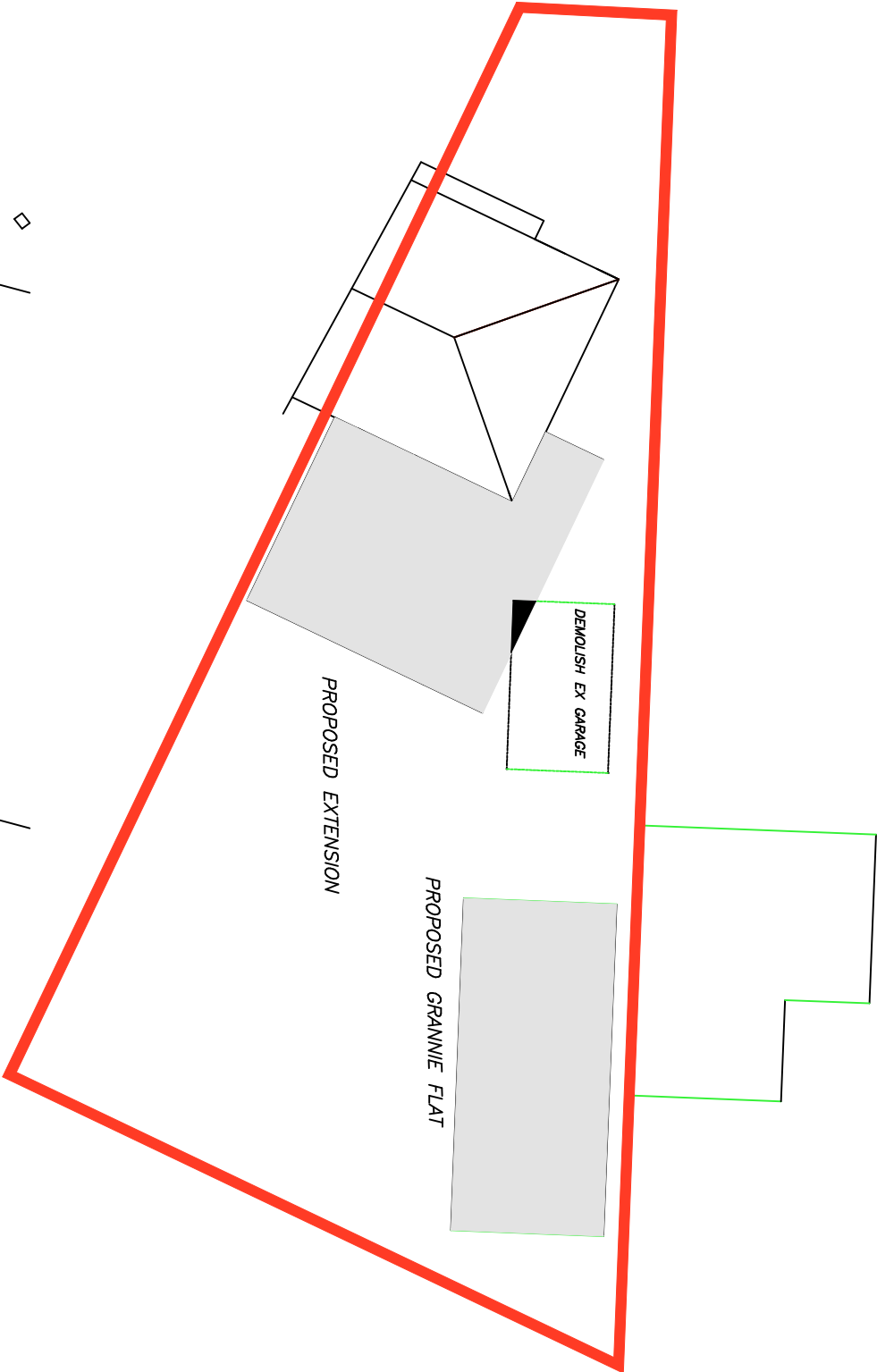
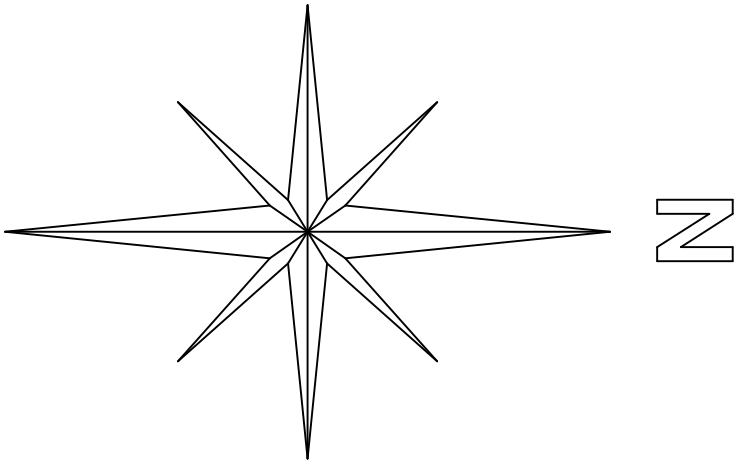


