

31st August 2023

Planning
Growth and Development
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M60 2LA



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Dear Planning Team

Re: Ref 136970/FO/2023 – No 241 Barlow Moor Road Manchester M21 7QL

Background

We act on behalf of Mr Salar Henareh and have been instructed to prepare a detailed submission in support of the active planning application Ref 136970/FO/2023 which was validated on 14th August 2023 and seeks consent for the following works:

- Construction of a single storey retractable glazed front extension with retractable roof together with installation of retractable awning to the side.

This submission provides a detailed assessment of the key planning and design issues and should therefore be taken into consideration in the determination of the planning application.

Site and Surroundings

The site is located at the end of a parade of commercial units with residential accommodation above. It is positioned at the corner of Barlow Moor Road and Aldermay Road, with its main frontage facing the former.

The surrounding area is predominantly residential in nature, although there are numerous retail and commercial premises situated to the north on the same side of Barlow Moor Road. The Southern Cemetery is positioned on the opposite side of Barlow Moor Road to the north.

The parade (of which the site forms part) is well set back from the roadside by a distance of over 11 metres, which reflects the general visual character of the southern side of Barlow Moor Road.

It is important to note that several neighbouring commercial premises (most notably the former Due Fratelli restaurant at No 249 Barlow Moor Road) benefit from extensions to the front elevation which project the commercial floorspace closer to the roadside.

It is highly accessible (being positioned on a busy bus route and within 0.5km or 10 minutes walk) of Barlow Moor Road Metrolink. This is reflected by its excellent Greater Manchester Accessibility Level (GMAL) rating of 6.

The site does not form part of a Conservation Area. Please refer to the extract of the site location plan and streetscene images overleaf.



Image 1 – Extract of Site Location Plan



Image 2 – Streetview image of site (built out in accordance with planning permission Ref 120217/FO/2018)



Image 3 – Streetview image of Due Fratelli restaurant (No 249 Barlow Moor Road) with its front extension permitted in accordance with application Ref 108698/FO/2015/S1)



Image 4 – Streetview image of James Hilton Memorials (No 245 Barlow Moor Road) displaying headtones within the front forecourt adjacent to the roadside

Planning History

The Site

Planning application **Ref 120217/FO/2018** (which proposed the construction of a two storey rear extension following demolition of existing rear extension, elevational and roof alterations to existing building to provide two self contained apartments, and three floors of commercial floorspace with associated car parking, refuse storage, boundary treatment and landscaping) was granted at appeal on 17th June 2019.

Please refer to the decision notice attached at **Appendix 1**.

A subsequent application (**Ref CDN/19/0953**) to discharge relevant pre-commencement conditions relating to external materials, car parking, noise, glazing and landscaping was approved by the Council on 21st January 2020.

A copy of the approved site layout plan is attached at **Appendix 2**.

This planning permission has subsequently been implemented.

Surrounding Area

As mentioned above, there are examples of neighbouring commercial premises that benefit from extensions which project commercial floorspace closer to Barlow Moor Road.

A nearby example relates to the former Due Fratelli restaurant at No 249 Barlow Moor Road (**Ref 108698/FO/2015/S1**) which was approved on 20th October 2015 (as shown in Image 3).

There are also examples of other commercial premises utilising the large forecourt space between the front elevation of the premises and Barlow Moor Road, including James Hilton Monumental Masons (for the display of headstones) at No 245 Barlow Moor Road as shown in Image 4.

Proposed Development

Against this background, a full planning application has been prepared which proposes external works to the existing property to support the intended use of the ground floor as a café/restaurant (Use Class E).

Specifically, this entails the construction of a single storey retractable glazed front extension with retractable roof, together with installation of retractable awning to the side as presented in detail on the drawings package enclosed with the application submission.

As the Council is aware, construction works have commenced and the photographs of the exterior of the glazed, retractable structure are presented overleaf.



Image 5 – Photograph from August 2023 taken from Barlow Moor Road showing site under construction



Image 6 – Photograph from Aldermay Road (August 2023) showing site under construction

Planning Policy

National Policy (NPPF)

The National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the Government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development.

Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework.

Guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Building a Strong and Competitive Economy

Chapter 6 of the NPPF emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is afforded to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. Furthermore, it is confirmed that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Adopted Development Plan

In this instance the Development Plan currently consists of the Core Strategy (2012).

Policy DM 1 (Development Management) advises that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;

- Accessibility - buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effects relating to biodiversity, landscape, archaeological or built heritage;
- Green Infrastructure including open space, both public and private;
- The use of alternatives to peat-based products in landscaping/gardens within development schemes, and
- Flood risk and drainage.

Planning Issues

Principle of Development

As summarised above, the NPPF advocates that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is afforded to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The proposed single storey retractable glazed front (and side) extensions will support the use of the ground floor of the premises as a café/restaurant (Use Class E) by providing additional floorspace and an enhanced layout/offer for customers. This accords with the scope of commercial uses granted for the site in accordance with planning permission Ref 120217/FO/2018.

Accordingly, the principle of development is considered acceptable subject to ensuring that design and impact upon amenity (as well as other issues associated with the planning permission including parking and refuse/cycle storage details) are not compromised.

These matters are considered in turn below.

