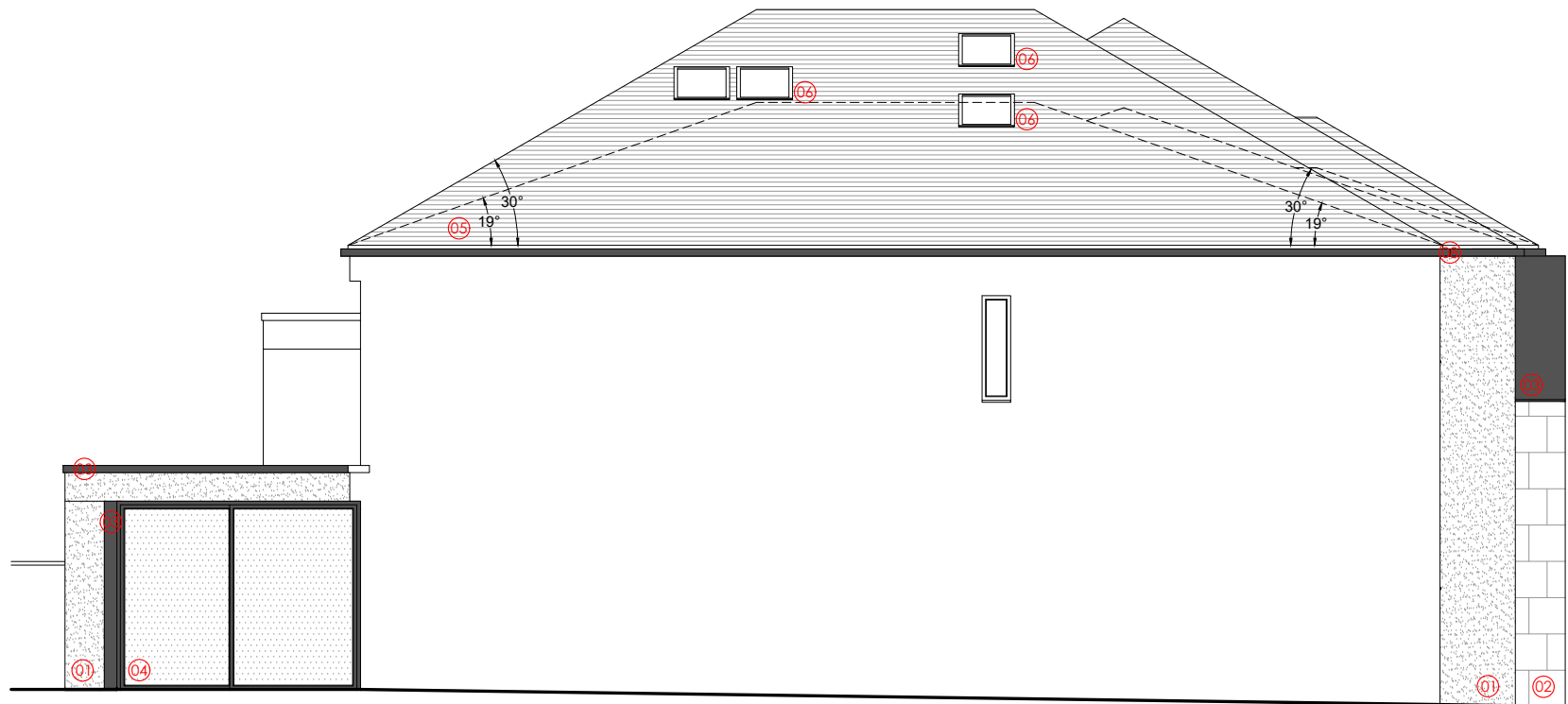