ARMADALE AVENUE



Site plan

1.200



SCALE BAR 0 1 2 3 4 5

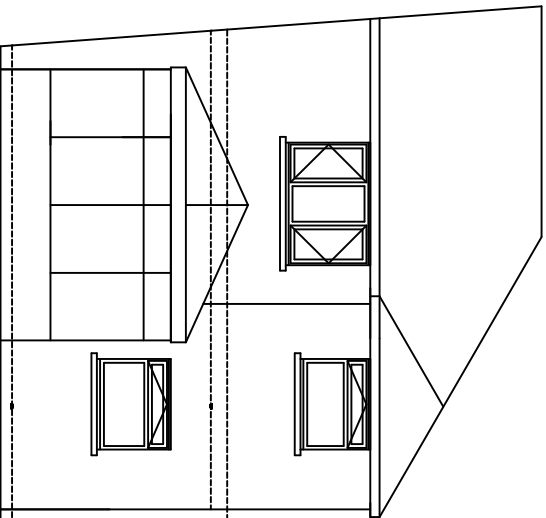
PROPOSED SINGLE STOREY
SIDE AND REAR EXTENSION
AND GRANNIE FLAT AT
21,ARMADALE AVENUE,
MOSTON,MANCHESTER,M9 6HS
FOR MATTHEW BROWN
07368605689

JAN'23

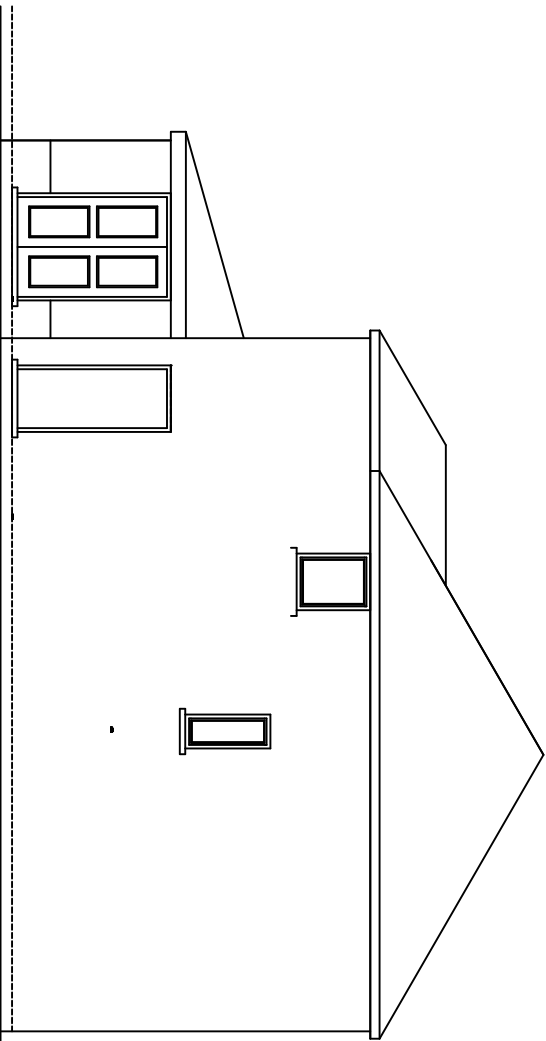
lesfoey
BUILDING
DESIGN CONSULTANTS

8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161-633-5057
MOBILE:- 0797 0807441

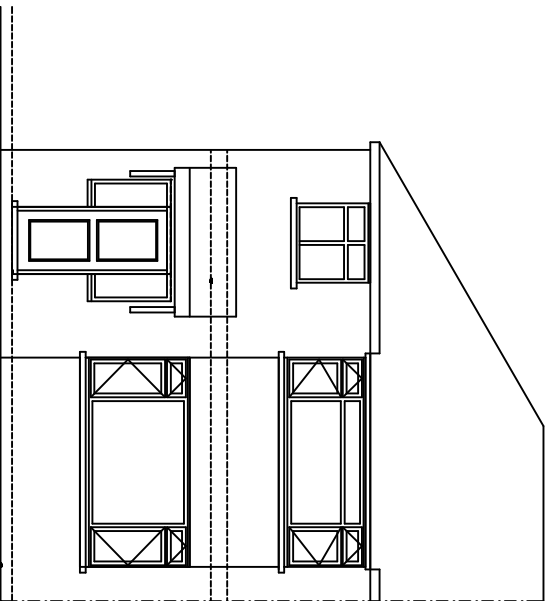
NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL. OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1996
(WHERE NECESSARY TO BE ADHERED TO.



