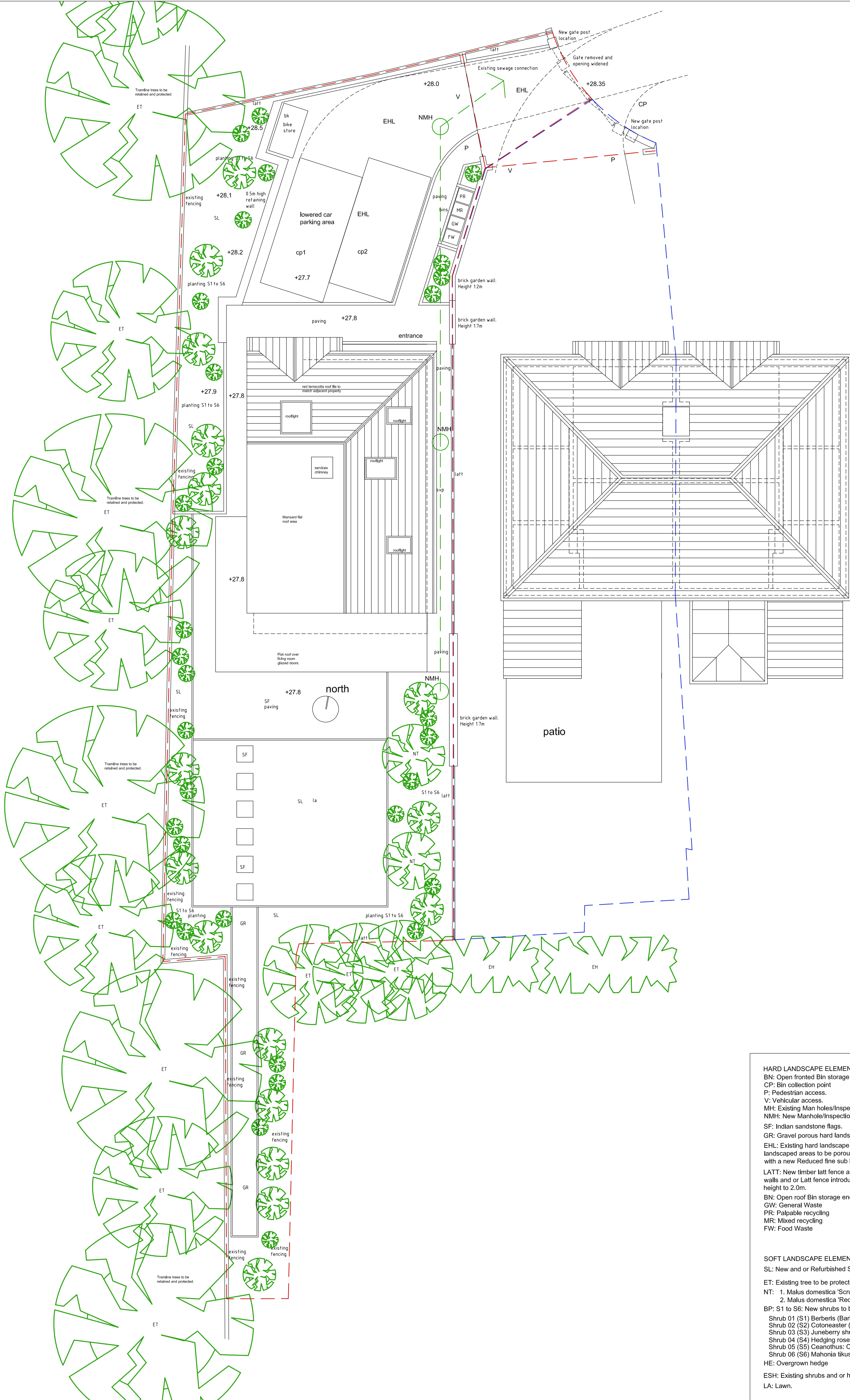




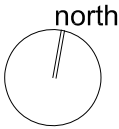
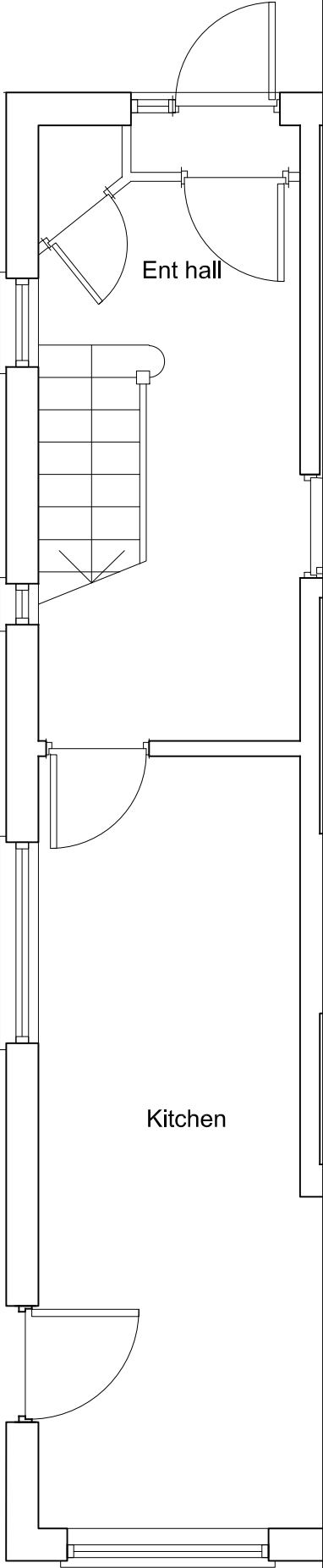
HARD LANDSCAPE ELEMENTS
BN: Open fronted Bin storage sheds.
CP: Bin collection point
P: Pedestrian access.
V: Vehicular access.
MH: Existing Man holes/Inspection chambers
NMH: New Manhole/Inspection Chamber
SF: Indian sandstone flags.
GR: Gravel porous hard landscape with stone stepping stones..
EHL: Existing hard landscape areas to be repaired. New hard landscaped areas to be porous tar-mac, Cemex Viatlow Asphalt with a new Reduced fine sub base.
LATT: New timber latt fence and latt over cladding of existing walls and or Latt fence introduced over existing wall to raise height to 2.0m.
BN: Open roof Bin storage enclosures.
GW: General Waste
PR: Palpable recycling
MR: Mixed recycling
FW: Food Waste