Design

As demonstrated on the submitted drawings package and the photographs above, the proposed structures are single storey in nature which help ensure that they will remain subservient to the host property in visual terms.

The proposed structures incorporate external materials that will compliment the contemporary external appearance of the building as a whole. Furthermore, the largely glazed and retractable nature of the proposed front structure helps to minimise its visual impact within the streetscene.

During Spring/Summer, the roof of the proposed front structure can be retracted to further reduce its visual impact and to help engender a café style culture that will benefit the local community and the vitality/vibrancy of neighbouring businesses within the wider area.

As demonstrated on the submitted floorplans, the proposed side awning will result in the reduction of soft landscaping indicated on the approved site layout plan at **Appendix 2**. However, there remains sufficient space for soft landscaping to the rear of the awning to help soften its appearance when viewed from Aldermay Road.

In wider views from Barlow Moor Road, the site is partly screened by mature trees to the front of the site. This (coupled with the significant setback for the premises from the roadside) helps to further reduce its visual impact.

It should also be noted that the space to the front of the site (to be occupied by the proposed frontage structure) was historically occupied for many years for the display of headstones in association with the previous occupier McGarry Memorials (please refer to the Streetview image below) as opposed to being open in nature.



Image 7 – Streetview image of site showing historical occupation by McGarry’s Memorials with permanent open storage of headstones within front forecourt area.

It can therefore be reasonably argued that the proposed structure results in less of an impact (in visual terms) than the long term historical use of the site and relates in a more harmonious manner to the host property.

As cross referred to above, it is also important to acknowledge that the Council have previously approved similar forms of development under the same local policy framework within the immediate local area, most notably at Due Fratelli restaurant at No 249 Barlow Moor Road (Ref 108698/FO/2015/S1) which was approved on 20th October 2015. Please refer to the image of the site and approved plans at **Appendix 3**.

Accordingly, our view is that the proposed scheme will successfully respect the visual character and appearance of the host property, whilst successfully assimilating into the wider streetscene. It will therefore comply with Policy DM1 of the Core Strategy.

An indicative internal CGI of the proposed café/restaurant use is attached at **Appendix 4** for information.

Impact upon Neighbours

The carefully considered approach to the modest external works outlined above will ensure that there will have no unacceptable adverse impact upon the amenity of occupiers of any neighbouring properties in line with Policy DM1 compared to the approved scheme.

The adjoining neighbouring property is commercial in nature, meaning that the projecting frontage structure will not give rise to any harmful impact in terms of residential outlook.

In approving application Ref 108698/FO/2015/S1, the Council sought to impose a limit upon when the external structure could be used/occupied to ensure that residential amenity was not impacted.

The applicant is happy to discuss a similar arrangement (as necessary) with the Council should Officers be willing to support the application.

Parking

The approved site layout at **Appendix 3**) includes two parking spaces that were proposed to serve the commercial element of the approved scheme. These spaces will be removed to accommodate (in part) the proposed front structure.

The removal of these parking spaces is considered acceptable given the accessible nature of site. As outlined above, the site is highly accessible (being positioned on a busy bus route and within 0.5km (10 minutes walk) of Barlow Moor Road Metrolink. This is reflected by its excellent Greater Manchester Accessibility Level (GMAL) rating of 6.

Furthermore, in determining application Ref 120217/FO/2018 for approval at appeal, the Inspector confirmed (at Paragraph 10) that:

“Concern about the proposal’s effect on parking is noted. However, the site has existing commercial use. Moreover, it is accessible to regular bus services in the area. These factors, in combination, weigh against the likelihood of harm in terms of parking stress.”

Accordingly, the removal of the two approved car parking spaces satisfies the test set out within the NPPF (Paragraph 111) which confirms that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Refuse/Cycle Storage

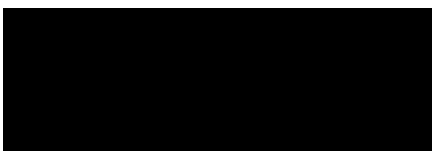
As demonstrated on the submitted drawings package, the approved refuse and cycle stores remain unaffected by the proposed development.

Next Steps

We look forward to receiving confirmation of receipt of this cover letter to enable a positive decision to be made on the application by 9th October.

However, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours sincerely



Tim Cropper

MTCP MRTPI
Director
info@mialex.co.uk



Appendix 1



Appeal Decision

Site visit made on 23 April 2019

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 17th June 2019

Appeal Ref: APP/B4215/W/18/3219012

241 Barlow Moor Road, Manchester M21 7QL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
 - The appeal is made by Mr Navid Bani against the decision of Manchester City Council.
 - The application Ref: 120217/FO/2018, dated 30 May 2018, was refused by notice dated 9 August 2018.
 - The development proposed is erection of a two storey rear extension following demolition of existing rear extension, elevational and roof alterations to existing building to two number self contained apartments, and three floors of commercial floorspace Classes A1, A2 and B1 with associated car parking, refuse storage, boundary treatment and landscaping.
-

Decision

1. The appeal is allowed and planning permission is granted for erection of a two storey rear extension following demolition of existing rear extension, elevational and roof alterations to existing building to two number self contained apartments, and three floors of commercial floorspace Classes A1, A2 and B1 with associated car parking, refuse storage, boundary treatment and landscaping at 241 Barlow Moor Road, Manchester M21 7QL in accordance with the terms of the application, Ref: 120217/FO/2018, dated 30 May 2018, and the plans submitted with it, subject to the conditions on the attached Schedule A.