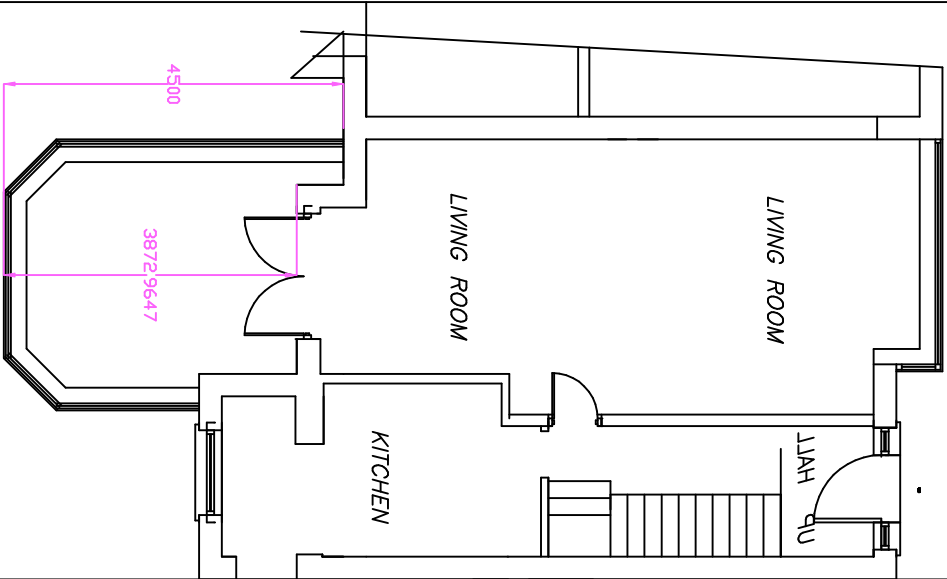
EXISTING REAR ELEVATION



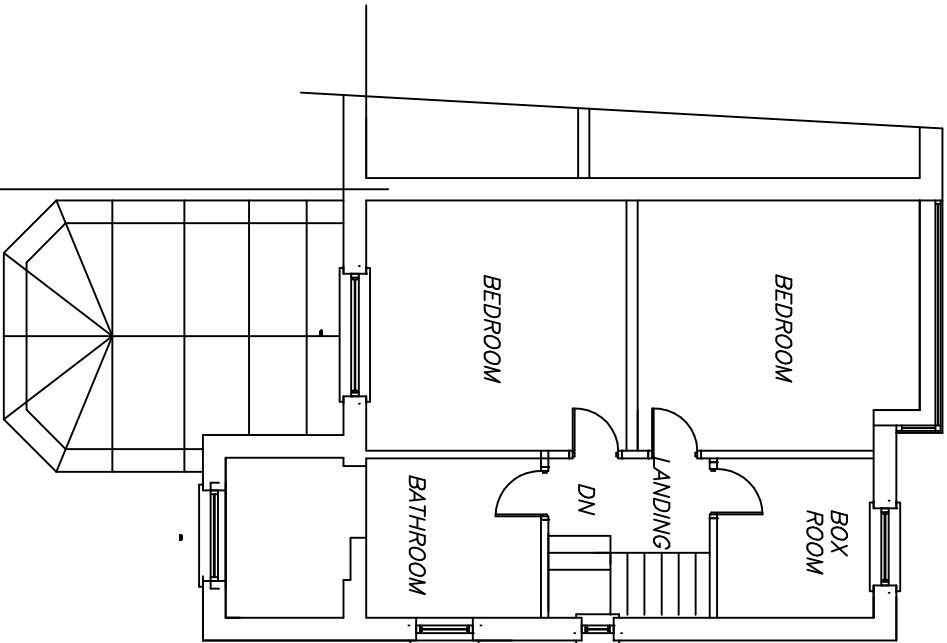
EXISTING SIDE ELEVATION



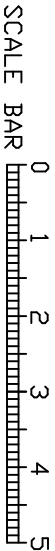
EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



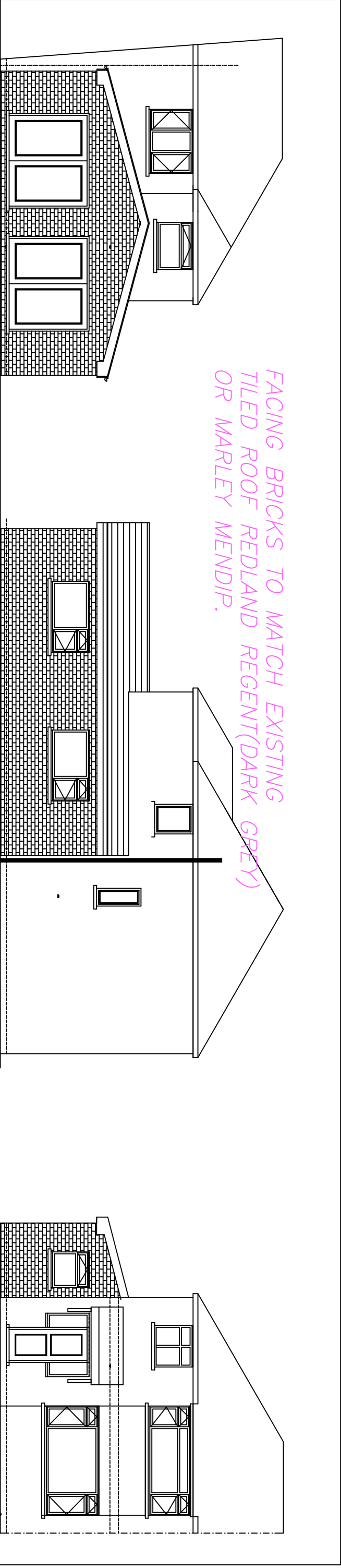
PROPOSED SIDE&
REAR EXTENSION AT
21,ARMADALE AVENUE,
MANCHESTER M9 6HS
FOR MATTHEW BROWN
07368605689