SOFT LANDSCAPE ELEMENTS
SL: New and or Refurbished Soft permeable landscape areas.
ET: Existing tree to be protected and retained.
NT: 1. Malus domestica 'Scrumptious' 12 to 14cm girth
2. Malus domestica 'Red Falstaff' 12-14 cm girth
BP: S1 to S6: New shrubs to be RSPB approved to be bird friendly.
Shrub 01 (S1) Berberis (Barberry)
Shrub 02 (S2) Cotoneaster (Cotoneaster conspicuus, C. horizontalis)
Shrub 03 (S3) Juneberry shrubs Amelanchier lamarckii
Shrub 04 (S4) Hedging rose, Rosa rugosa,
Shrub 05 (S5) Ceanothus: Californian lilac
Shrub 06 (S6) Mahonia tikushtensis
EH: Overgrown hedge
ESH: Existing shrubs and or hedges to be replaced.
LA: Lawn.

PROJECT 23a Crimsworth Av, Chorton.			
SCALE 1:100 @A2	CLIENT John O' Hare.		
DRAWING NUMBER 155-PL- GL1	DRAWING TITLE Proposed plan: SITE PLAN		
CONTRACT NO 155	STAGE CODE planning	REV. .	
ISSUED	29/03/21		
		sj simon james and iko architects UK - 120 Grosvenor St, 4th Floor, Manchester, M1 7HL	

23a Crimsworth Av

23 Crimsworth Av



PROJECT 23a Crimsworth Av, Chorlton.							
SCALE 1:50 @A3			CLIENT John O' Hare.				
DRAWING NUMBER 155-PL- GS1			DRAWING TITLE Existing plan: GROUND				
CONTRACT NO. 155	STAGE CODE planning	REV. .					
ISSUED	29/03/21			 simon james arq ltd/architects UK: 120 Grosvenor st, All Saints, Manchester, M1 7HL			