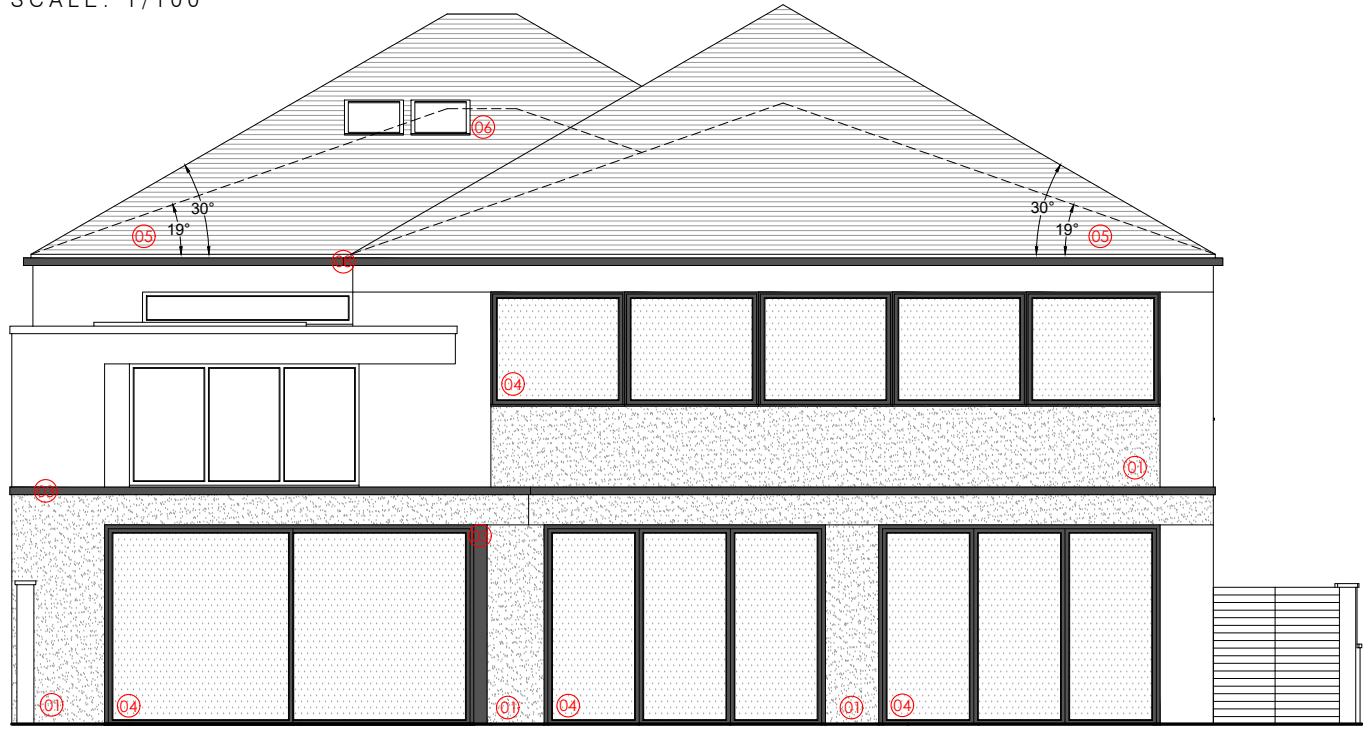