Procedural Matter

2. The description of development in the heading above is taken from the decision notice and appeal form as it is more accurate than that in the application form.

Main Issue

3. The main issue is the effect of the proposed development on the living and working conditions of the occupants on Nos.243 and 243A Barlow Moor Road, with particular regard to light and outlook.

Reasons

4. The appeal site is at the end of a parade of commercial units with residential accommodation above. It is located within a mainly residential area, near a cemetery, fronting onto Barlow Moor Road, which also has some retail and commercial units along it. The adjoining property comprises business premises on the ground floor at No.243 Barlow Moor Road, with a dwelling above at

- No.243a. The proposal would provide additional living accommodation and commercial space.
5. In respect of light, given the profile of the residential part of the development, and from what I saw on my site visit, it is anticipated that the proposal would allow some afternoon and evening sun to the residential first-floor windows and external area at the rear of No.243A. Moreover, the Daylight and Sunlight Study (Neighbouring Property) (DSS) submitted by the appellant indicates that the rear first-floor windows of No.243A would not experience a 'noticeable' loss of daylight or sunlight throughout the year. The DSS provides evidence that daylight and sunlight levels to the rear windows of No.243A, including the kitchen and living room windows of that dwelling, would not be impaired by the proposal. In summary, the DSS concludes that the proposed development would satisfy the requirements of the Building Research Establishment (BRE) guide Site Layout Planning for Daylight and Sunlight: a guide to good practice Second Edition (2011), and I see no reason to disagree. In the absence of any substantive evidence to the contrary, the combination of factors described above leads me to find that the proposal would not be harmful to No.243A's living conditions, in terms of receivable daylight and sunlight.
 6. It is recognised that the occupants of No.243 are concerned about the proposal resulting in loss of light to that property. However, the DSS indicates that the proposed development would not harm the level of light to the rooflights in No.243's rear extension. The DSS indicates that the proposal would result in a reduction in daylight to the ground floor windows of No.243's rear extension of between approximately 24% and 29%, measured against a BRE threshold of 20%, over which reduction in light may become noticeable. I saw that the end of the extension building to the rear of No.243 is somewhat shaded inside, due to the existing mass of development around the appeal site. Within this context, the proposal is not likely to significantly change the light received by No.243's rear extension, or its lighting requirements. Taking the above factors together, I find that the proposal would not result in significant harm to levels of light to No.243, even if the whole of the latter's rear extension is in commercial use.
 7. Turning to the matter of outlook, the key vista from the rear of No.243a of the green mass of tree canopies to the rear of properties on Aldermay Road would not be impaired by the proposal.
 8. To conclude, the proposed development would not harm the living and working conditions of neighbouring occupants. As such, it would broadly accord with Policy DM1 of the Manchester Core Strategy (2012). The policy seeks, amongst other things, to ensure that development safeguards the living conditions of residents.

Other Matters

9. In terms of character and appearance, the Council's Planning Officer considers that the proposed development would be acceptable and improve the appearance of the existing building, and I see no reason to disagree with this. Regarding neighbour concern about potential overlooking of No.2 Aldermay Road, a planning condition relating to obscured glazing in the proposed property will address this. Member concern about the effect on outlook from the rear garden of No.2 Aldermay Road is acknowledged. However, the proposed development is within a suburban context, and this, in combination

with the separation space between the properties, would help to assimilate the proposal in this respect.

10. Concern about the proposal's effect on parking is noted. However, the site has existing commercial use. Moreover, it is accessible to regular bus services in the area. These factors, in combination, weigh against the likelihood of harm in terms of parking stress. Neighbour concern regarding construction phase noise and dust is addressed through a planning condition requiring a construction management plan for the proposed development.

Conditions

11. The conditions suggested by the Council have been considered against the tests of the Framework and advice provided by Planning Practice Guidance. They have been broadly found to be reasonable and necessary in the circumstances of this case. I have made some minor drafting changes to suggested conditions in the interests of precision.
12. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans, in order to provide certainty. Conditions regarding materials, boundary treatment and landscape are required to safeguard the character and appearance of the area. I attach a condition relating to parking in the interests of highway safety. A condition relating to cycle parking is necessary in the interests of sustainable transport. I attach conditions relating to operating hours, lighting, noise attenuation, waste storage, construction management, obscured glazing and residential use, to safeguard living conditions of residents.

Conclusion

13. The proposal would rejuvenate the appeal site and visually 'tidy up' the rear of it. Therefore, for all the reasons given above I conclude that the appeal should be allowed.