23a Crimsworth Av

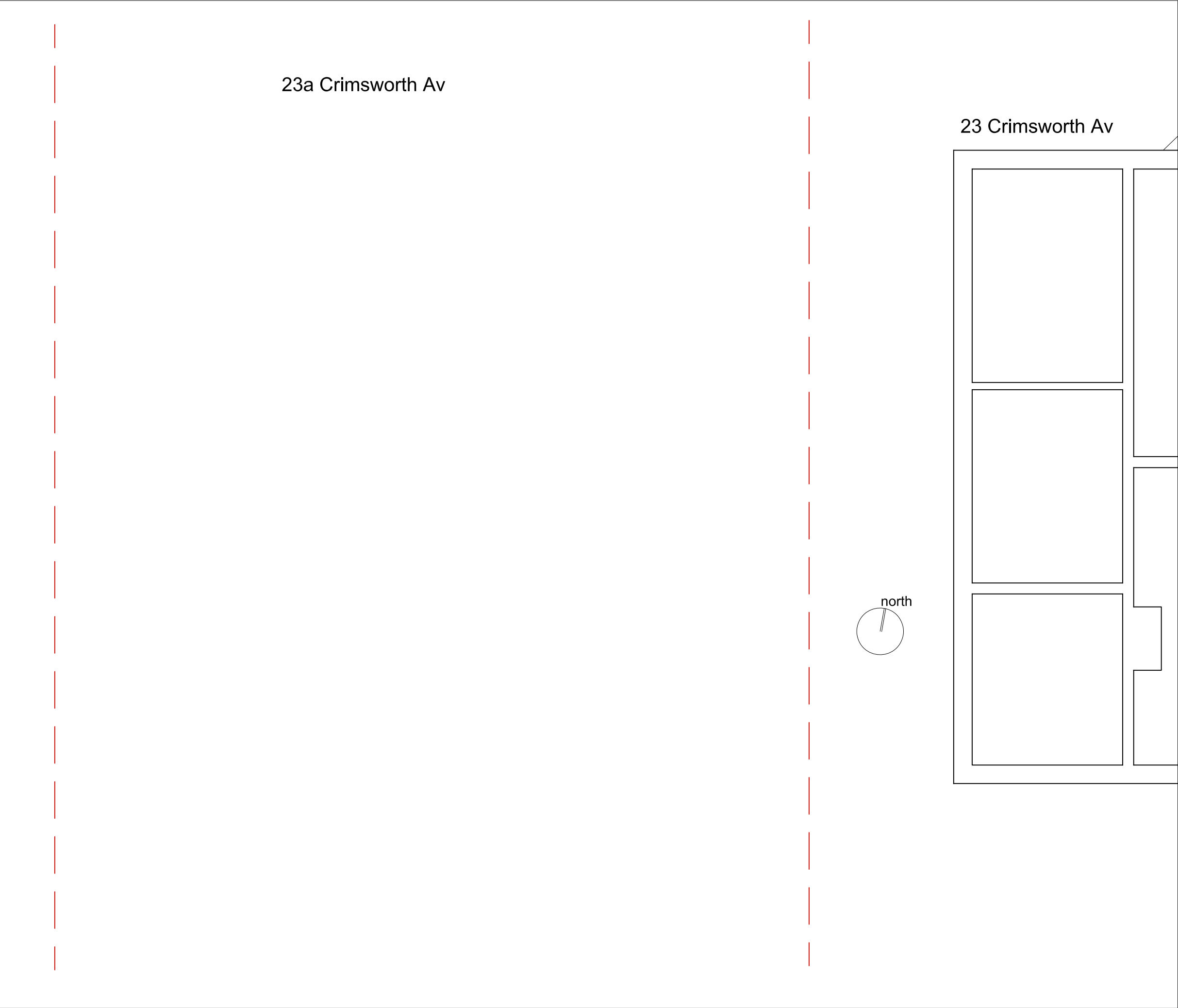
23 Crimsworth Av

bathroom

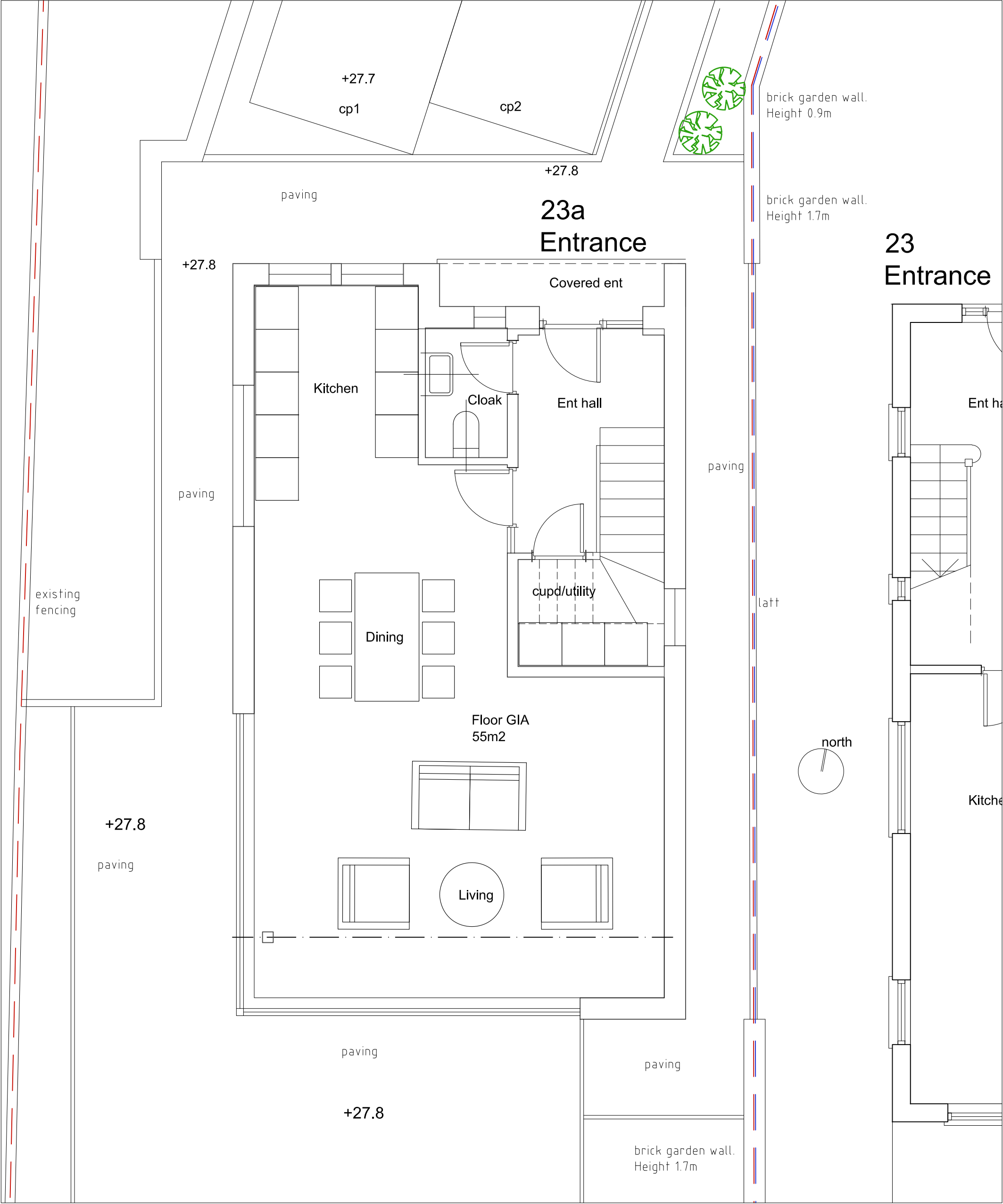
bathroom

north

PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:50 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- GS2		DRAWING TITLE Existing plan: FIRST	
CONTRACT NO. 155	STAGE CODE planning	REV. .	
ISSUED	29/03/21		sj simon james arq ltd/architects UK: 120 Grosvenor st. All Saints, Manchester. M1 7HL

