELEVATION



SITE PLAN 1 : 200



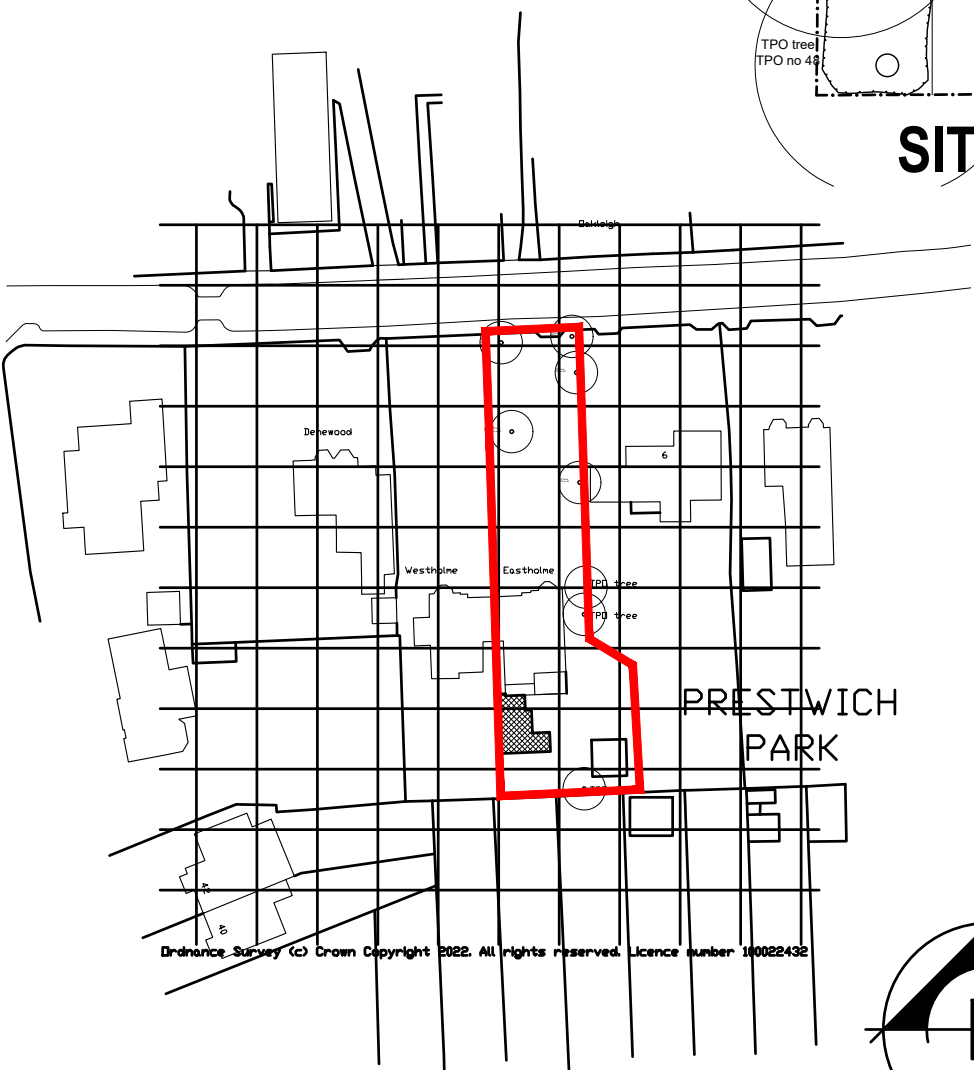
GROUND FLOOR PLAN



SIDE ELEVATION



REAR ELEVATION



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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Rev	Notes	Date
A	Protected trees added	24/04/2023

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

Partnership LLP
Wyvern

HEAD OFFICE:
Wyvern Partnership LLP
10 Long Street, Devizes,
Wiltshire, SN10 1NL
T: 01380 723532

CHESHIRE OFFICE:
Wyvern Partnership LLP
101 The Courtyard, Railway Green Business Centre
Crewe, Cheshire, CW2 5PR
T: 01270 872122 E: alan@wyvernpartnership.co.uk

Client:
JMW SOLICITORS LLP

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

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

Project No.	Dwg No.	Drawn By
14906B	02 A	GL
Date	Scale	
MARCH 2022	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.

Partners:
Thomas M Withers, Steven B Woodley, Alan A Wilburley