William Cooper

INSPECTOR

Schedule A) Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in strict accordance with the following approved drawings: 18002,(0-)08A Site Location Plan; 18002,(0-)09A Existing Site Plan; 18002,(0-)10A Existing Ground Floor Plan Commercial Level; 18002,(0-)11A Existing First Floor Plan Apartment Level; 18002,(0-)12A Existing Roof Plan; 18002,(0-)14A Existing Elevations; 18002,(0-)15A Existing Elevations; 18002,(0-)19B Proposed Site Plan; 18002,(0-)20B Proposed Ground Floor Plan; 18002,(0-)21B Proposed First Floor Plan; 18002,(0-)22B Proposed Attic Plan; 18002,(0-)23B Roof Plan; 18002,(0-)25C Proposed Elevations; 1800,(0-)26C Proposed Elevations; 18002,(9-)01B External Works; 18002,(9-)02B Bike & Bin Store.
- 3) Prior to erection of the above-ground structure, final samples and specifications of all materials, including appropriate sections to the windows, to be used on the external elevations of the development hereby permitted shall be submitted for approval in writing by the local planning authority. The relevant works shall be carried out in accordance with the approved sample details.
- 4) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a detailed plan showing the car parking, and tracking into car parking spaces. The car parking approved shall be surfaced, demarcated and made available for use prior to the first occupation of the development hereby approved. The car parking shall be retained thereafter.
- 5) Prior to occupation of the development hereby permitted, the cycle parking provision, as detailed within the approved drawings and documents, shall be installed.
- 6) No deliveries, servicing and collections, including waste collections, to the commercial property shall take place outside the following hours: 07:30 to 20:00, Mondays to Saturdays, with no deliveries or waste collections on Sundays or Bank Holidays.
- 7) No business shall take place at the commercial property outside of the following hours: 08:00 to 18:00, Monday to Saturday.
- 8) If any lighting at the development hereby permitted causes glare or light spillage which in the opinion of the local planning authority results in detriment to adjoining and nearby residential properties, within 14 days of a written request a scheme for the elimination of such glare or light spillage shall be submitted to the local planning authority. The measures implemented as approved shall be retained thereafter.
- 9) Prior to occupation of the residential part of the development hereby permitted, a noise insulation scheme shall be submitted to and approved in writing by the local planning authority. The measures implemented as approved shall be retained thereafter.
- 10) Prior to occupation of the development hereby permitted, a scheme for externally mounted ancillary plant, equipment and servicing, to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location, shall be submitted to and approved in

writing by the local planning authority. The approved scheme shall be retained and maintained thereafter.

- 11) The storage and disposal of waste shall be undertaken in accordance with approved drawing 18002,(9-)02B Bike & Bin Store, and shall be retained thereafter.
- 12) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a detailed construction management plan outlining working practices during development. The construction management plan shall include: details of wheel washing; dust suppression measures; compound locations; location, removal and recycling of waste; routing strategy and swept path analysis; parking of construction and other staff vehicles; sheeting over of construction vehicles; and hours of construction. Development shall be carried out in accordance with the approved construction management plan.
- 13) The development hereby permitted shall not be occupied until the windows in the elevation facing the gable of property on Aldermary Road and elevation facing the shared boundary with No. 243 Barlow Moor Road have been fitted with obscured glazing, to a specification of no less than level 5 of the Pilkington Glass Scale, or equivalent. Once installed the obscured glazing shall be retained thereafter.
- 14) Prior to occupation of the development hereby approved, notwithstanding the details of the hard and soft landscaping treatment as set out within the approved drawing 'External Works' 18002,(9-)01B, details of boundary treatments shall be submitted to and approved in writing by the local planning authority. Hard and soft landscaping and boundary treatments shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted to replace it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of equivalent species and size as that originally planted shall be planted at the same place.
- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and re-enacting that Order with or without modification, none of the dwellings hereby permitted shall be used for any other purpose, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, other than for the purposes of C3(a).

Appendix 2

Where dimensions are not given, drawings must not be scaled and the matter referred to the Architect.
In the event of any detail or dimensional conflict between drawings, the matter must be referred to the Architect for clarification. Do not scale from this drawing.
This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent from Urbane Forms Ltd.

Notes

C DETAILS AND REFERENCE ADDED 05.11.19 JWB
B ISSUED FOR PLANNING 25.05.18 JWB
A AMENDED TO REFLECT CLIENTS 09.05.18 BH
COMMENT