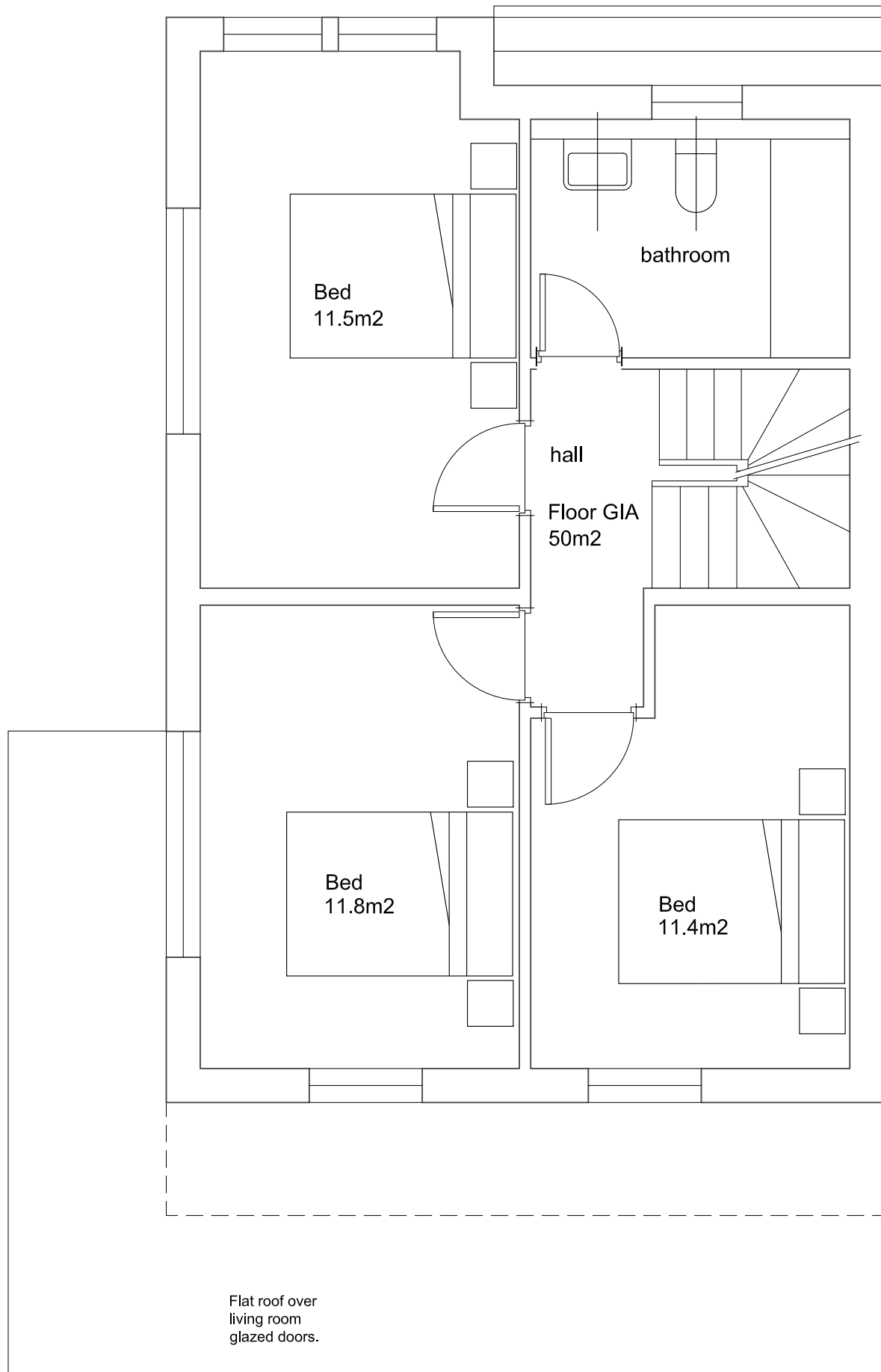


PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:50 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- GS3		DRAWING TITLE Existing plan: ATTIC LEVEL	
CONTRACT NO. 155	STAGE CODE planning	REV. .	
ISSUED	29/03/21		sj simon james arq ltd/architects UK: 120 Grosvenor st, All Saints, Manchester, M1 7HL

