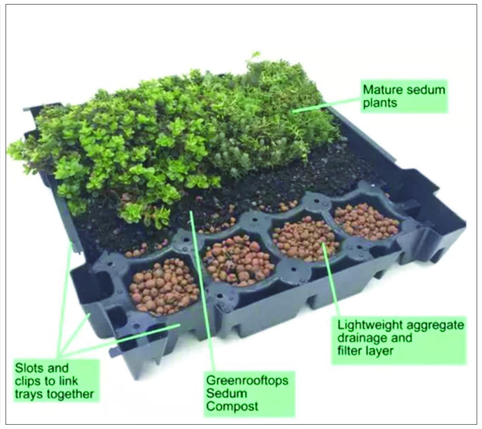
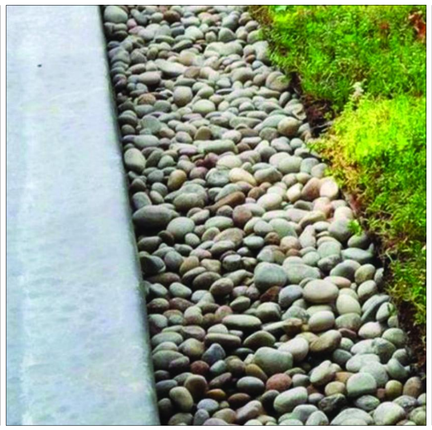
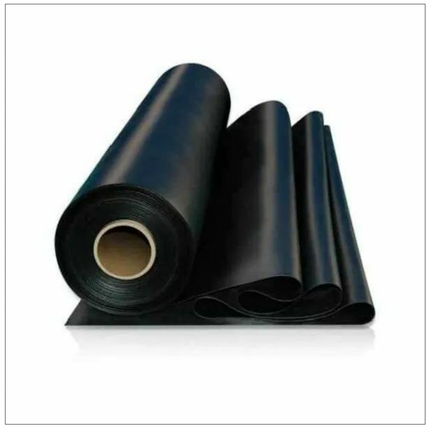










P2	Retrospective Planning Submission. Bin Store long elevation reduced in length by 1.72m. The structure is in line with the front elevation of the existing building.	16.04.2026	BH	
P2		04.04.2026	BH	
P1	Proposed rubber roof amended to a green roof. The structural height of the bin store reduced by 277mm. All as recommended by the Planning and Conservation Officers.	10.02.2026	BH	
P	Pre-Planning Advice Submission.	14.12.2025	BH	
Issue	description	date	drawn	checked

DRAWING STATUS
P- PLANNING T- TENDER C- CONSTRUCTION R- RECORD
PLANNING

Ibelin Architecture
59 Kensington Road // Chorlton // Manchester // M21 9WU //
T: 07768 812 388 // E: info@ibelin.co.uk // W: www.ibelin.co.uk

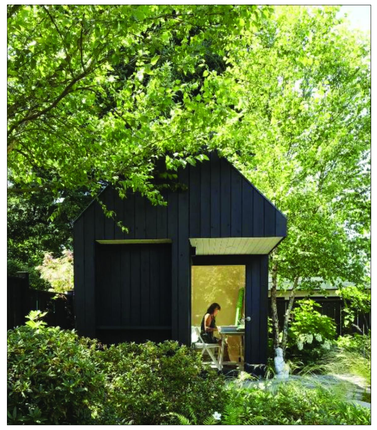
Client: Mr. A. Espiga-ventura
Job: 60 Wood Road, Whalley Range, Manchester. M16 8BL.
Title: **Elevations - Proposed**
Scale: 1:50 @ A1

Job Number	Drawing Number	Issue
2502	006	P2

GENERAL NOTES
1. Dimensions must not be scaled from this drawing. Any discrepancies are to be discussed with Ibelin Architecture.
2. Ibelin Architecture is to be notified of any discrepancies in writing.
3. All dimensions are in millimetres unless otherwise stated.
4. Any omissions must be notified at the before commencement of any work.
5. Copyright in details and designs of Ibelin Architecture is asserted by with the Copyright, Designs and Patents Act 1988.

