

This drawing is the property of IPS Architects and copyright is reserved by them.
This drawing is not to be copied or disclosed by or to any unauthorized person without the prior written consent of IPS Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

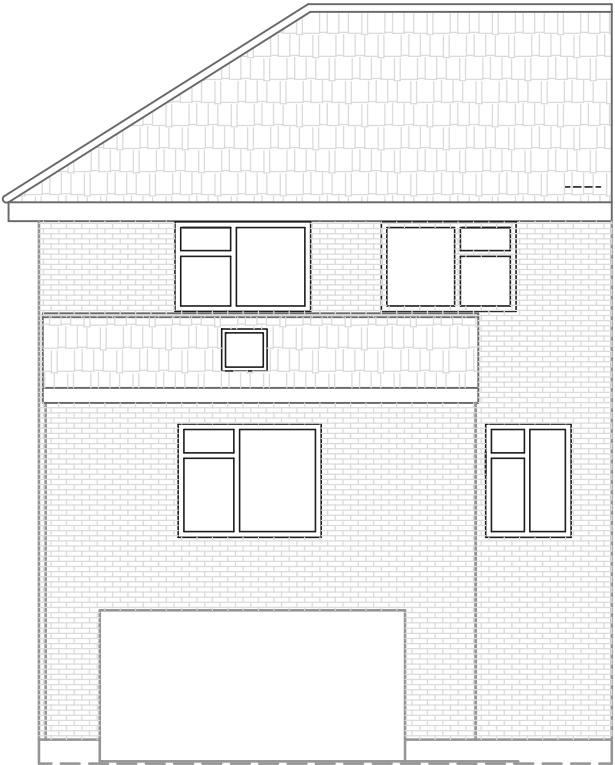
Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



EXISTING FRONT ELEVATION (REMAIN)