SCALE:--1.100 DATE:-- JAN'23


BUILDING
DESIGN CONSULTANTS

8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161--633-5057
MOBILE:-- 0797 0807441

NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1996
(WHERE NECESSARY TO BE ADHERED TO.

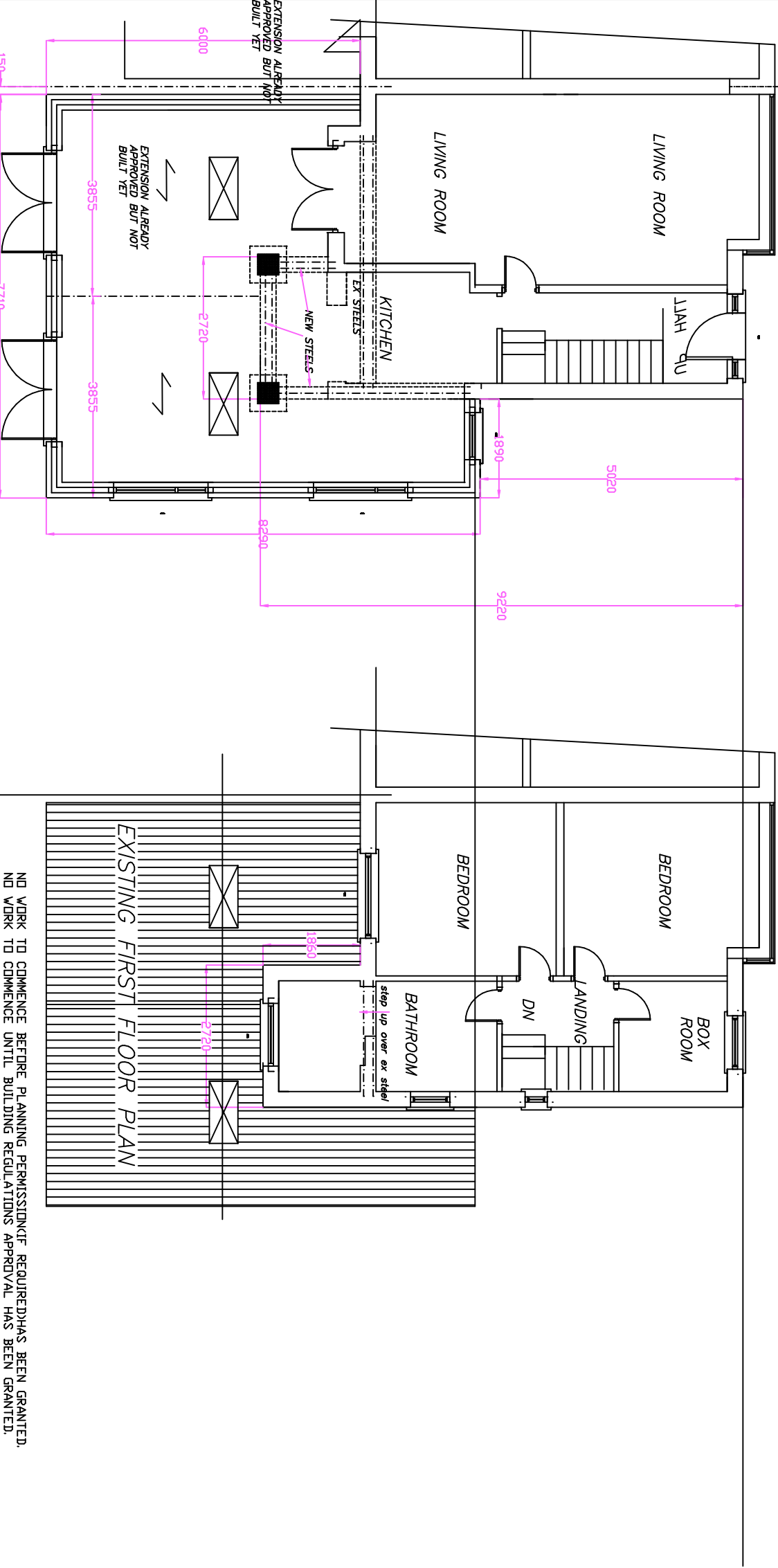


FACING BRICKS TO MATCH EXISTING
TILED ROOF REDLAND REGENT(DARK GREY)
OR MARLEY MENDIP.