PROPOSED ROOF BUILD UP:
GREEN ROOF SYSTEM COMPRISING OF
MATURE SEDUM PLANTS GROWN IN PROPRIETARY ROOF TRAYS,
PROPRIETARY FLEECE LAYER TO PROTECT EPDM BELOW.
EPDM MEMBRANE LAID OVER THE TIMBER ROOF DECK TO
GREEN ROOF STANDARDS,
ROOF PERIMETER LINED WITH 150-300MM WIDE LAYER OF
20-40MM DIAMETER PEBBLES.
NOTE: ROOF DECK TO HAVE A 1:60 GRADIENT.





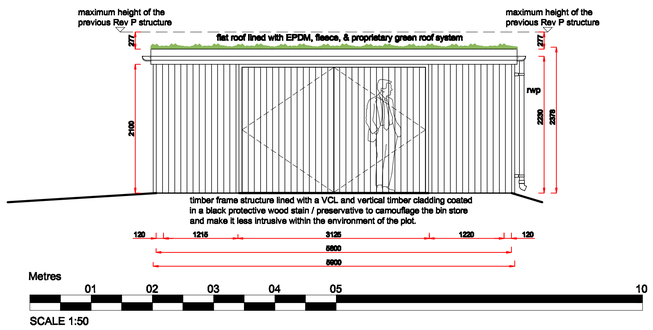


PROPOSED EXTERNAL CLADDING:
VERTICAL TIMBER CLADDING TO BE RETAINED TO MAKE THE STRUCTURE BLEND INTO THE NATURAL ENVIRONMENT.
THE TIMBER CLADDING WILL GIVE THE IMPRESSION OF A TEMPORARY STRUCTURE AND NOT DOMINATE / COMPETE WITH THE EXISTING VICTORIAN BUILDING.
USING MATERIALS THAT ARE SIMILAR TO THE EXISTING BUILDING WILL MAKE THE BIN STORE A HEAVY STRUCTURE THAT IS TOO CONSPICUOUS AND INTRUSIVE WITHIN THE PLOT.
THE TIMBER CLADDING WILL BE COATED IN A BLACK PROTECTIVE WOOD STAIN / PRESERVATIVE TO CAMOUFLAGE THE BIN STORE AND MAKE IT LESS INTRUSIVE WITHIN THE ENVIRONMENT OF THE PLOT.

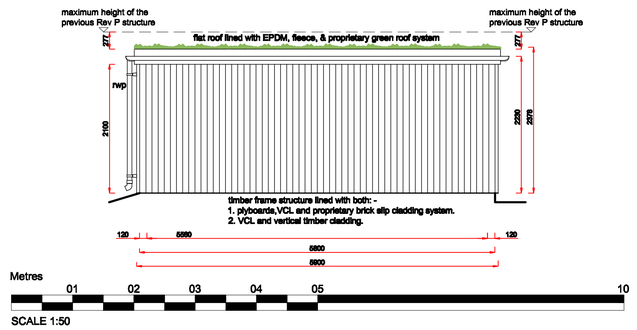
MEASURES TO MITIGATE VISUAL HARM IN RESPECT TO THE SITE AND EXISTING BUILDING:
1. THE PROPOSED ROOF HAS BEEN CHANGED TO A FLAT ROOF WITH A GREEN ROOF SYSTEM TO BALANCE OUT HARM WITH CARBON REDUCTION BENEFITS.

2. THE HEIGHT OF THE STRUCTURE HAS BEEN LOWERED BY 277MM TO HELP MITIGATE THE INTRUSIVE SCALE.
THE MINIMUM INTERNAL HEIGHT WILL BE 1.95M (ANY LOWER WILL BE UNSAFE FOR USERS).

3. THE MAJORITY OF THE BIN STORE IS HIDDEN BY THE EXISTING BUILDING AND BOUNDARY FENCING.
MATURE TREES AROUND THE FRONT AND SIDE BOUNDARIES OBSCURE ANY VIEWS OF THE BIN STORE LOCATION.
GREEN SCREENING WILL BE USED IN AREAS WHERE THE EXISTING BUILDING AND BOUNDARY FENCES DO NOT HIDE THE BIN STORE TO REDUCE IT'S VISIBILITY.



