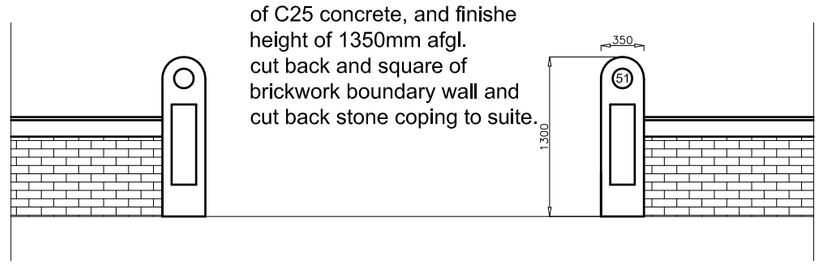
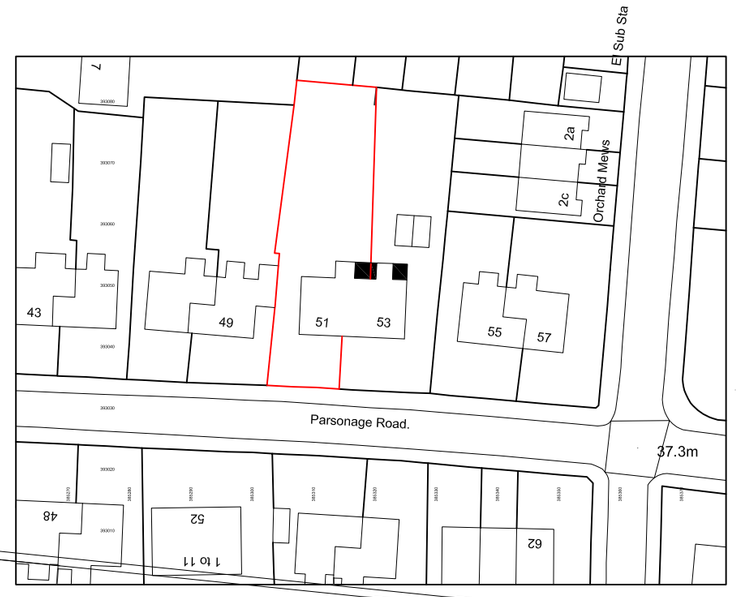
Form new gate opening with 350 x 350mm concrete/stone gate posts, set into ground 600mm with 225mm surround of C25 concrete, and finishe height of 1350mm afgl.
cut back and square of brickwork boundary wall and cut back stone coping to suite.





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Form new gate opening with 350 x 350mm concrete/stone gate posts, set into ground 600mm with 225mm surround of C25 concrete, and finishe height of 1350mm afgl. cut back and square of brickwork boundary wall and cut back stone coping to suite.

Existing steel gates and post and fencing to be retained, the central gates to be lined either side in horizontal feather edge boarding with stained finish.

Existing concrete post, base panel and timber infill panel boundary fence line.

Tree

Retain the attic balcony landing and reform the open end to match existing balustrading.

Ex IC.

Grass

Existing concrete steps and disabled platform lift to be removed complete.

Form new angled flight of entrance steps in yorkstone built into reclaimed brickwork to match existing front elevation, with wrought iron handrails and balustrading either side. Exact levels to be agreed.

No 51 PARSONAGE ROAD

Spruce Tree

New 215mm thick Old Cheshire brick boundary wall, off new concrete foundations between properties, with clients own matching copings to finish 900mm above ground level, stepped equally between front wall and main front house elevation.

Rockdale Reef band

1800mm high concrete post, base panel and timber infill panel fencing to run to line of rear boundary wall.

Tree and stump to be removed.

PARSONAGE ROAD

No 53 PARSONAGE ROAD

3815

24355

215mm thick brick party/boundary wall between properties.

Step down upper wall to 1800mm high concrete post, base panel and timber infill panels.

Reduce area of macadam paving, as scheduled, reform block paving edge using reclaimed pavlours.

Grass

Tree

Two existing trees either side of entrance to be crown lifted and topped.

Cut into ex drain and insert 450mm dia PVCu IG with CI cover for new connections.

Line of new service routes for gas water and electric to rear cellar area between trees.

Take down garage walls and overlay existing concrete floor in new 50mm pavings as schedule.

Existing S&VP to be terminated/sealed at ground level.

Existing steel gates and post and fencing to be retained, the central gates to be lined either side in horizontal feather edge boarding with stained finish.

Construct 100x100mm treated SW post framework with 125x38mm beams over to form toggle. Base of existing garage floor to be covered in 38mm thick sandstone pavings.

Tree

Two existing trees either side of entrance to be crown lifted and topped.

Existing concrete post & panel infill to boundary fence line.

Small tree to be removed.

Existing concrete post, base panel and timber infill panel boundary fence line.

5605

460

5952

460

4895

460

7196

EXTERNALS LAYOUT.

Chartered Building Surveyors
Design & Construction Consultants

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All dimensions to be checked on site by contractor prior to commencement of works.

Rev:	Description:	Date:
A	Gate posts indicated and rear shed removed from application.	12/12/2012
B	Plans updated to refect No 53 alterations and extensions.	19/12/2012

A2 WHEN PLOTTED

CLIENT: Mr & Mrs A Walter
PROJECT: 51 Parsonage Road, Withington, Manchester.
DRAWING: Proposed External Layouts & Location Plan

Dwg No: 2563/PP/01 Scale: 1:100 & 1:1250
Drawn: RWI Date: Sept 2012
Checked: RWI Rev: B