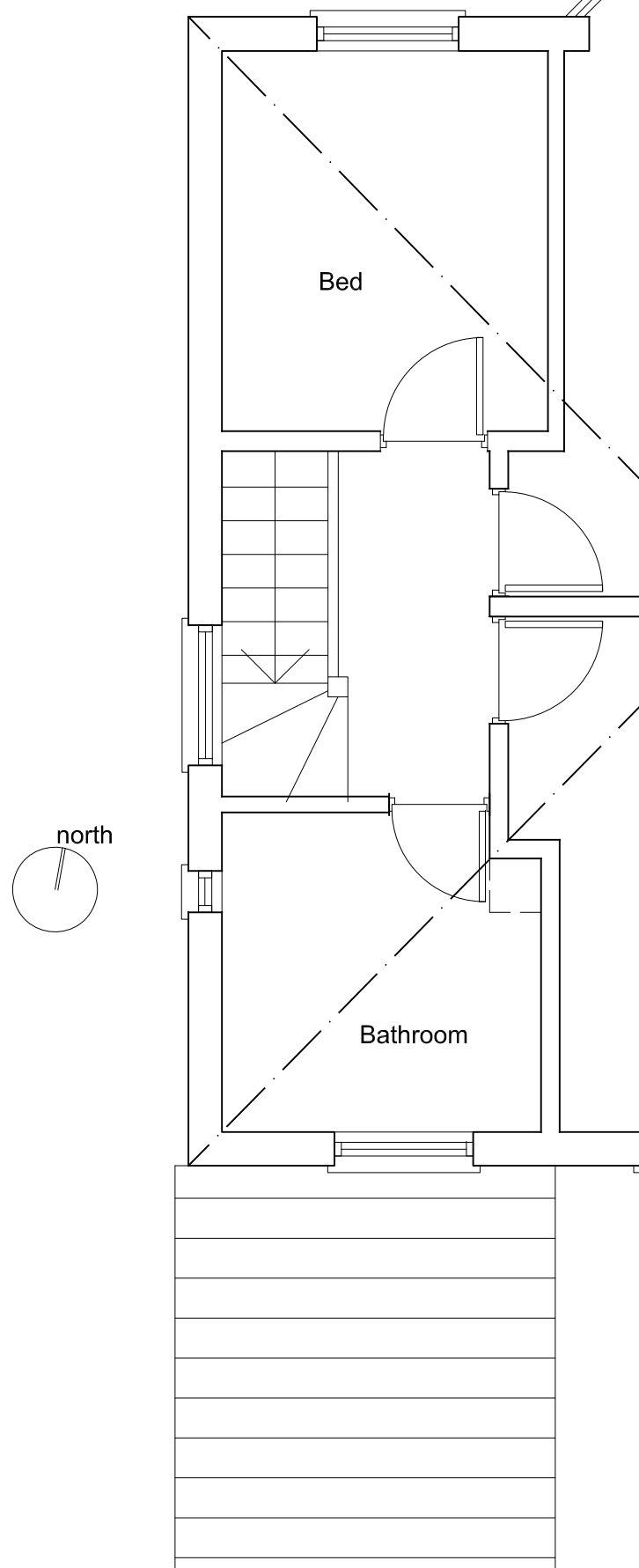


PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:50 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- GA1		DRAWING TITLE Proposed plan: GROUND	
CONTRACT NO: 155	STAGE CODE planning	REV. -	
ISSUED	29/03/21		sj simon james arq ltd/architects UK: 120 Grosvenor st, All Saints, Manchester, M1 7HL