Rev P2 East Elevation - Proposed scale 1:50 @ A1

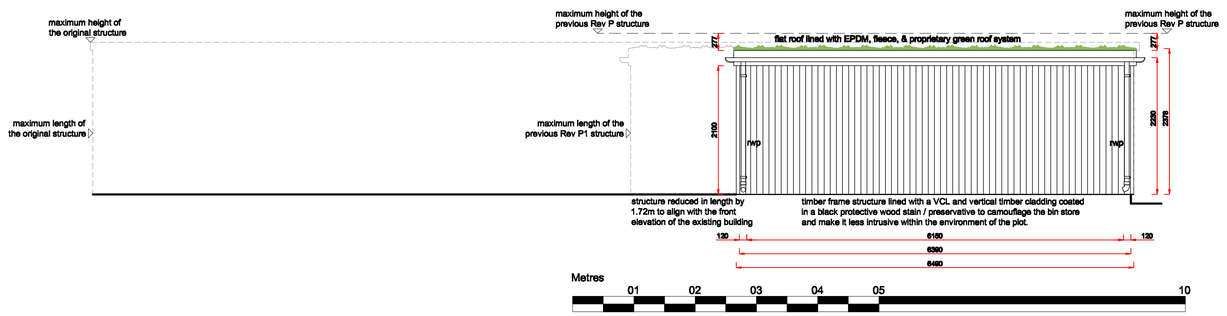


Rev P2 West Elevation - Proposed scale 1:50 @ A1

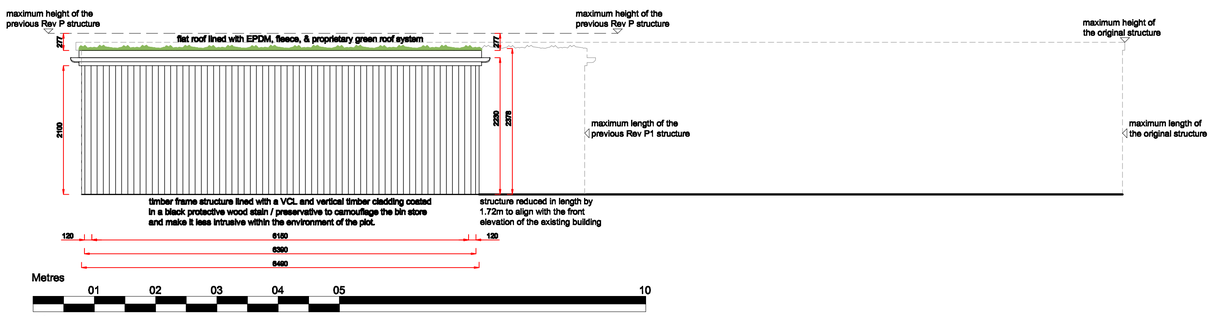
NOTE: The Proposed Plans have been approved by Senior Planner David Lawless, and the Conservation Officer following a pre-planning consultation with Manchester Planning Authority.
This retrospective planning application is in response to Enforcement Notice ENF/16148/25 to regularise the construction of a single storey bin store that does not have formal planning permission.

NOTE: The existing timber structure had originally been built to support a lightweight roof, covered by a single-ply rubber membrane. The roof structure has been amended to a much heavier green roof after pre-planning consultation with the Planning and Conservation Officers.
A Structural Engineer must provide Structural Calculations to confirm the timber roof joists and overall timber structure can support the imposed loads of the proposed green roof, as well as wind and snow loads.
The timber frame structure and roof joists are to be modified and braced in accordance with the Structural Engineer's recommendations.

NOTE: Client / Contractor to confirm if the proposed works need to be notified to Manchester Building Control.



Rev P2 North Elevation - Proposed scale 1:50 @ A1



Rev P2 South Elevation - Proposed scale 1:50 @ A1