SIDE ELEVATION AS PROPOSED

SCALE: 1/100



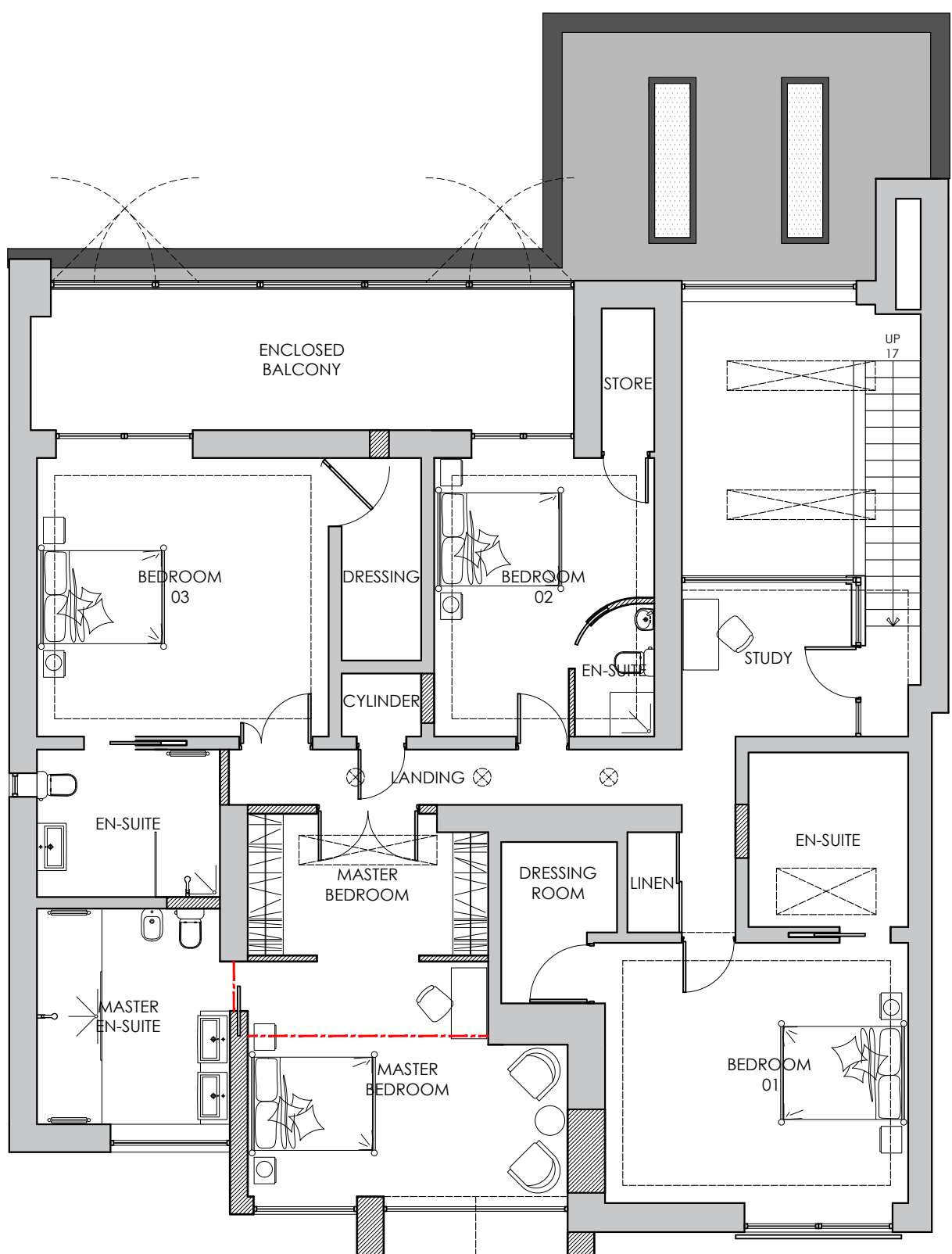
REAR ELEVATION AS PROPOSED

SCALE: 1/100



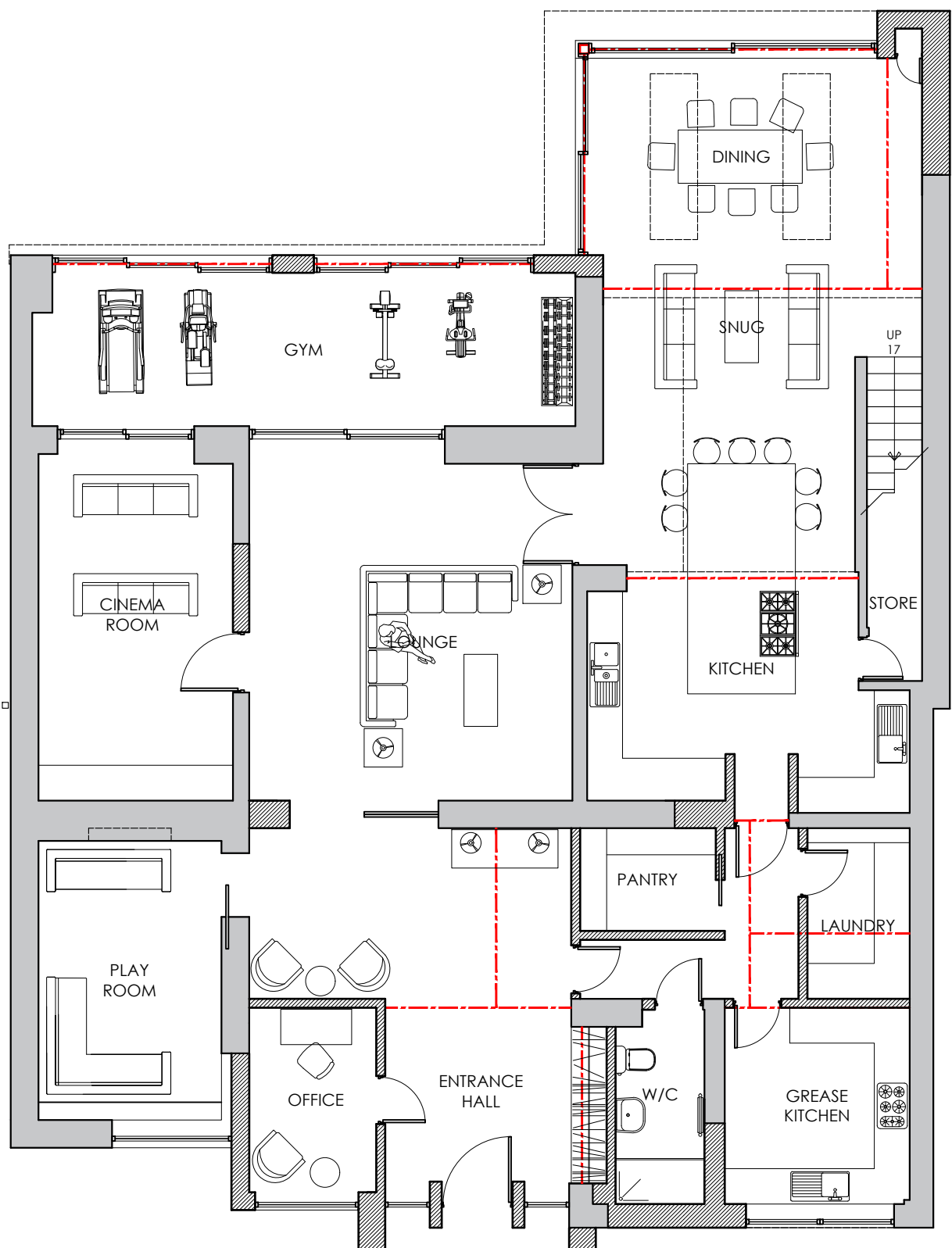
FRONT ELEVATION AS PROPOSED

SCALE: 1/100



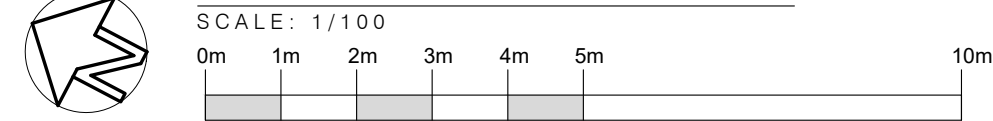
FIRST FLOOR PLAN PROPOSED

SCALE: 1/100

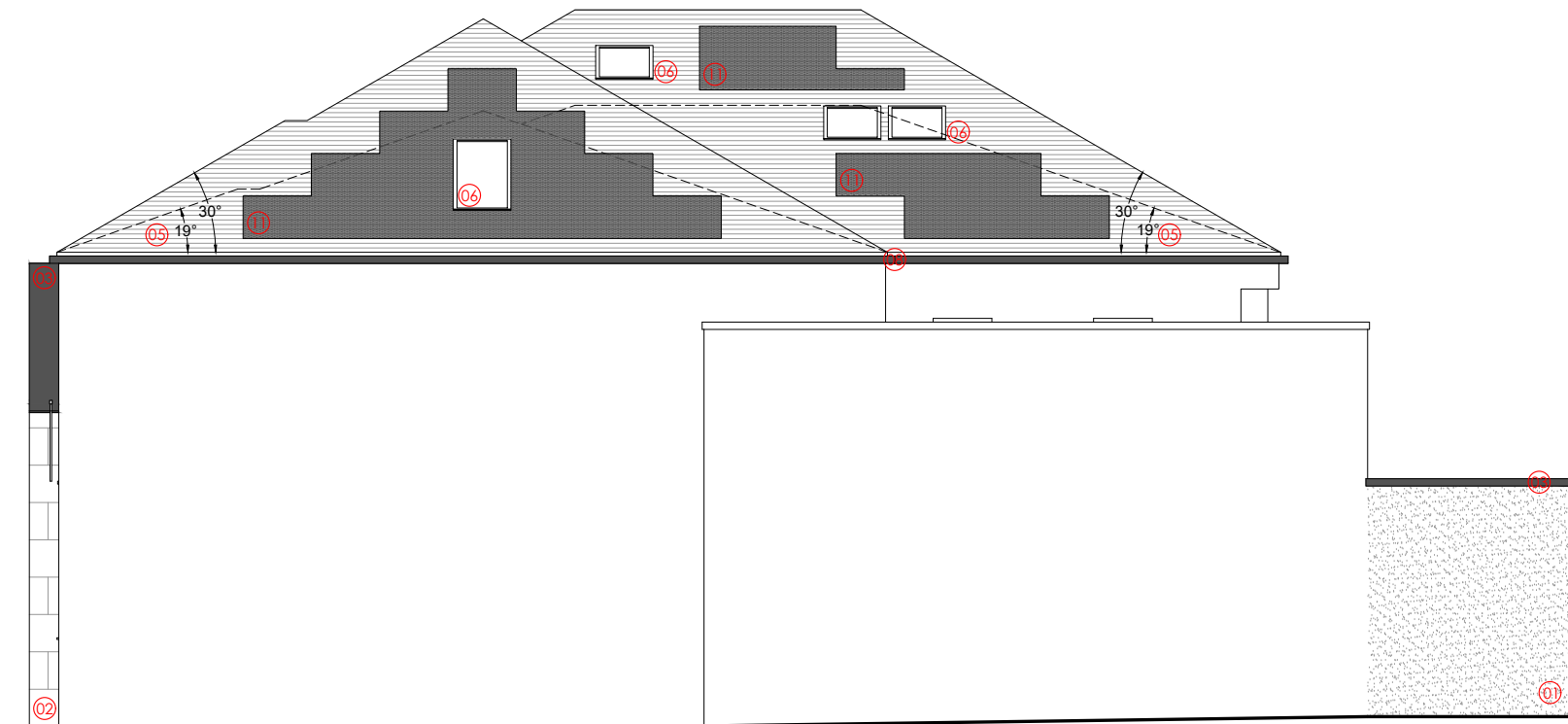


GROUND FLOOR PLAN PROPOSED

SCALE: 1/100

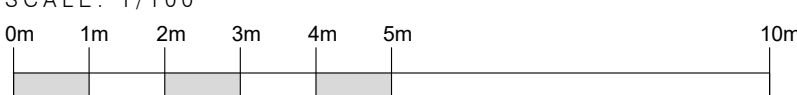


EXISTING STRUCTURE.
PROPOSED STRUCTURE.



SIDE ELEVATION AS PROPOSED

SCALE: 1/100



Existing raised garden
to be removed and
garden to be made level.

Existing raised garden
to be removed and
garden to be made level.

Existing render to all
boundary walls to be
removed and faced with
slate cladding.

Existing raised bed to be
removed.

New permeable resin
bound hard standing.

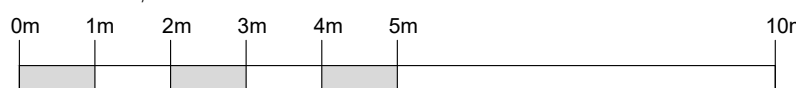
Existing raised bed to be
retained.

New grey composite
timber fence over
existing boundary wall.

Existing render to all
boundary walls to be
removed and faced with
grey wood effect tiles.

SITE PLAN AS PROPOSED

SCALE: 1/100



Existing retaining garden walls and area
of built up ground to be removed.