Status PLANNING

Drawn BH

Date 05 APRIL 2018

Scale @ A1 1:50

Review

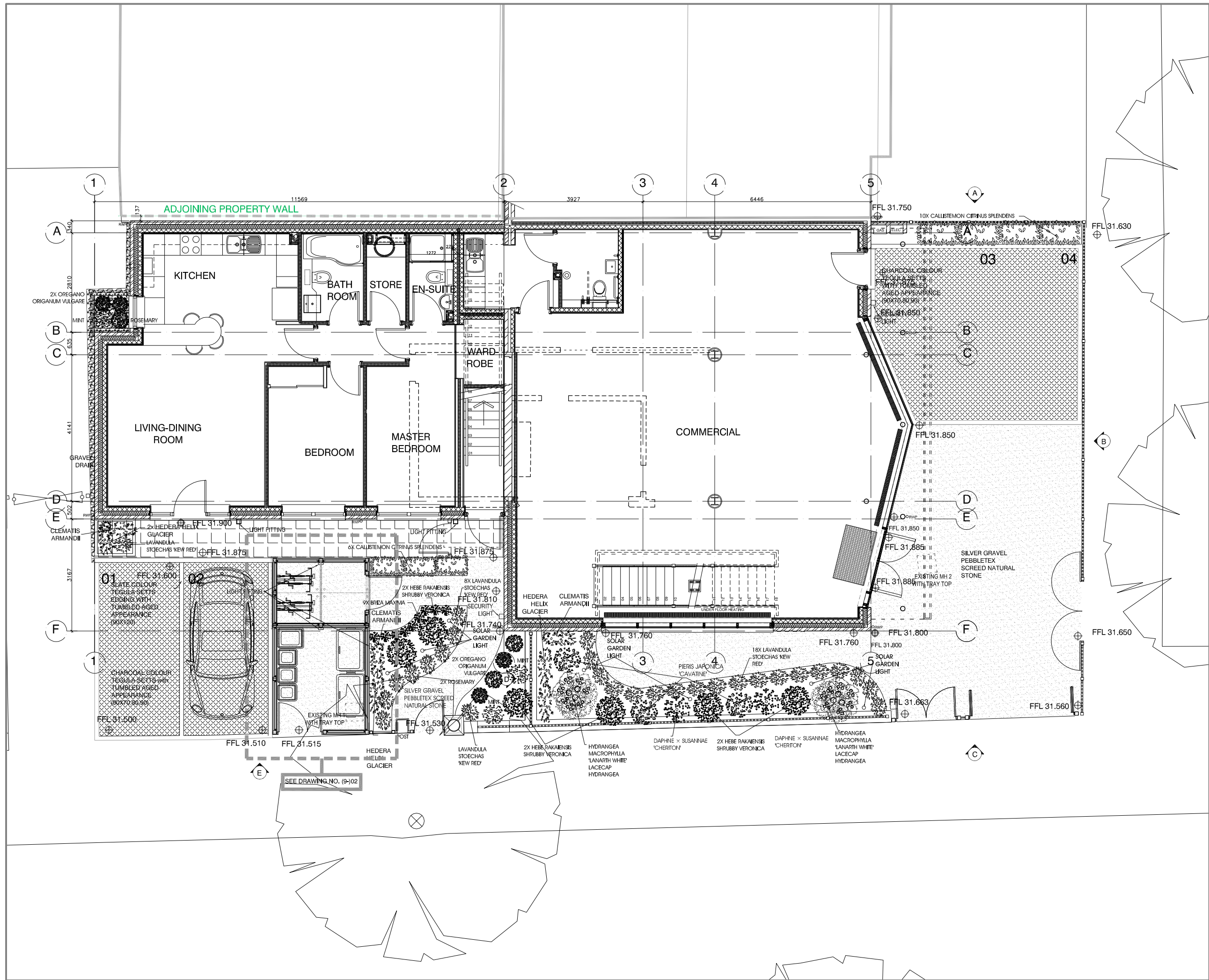
Client NAVID BANI

Project BARLOW MOOR ROAD
MANCHESTER

Drawing Number 18002,(9)-01C

Drawing Title EXTERNAL WORKS

URBANE
forms
architects
designers
project
managers
17 Redhill Street
Manchester
M4 5BA
T : +44(0)161 236 0688
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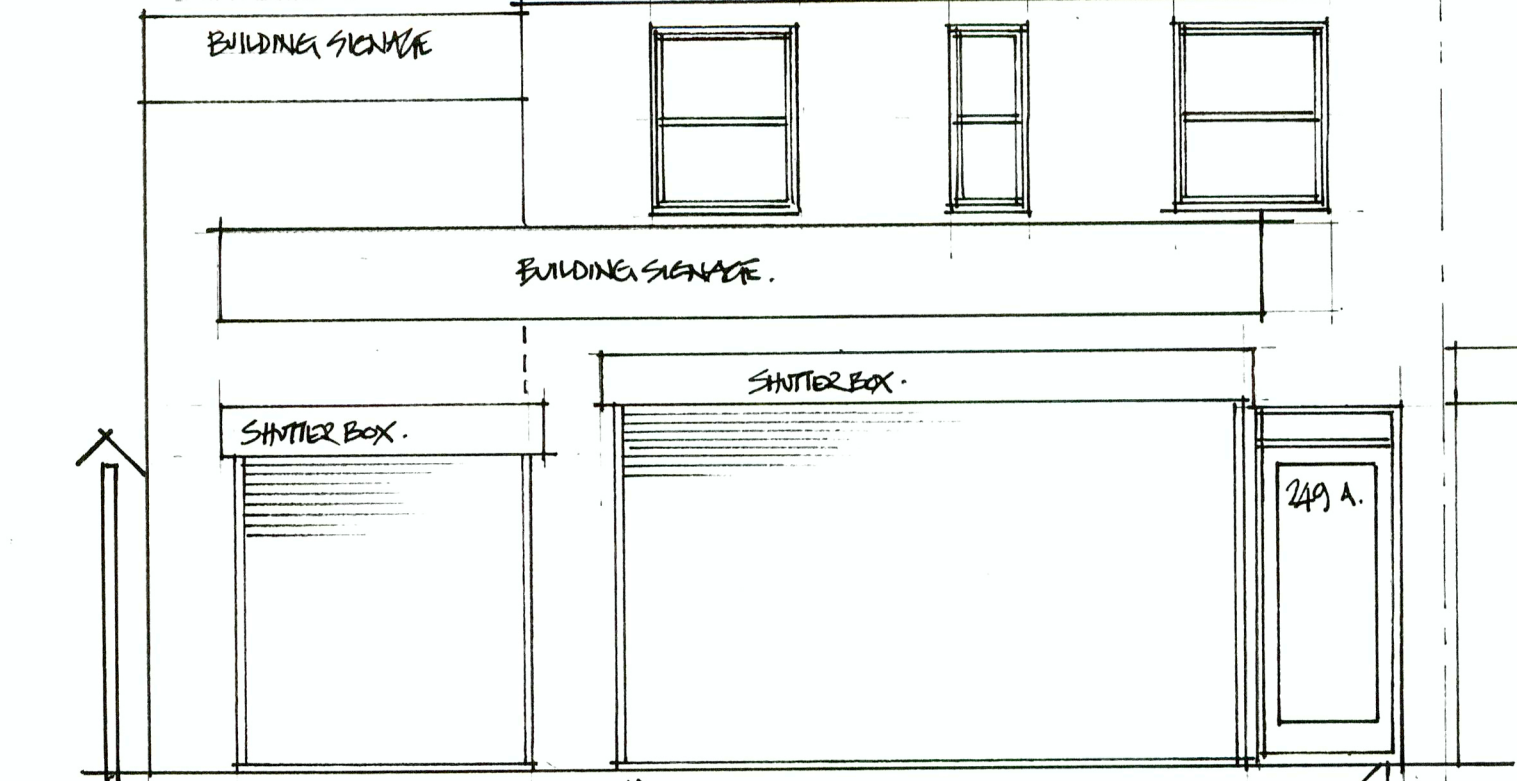
EXTERNAL WORKS

