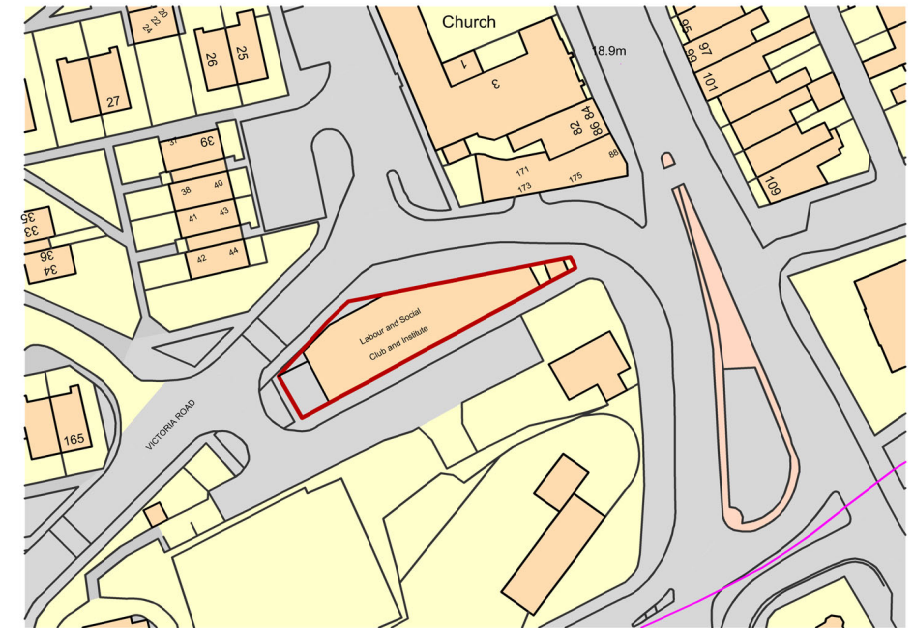
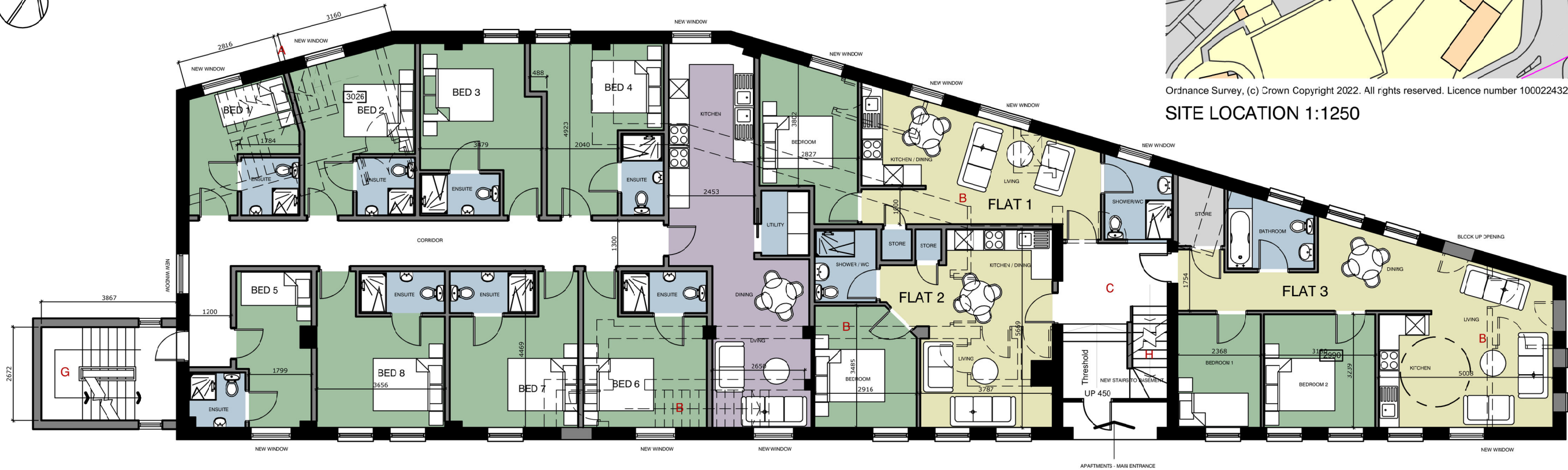




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SITE LOCATION 1:1250



GROUND FLOOR LEVEL

NARRATIVE:

- EXISTING STAIRS REMOVED SUBJECT TO STRUCTURAL DESIGN AND BUILDING CONTROL APPROVAL.
- HATCHED LINES INDICATE WALLS/STRUCTURE TO BE DEMOLISHED SUBJECT TO ENGINEERS DETAILS.
- EXISTING MAIN ENTRANCE TO BE MAIN APARTMENT ENTRANCE.
- ALL ENSUITE, BATHROOM AND KITCHEN LOCATIONS SUBJECT TO DRAINAGE CAPACITY AND LOCATION.
- ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.
- PROPOSED EXTERNAL STAIRS ENCLOSURE SUBJECT TO PLANNING APPROVAL.
- NEW STAIRS UNDER EXISTING LEADING TO BASEMENT LEVEL.

BUZZERS BAR PROPOSED AREA SCHEDULE			
GROUND FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 1	38.22	1B/1 PERSON	37.00
FLAT 2	37.42	1B/1 PERSON	37.00
FLAT 3	60.73	2B/3 PERSON	61.00
HMO UNITS			
	NET BED AREA	SIZE	
BED 1	8.33	1B/1PERSON	6.51
BED 2	11.98	1B/2PERSON	10.22
BED 3	13.21	1B/2PERSON	10.22
BED 4	13.84	1B/2PERSON	10.22
BED 5	8.79	1B/1PERSON	6.51
BED 6	12.49	1B/2PERSON	10.22
BED 7	13.09	1B/2PERSON	10.22
BED 8	13.03	1B/2PERSON	10.22
NOTE: ALL AREAS ABOVE EXCLUDE EN-SUITES			
SHARED KITCHEN/DINING/LIVING	31.74		

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.
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A	SCHEME UPDATED	080322 NJV	NJV
B	ISSUED FOR PLANNING	250522 NJV	NJV

BUZZERS BAR - SOUTH SHIELDS



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PLANNING