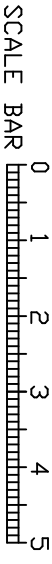
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION



EXISTING FIRST FLOOR PLAN



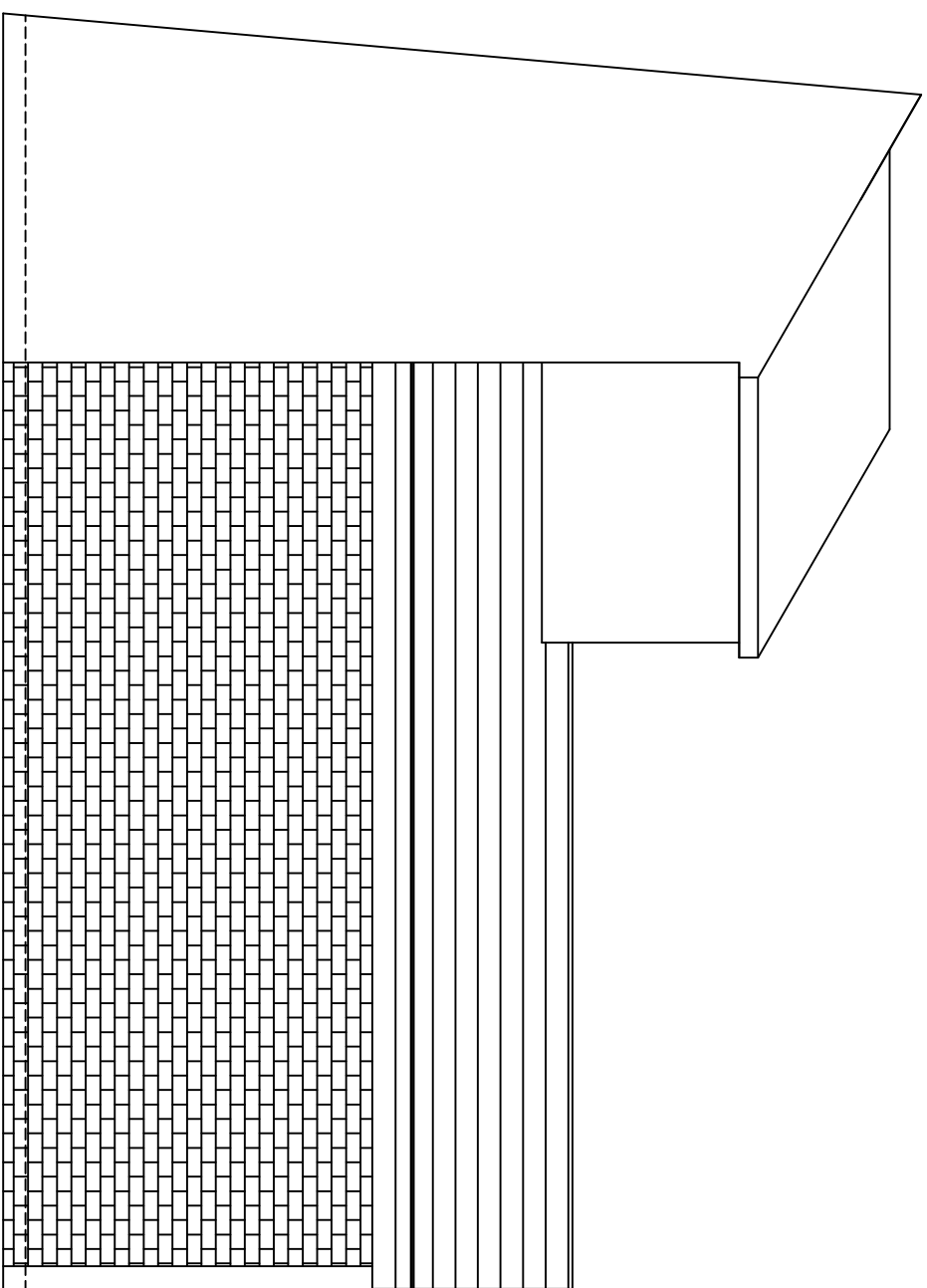
PROPOSED SIDE &
REAR EXTENSION AT
21, ARMADALE AVENUE,
MANCHESTER M9 6HS
FOR MATTHEW BROWN
07368605689

SCALE: - 1:100 DATE: - JAN'23

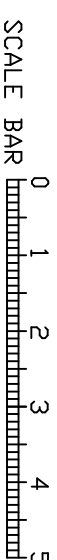
lesfoey
BUILDING
DESIGN CONSULTANTS

8, GLASSON WALK,
CHADDERTON,
OLDHAM, OL9 9DR
TEL & FAX: 0161-633-5057
MOBILE: - 0797 0807441

NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FEOY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FEOY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1996
(WHERE NECESSARY TO BE ADHERED TO.