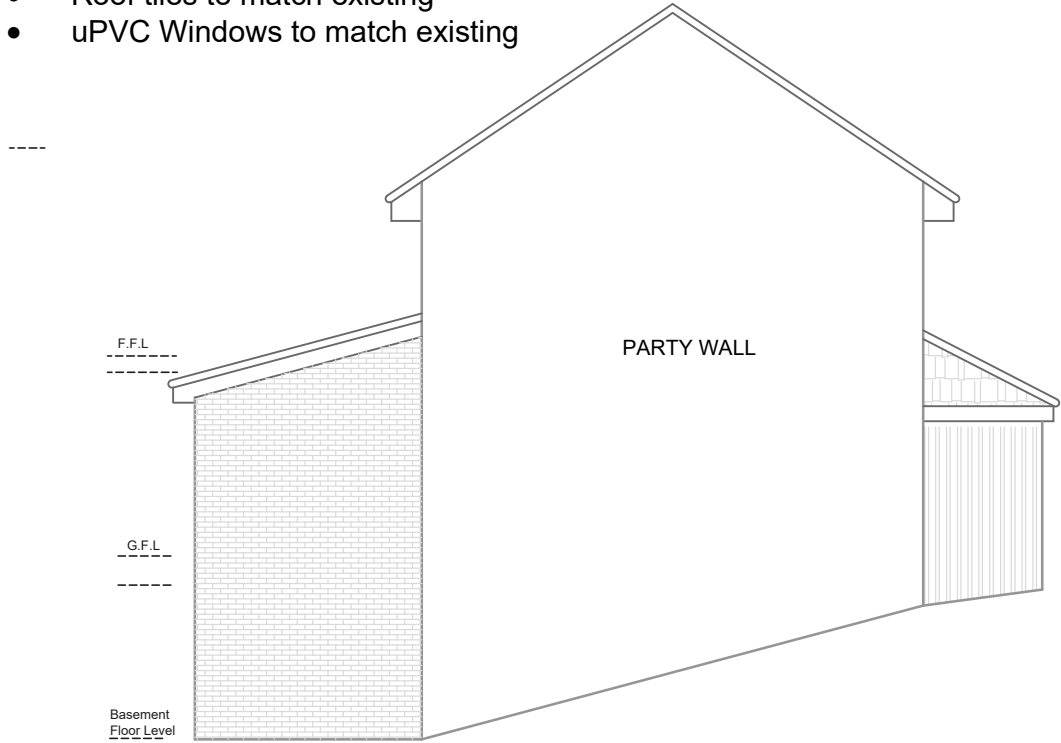
PROPOSED REAR ELEVATION



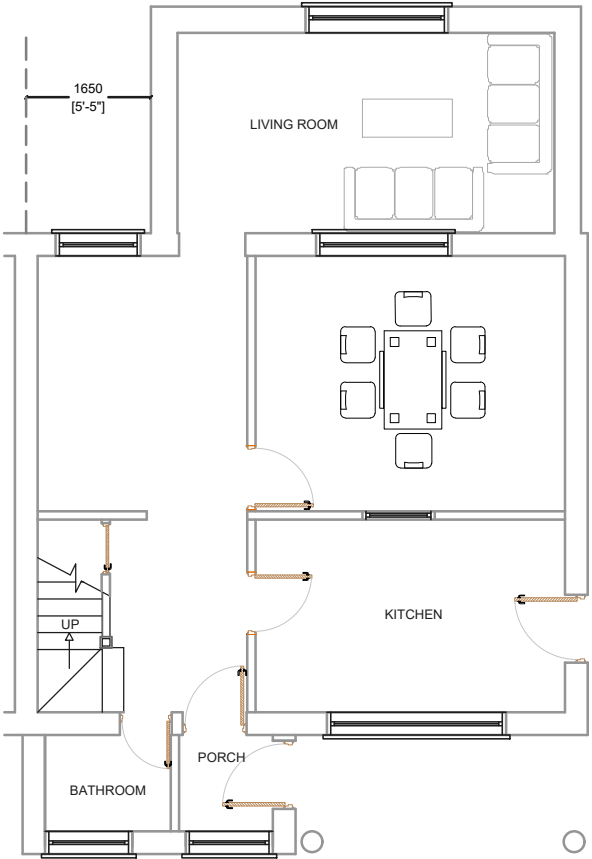
PROPOSED SIDE ELEVATION (NORTH)

Materials to be:

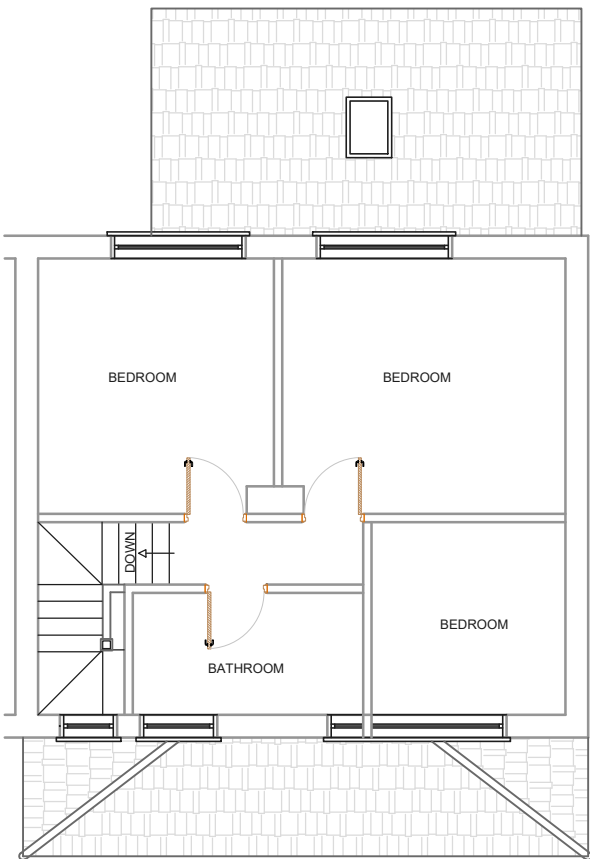
- Brick walls to match existing
- Roof tiles to match existing
- uPVC Windows to match existing