23a Crimsworth Av

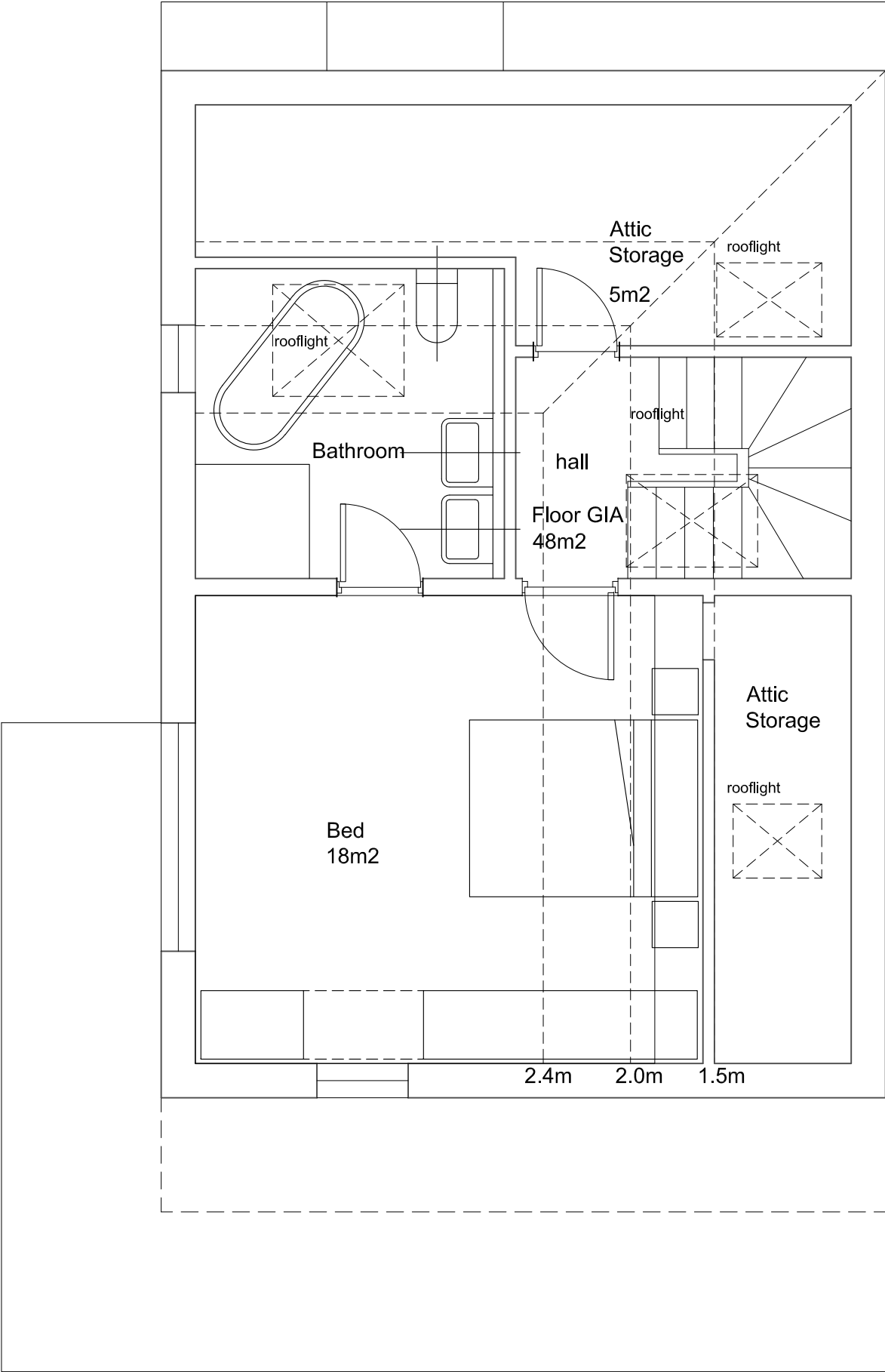


23 Crimsworth Av

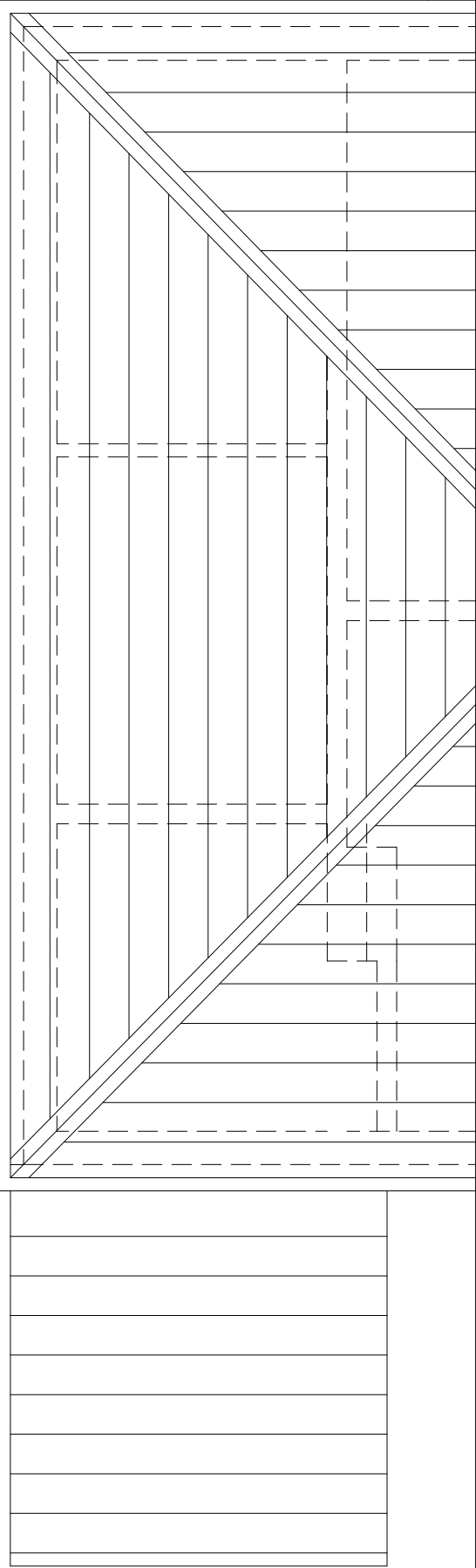


PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:50 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- GA2		DRAWING TITLE Proposed plan: FIRST	
CONTRACT NO. 155	STAGE CODE planning	REV. .	
ISSUED	29/03/21		sj simon james arq ltd/architects UK: 120 Grosvenor st. All Saints, Manchester. M1 7HL

23a Crimsworth Av



23 Crimsworth Av



DRAFT

PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:50 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- GA3		DRAWING TITLE Proposed plan: SECOND	
CONTRACT NO. 155	STAGE CODE planning		
ISSUED	29/03/21		 simon james arq ltd/architects UK: 120 Grosvenor st, All Saints, Manchester, M1 7HL