PROPOSED REAR/SIDE ELEVATION



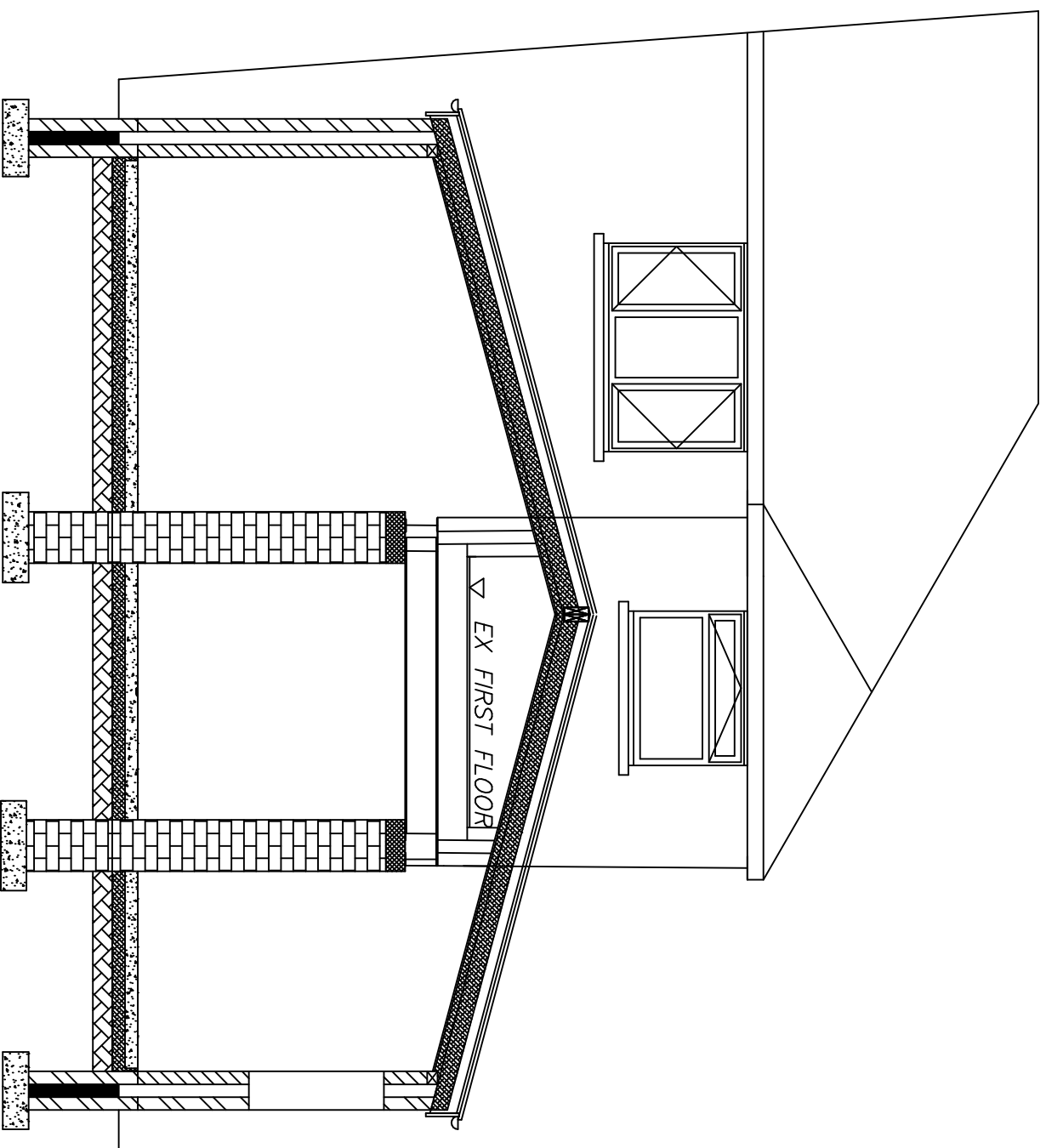
PROPOSED SIDE&
REAR EXTENSION AT
21,ARMADALE AVENUE,
MANCHESTER M9 6HS
FOR MATTHEW BROWN
07368605689