Appendix 3

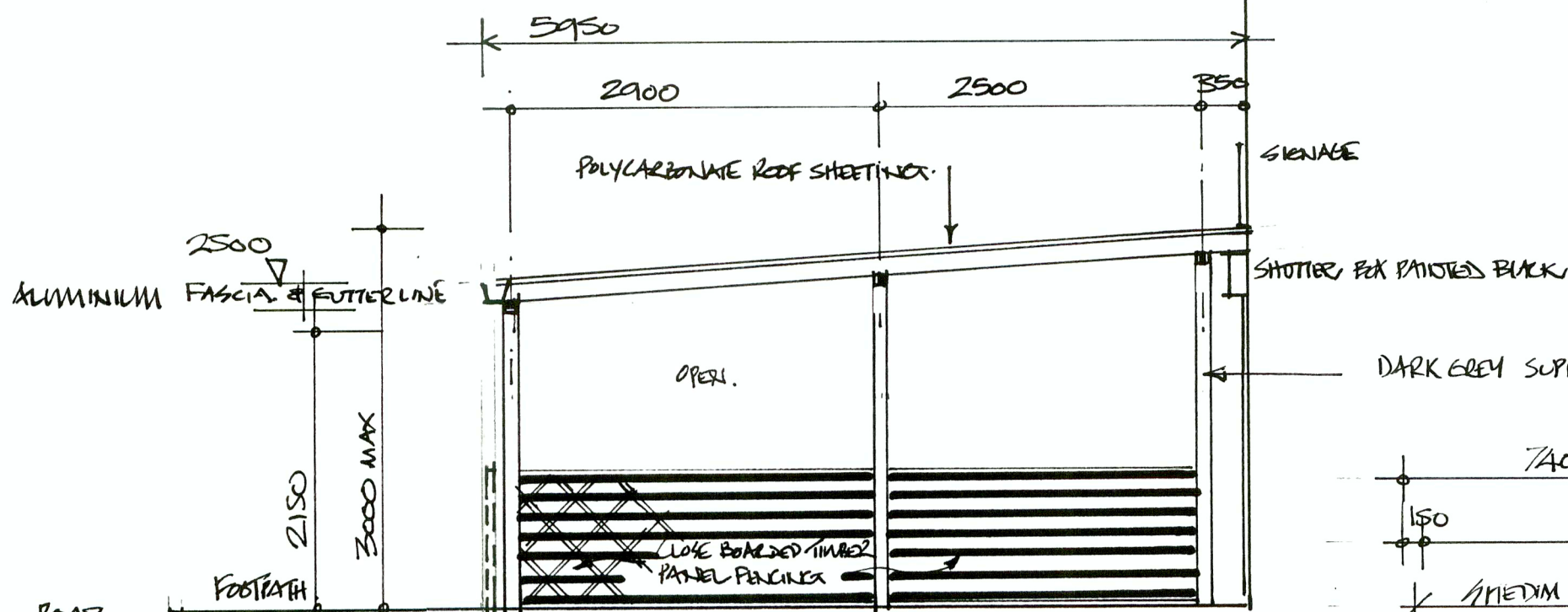
BARLOW MOOR ROAD, CHORLTON

RevNo	Revision note	Date	Signature	Checked
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A. ALUMINIUM POLYESTER POWDER COATED STRUCTURE
WITH ALUMINIUM CLUTTER & EAVE'S SECTIONS. 17.08.15. PAB.