PROPOSED

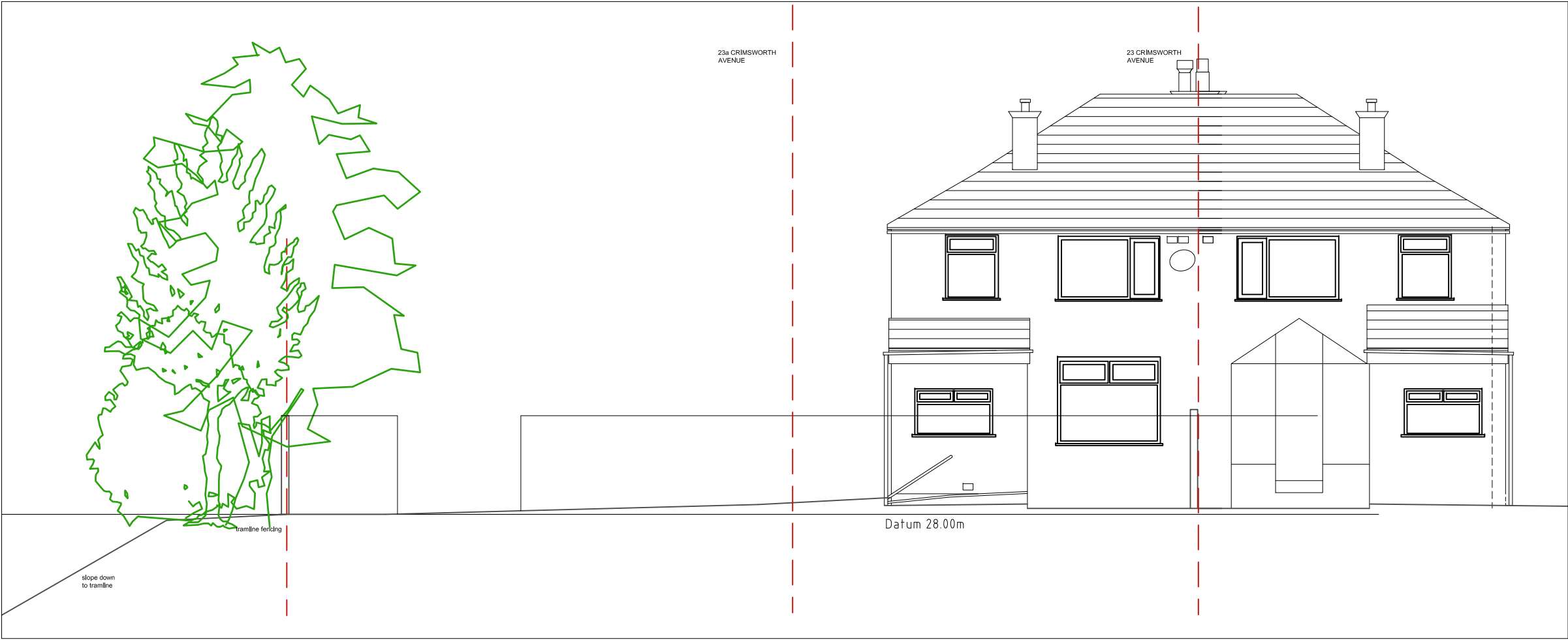


EXISTING

PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:100 @A3	CLIENT John O' Hare.		
DRAWING NUMBER 155-PL- EL1	DRAWING TITLE Proposed elevation: NORTH(front)		
CONTRACT NO. 155	STAGE CODE planning	REV. -	
ISSUED	29/03/21		sj simon james arq ltd/architects UK: 120 Grosvenor st. All Saints, Manchester. M1 7HL

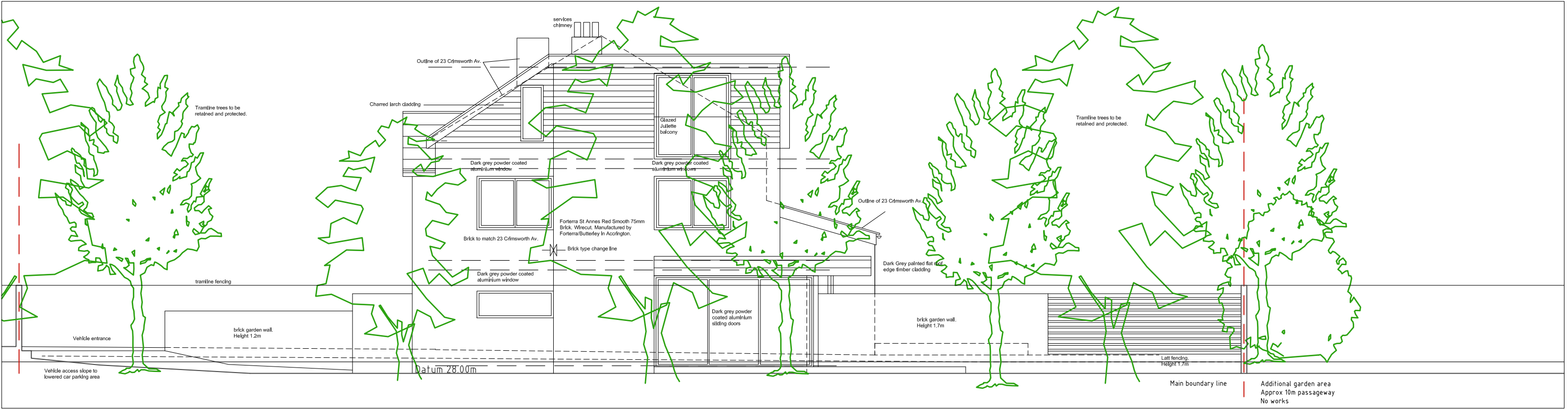


PROPOSED



EXISTING

PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:100 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- EL2		DRAWING TITLE Proposed elevation: SOUTH (rear)	
CONTRACT NO: 155	STAGE CODE planning	REV. -	sj simon james arq ltd/architects UK: 120 Grosvenor st. All Saints, Manchester. M1 7HL
ISSUED	29/03/21		