SCALE:--1.50 DATE:-- JAN'23

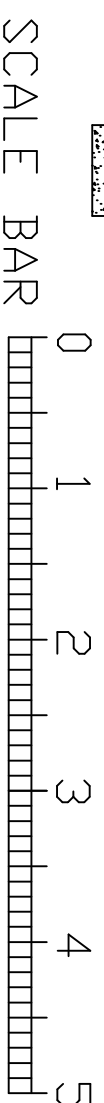


iesfoey
BUILDING
DESIGN CONSULTANTS

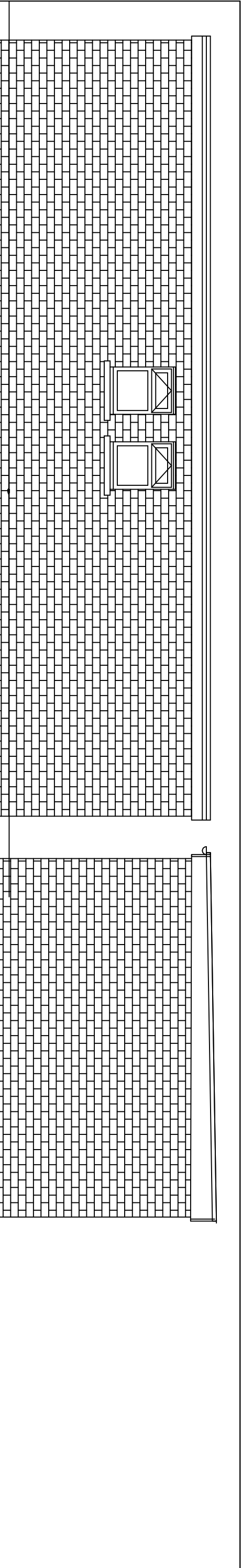
8,GLASSON WALK,
CHADDERTON,
OLDHAM,OL9 9DR
TEL&FAX: 0161--633--5057
MOBILE:-- 0797 0807441



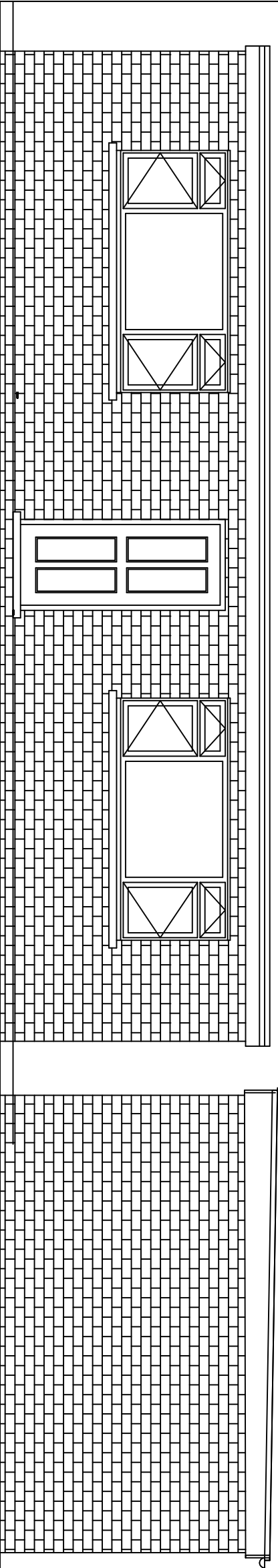
PROPOSED CROSS SECTION



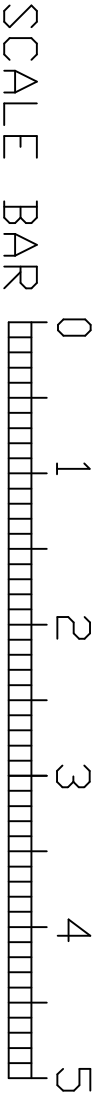
NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1966
(WHERE NECESSARY TO BE ADHERED TO.



PROPOSED REAR ELEVATION PROPOSED SIDE ELEVATION



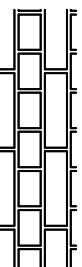
PROPOSED FRONT ELEVATION PROPOSED SIDE ELEVATION



NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FDEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FDEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1996
(WHERE NECESSARY TO BE ADHERED TO.