EXISTING ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50

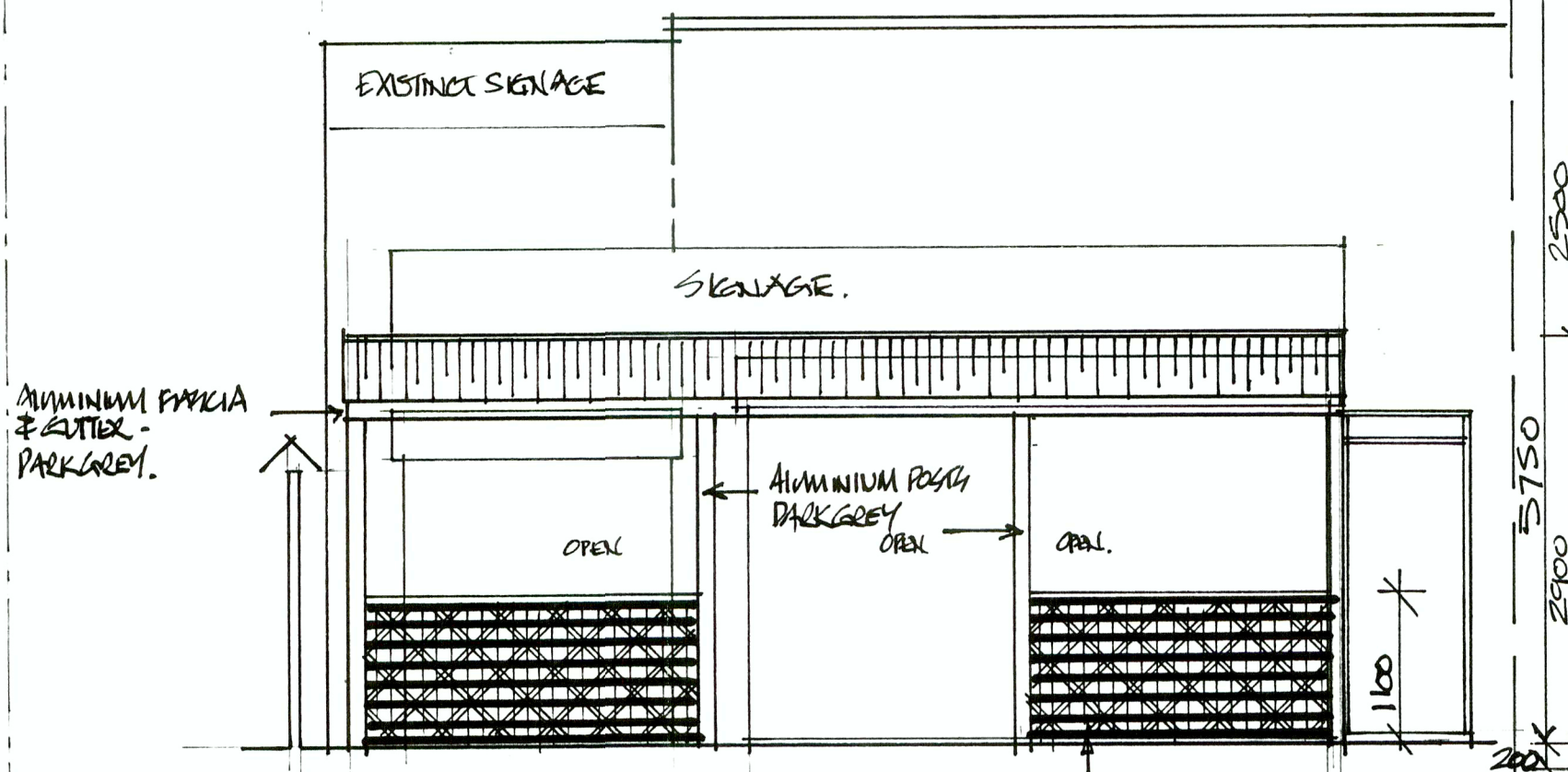
CONCRETE FENCE PASSES 2m HIGH.

EXISTING LOW LEVEL TIMBER FENCE

FOOTPATH.

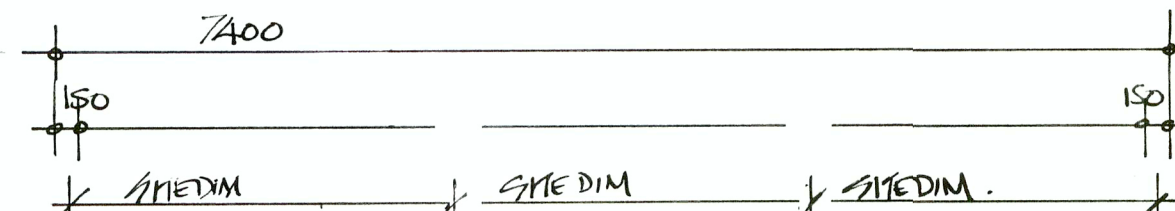
PAVEMENT.

EXISTING PLAN 1:50.