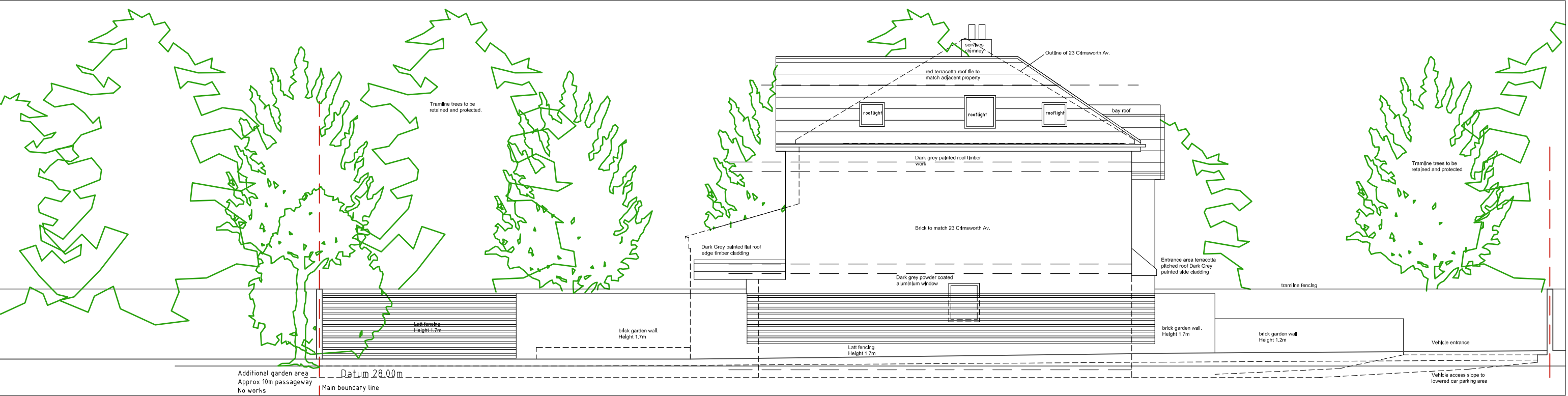


PROPOSED

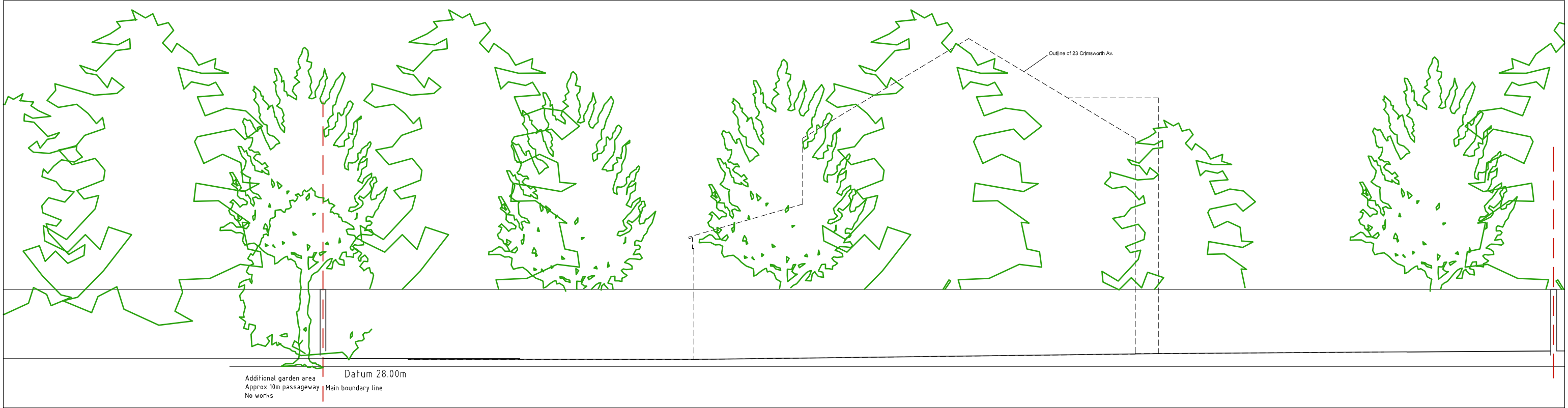


EXISTING

PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:100 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- EL3		DRAWING TITLE Proposed elevation: WEST(tramline)	
CONTRACT NO: 155	STAGE CODE planning	REV. -	
ISSUED	29/03/21		sj simon james arq ltd/architects UK: 120 Grosvenor st. A8 Saints. Manchester. M1 7HL



PROPOSED



EXISTING

PROJECT 23a Crimsworth Av, Chorlton.			
SCALE 1:100 @A3		CLIENT John O' Hare.	
DRAWING NUMBER 155-PL- EL4		DRAWING TITLE Proposed elevation: EAST(23 Crim)	
CONTRACT NO. 155	STAGE CODE planning	REV. -	sj simon james arq ltd/architects UK 120 Grosvenor st. All Saints, Manchester, M1 7HL
ISSUED	29/03/21		