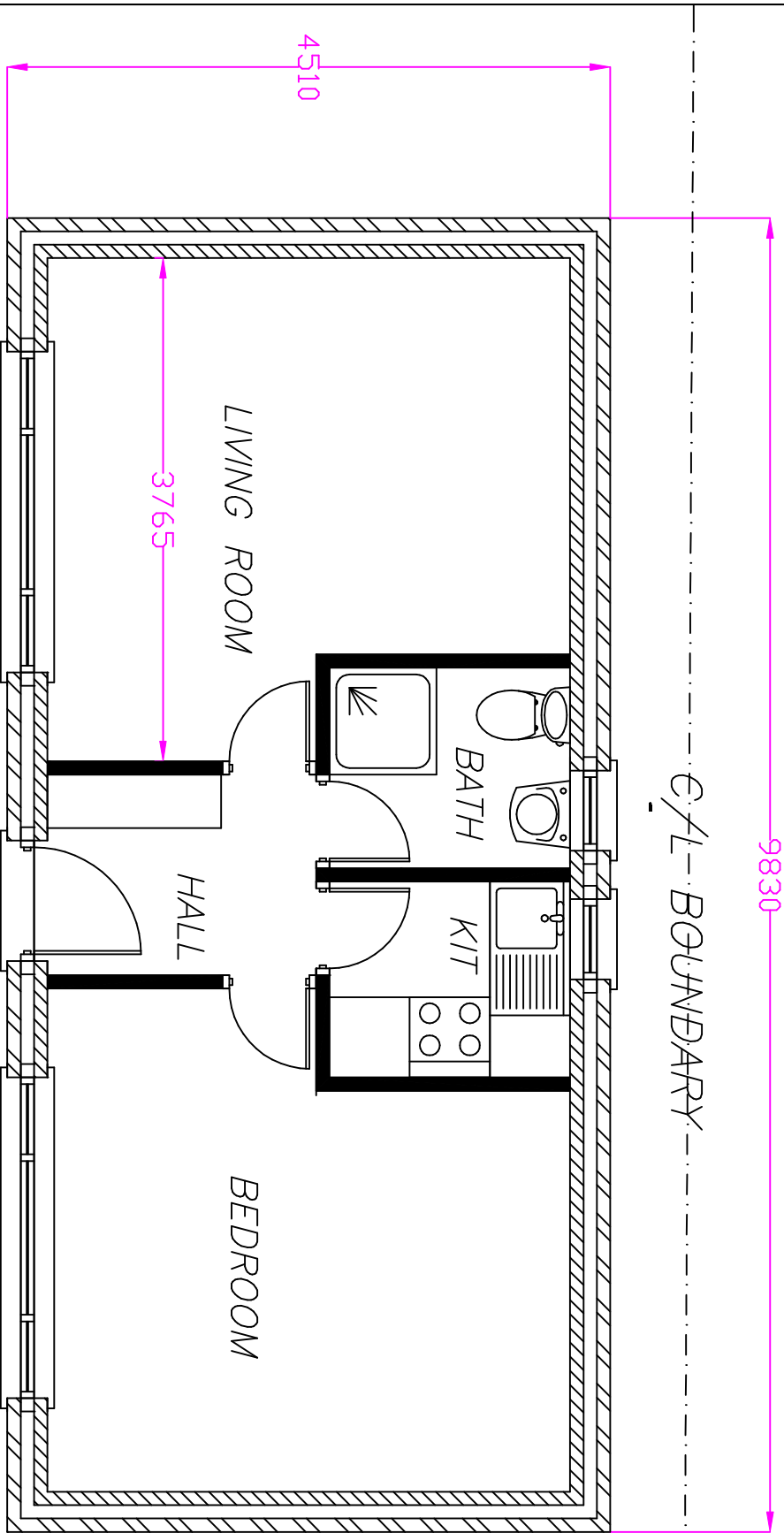
PROPOSED GRANNIE
FLAT AT REAR OF
21 ARMADALE AVE.
MANCHESTER, M9 6HS
FOR MATTHEW BROWN
07368605689

SCALE: -1.50 DATE: - JAN'23

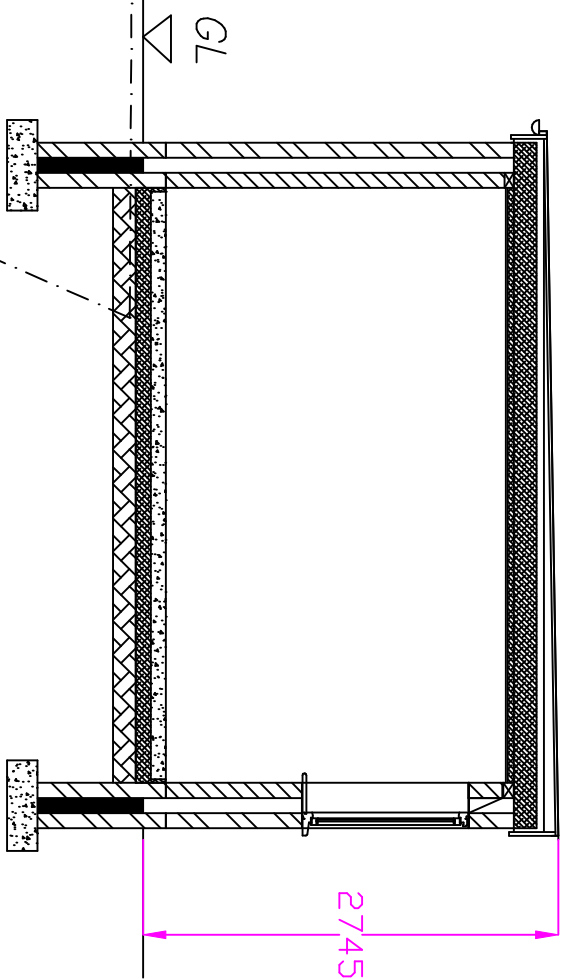

BUILDING
DESIGN CONSULTANTS

8, GLASSON WALK,
CHADDERTON,
OLDHAM, OL9 9DR
TEL & FAX: 0161-633-5057
MOBILE: - 0797 0807441

FACING BRICKS TO MATCH EXISTING
FLAT ROOF(FIRESTONE RUBBER FINISH)



PROPOSED FLOOR PLAN



PROPOSED CROSS SECTION

SCALE BAR



PROPOSED GRANNIE
FLAT AT REAR OF
21 ARMADALE AVE.
MANCHESTER M9 6HS
FOR MATTHEW BROWN
07368605689

SCALE:-1.50 DATE:- JAN'23

BUILDING
DESIGN CONSULTANTS

lesfoey



8, GLASSON WALK,
CHADDERTON,
OLDHAM, OL9 9DR
TEL&FAX: 0161-633-5057
MOBILE:- 0797 0807441

NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN OBTAINED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1996
(WHERE NECESSARY TO BE ADHERED TO.