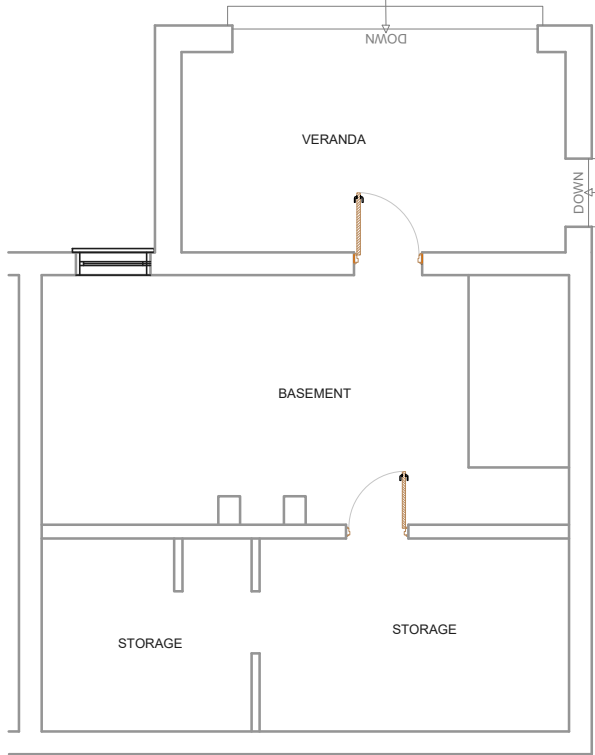
PROPOSED SIDE ELEVATION(SOUTH)



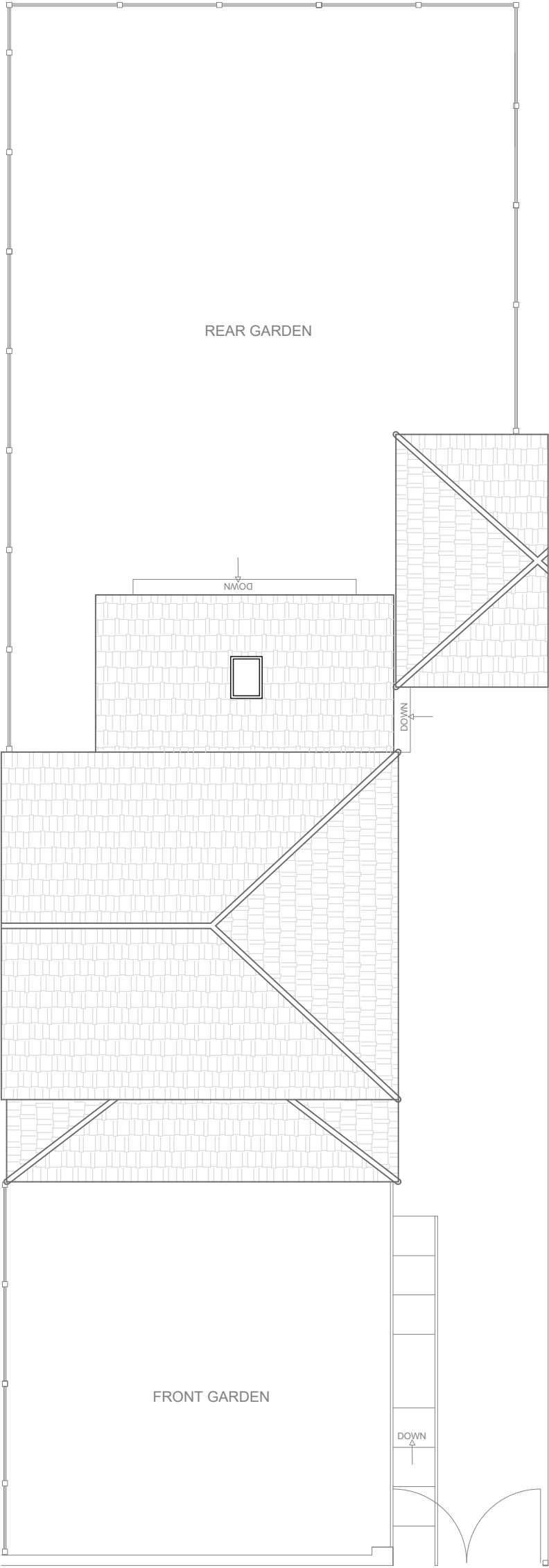
PROPOSED GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN (REMAIN)



PROPOSED BASEMENT PLAN



PROPOSED SITE PLAN



PROPOSED SITE PLAN @ Scale: 1: 200

0 5m 10m

IPS Planning Services email: ipsuk@live.co.uk	2A Cook Street, Bury, Lancashire, BL9 0RP, 0161 8717405	Proposed Floor plans and Elevations of 1255 Rochdale Road, Manchester M9 7EG		Scale :1 : 100 on A2	All Dimensions in Meters	REV: A, Date: 11/03/2026	SHT 2 of 2
				Ref.: IPS/R/1255/M97EG	Date : 23/12/2025	REV: B, Date: 24/03/2026	
						REV: C, Date: 14/04/2026	Proposal
						REV: D, Date: 15/04/2026	