Existing raised bed to be
removed.

Existing stone boundary
walls to be rebuilt with
slate cladding.

Hard standing made
level with falls towards
the highway.

Existing render to all
boundary walls to be
removed and faced with
slate cladding.

Existing raised bed to be
removed.
Proposed new grey
aluminium electric
sliding gate.

Vehicular entrance
ramped up from highway.

Existing raised bed to be
retained.

New grey composite
timber fence over
existing boundary wall.

Existing render to all
boundary walls to be
removed and faced with
grey wood effect tile.

Notes:

© This drawing and the information contained within this media remains the property of TJB Architects Ltd and may not be distributed to any party in any form without the knowledge and written consent of TJB Architects Ltd. The information should be distributed in its entirety and is not to be reproduced or altered without the knowledge and written consent of TJB Architects Ltd. The information contained within this media is for guidance only. While we endeavor to provide accuracy and detail there is no expressed or implied warranty or fitness for any particular purpose, supplied with this information. All dimensions and levels depicted are subject to checking on site. TJB Architects Ltd accept no responsibility for the accuracy of any information provided by third parties.

* DO NOT SCALE FROM THESE DRAWINGS *

MATERIAL KEY

- 01 White render to match existing.
- 02 Limestone external tile.
- 03 Dark Grey Aluminium to match existing.
- 04 Dark Grey Aluminium windows & doors.
- 05 Slate roof tiles.
- 06 Velux roof windows.
- 07 Glass Juliet balcony.
- 08 Extruded Aluminium rain water goods - black.
- 09 Flat roof - EPDM membrane.
- 10 Painted timber door.
- 11 Solar Panels - indicative layout.

B Boundary materials revised. TJB JUL 2024

A Roof pitch altered to 30 degrees and indicative solar panels added to southern roof slopes. TJB MAY 2024

REV. DESCRIPTION. BY. DATE:

STATUS: **PLANNING**

TJB architects
TJB Architects Ltd.
Tel: (+44) 0794 436 0008
Email: info@tjbarchitects.co.uk
Web: www.tjbarchitects.co.uk

CLIENT: MR & MRS SHEIKH

SITE: 255 BROOKLANDS ROAD
MANCHESTER
M23 9HF

BRIEF: EXTENSIONS & ALTERATIONS

TITLE: AS PROPOSED PLANS

SCALE AT A1: 1:100 DATE: MAY 2024 DRAWN: TJB CHECKED: TJB

PROJECT NO: 217 DRAWING NO: PL_106 REVISION: B