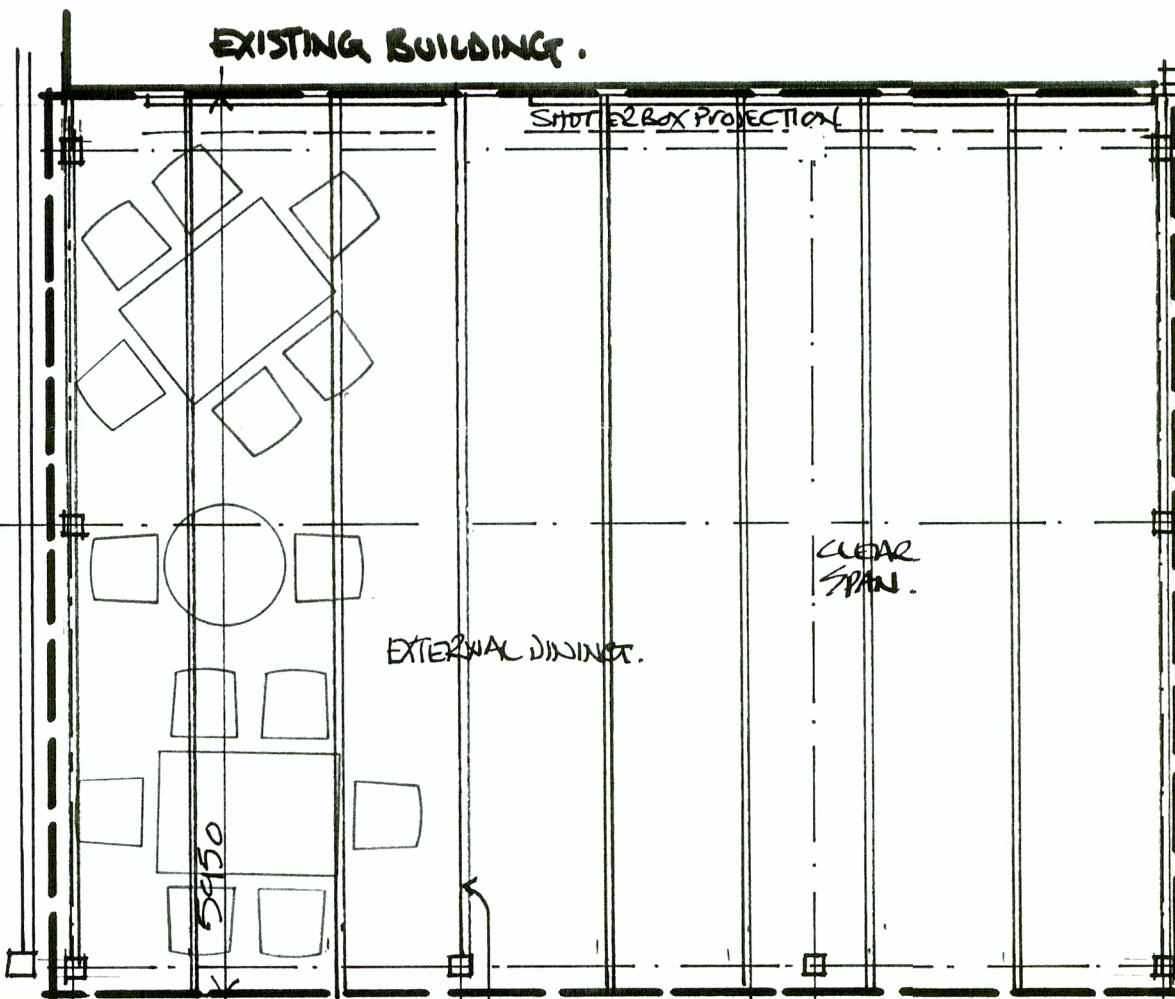


PROPOSED BARLOW MOOR ROAD ELEVATION 1:50

CLOSE BOARDED TIMBER PANEL USING DECKING BOARDS 1100 HORIZONTAL. BETWEEN FENCE TO SIDE ELEVATION



EXISTING BUILDING.



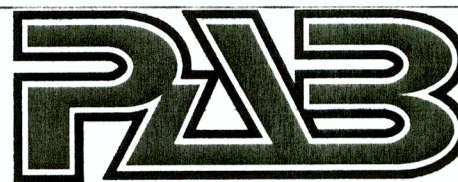
DARK GREY ALUMINIUM ROOF STRUCTURE BY SPECIALIST MANUFACTURER/SUPPLIER.

PROPOSED PLAN OF CANOPY STRUCTURE.

"AREA OF PROPOSED EXTERNAL SEATING"

FOOTPATH

PLANNING AND BUILDING CONTROL
18 AUG 2015



CHARTERED
ARCHITECTS
LTD

PROJECT: DUE FRATELLI
249 BARLOW MOOR ROAD
CHORLTON
M21 7GJ

CLIENT: DUE FRATELLI

Drawing Title
GENERAL ARRANGEMENT PLANS.
& ELEVATIONS.

Renaissance Studio, No 1 Derby St. Leigh, Lancashire WN7 4PF
Telephone: 01942 676360. Fax: 01942 682084
Email: info@pabarchitects.co.uk www.pabarchitects.co.uk

Drawing No.
1512-PL-01.

Date:
MAR 2015

Scale:
1:50 @ A2

Revision:
A.

Issue:

103698/fo/2015/s1

Appendix 4

Lounge

