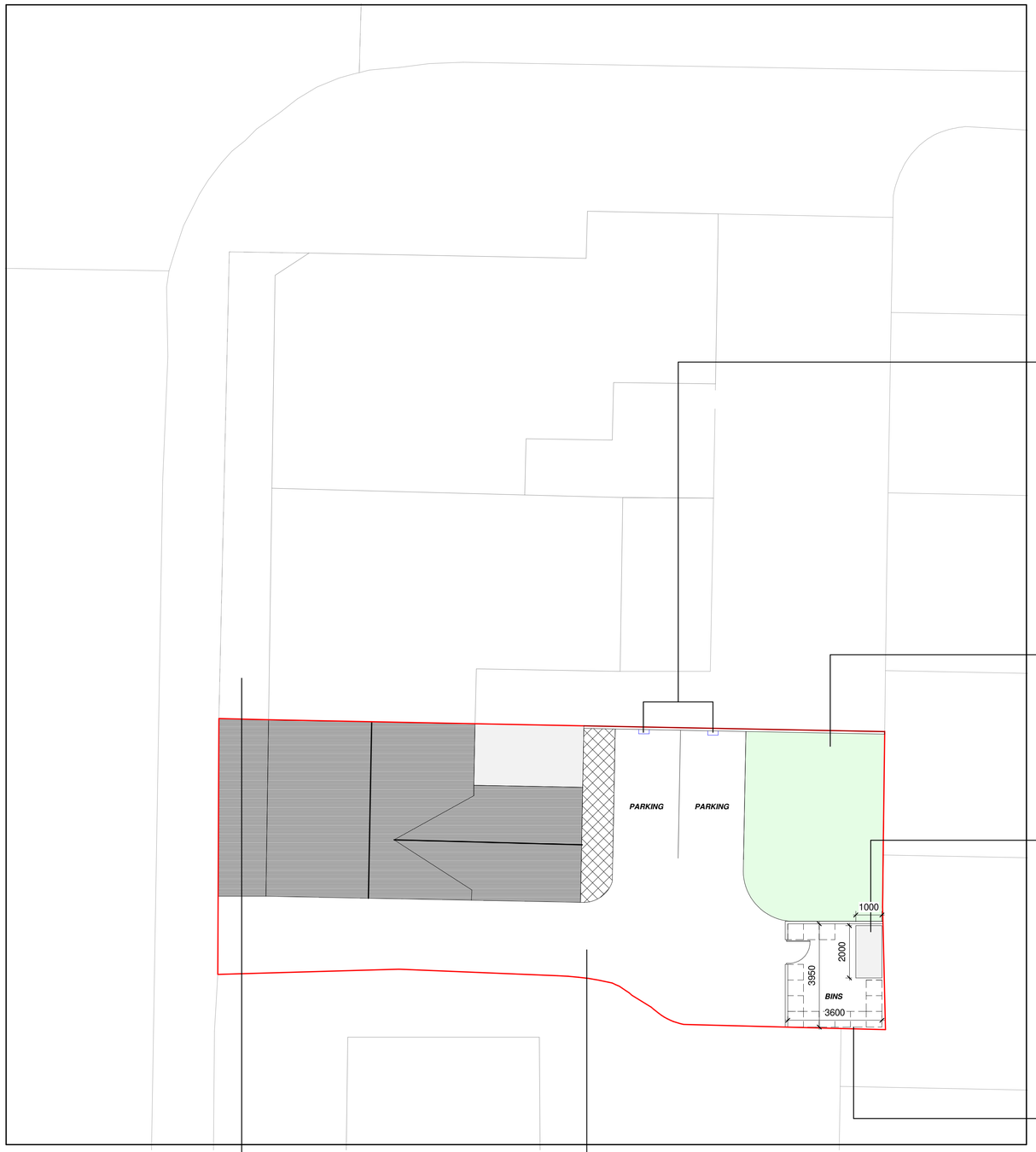



**Proposed Site Plan**
1 : 100



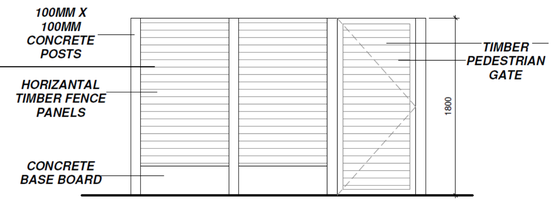
*2NO POD POINT SOLO DOMESTIC 7KW WALL MOUNTED CAR CHARGING POINTS*



*NATURAL SOFT GRASS / PLANTING TO AMENITY SPACE*



*POLICE APPROVED SECURE CYCLE STORAGE FOR UPTO 4 BICYCLES*



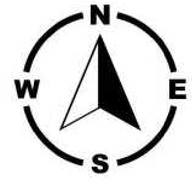

*INSTALLATION OF NEW BOUNDARY FENCE PANELS WHERE REQUIRED & STAIR ENCLOSURE. FENCE MADE UP BY UTILIZING CONCRETE POSTS AND TIMBER PANELS, TO ENHANCE THE SECURITY OF THE PREMISES AND ENSURE THE PRIVACY OF RESIDENTS*

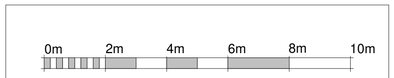


*LOCATION OF OPEN STYLE PLATFORM LIFT TO PROVIDE LEVELEED ACCESS TO RESIDENTS FINISHED IN ANTHRACITE GREY*



*PROVISION OF GREY POROUS BLOCK PAVING RECOMMENDED BY THE DRAINAGE ENGINEER TO CREATE A DESIGNATED PEDESTRIAN, BIN STORAGE, AND CYCLE STORAGE AREA FOR RESIDENTS*




## PLANNING REFERENCE: 144804/FO/2025

Please note that these drawings are for the purpose of obtaining Building Control Approval and Planning Consent and is not a working drawing. All dimensions are guides only and it is the contractor's responsibility to check all measurements on site prior to or during the course of construction. The contractor is to be responsible for all setting out.

The owner has a duty to serve a party wall notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if work involves excavation within 3m of a neighbouring building. a party wall agreement/award should be formalised before commencement of the works.

CDM Regulations all parties must abide by the construction design and management regulations 2007. It is the clients responsibility to appoint a competent CDM co-ordinator on all projects that are notifiable to the H&S executive 9 more than 500 man hours or longer than 30 days. Domestic clients are not notifiable but CDM regulations do still apply.

**ALL DOORS, WINDOWS, ROOF AND WALL APPEARANCE TO MATCH THE EXISTING OF THE BUILDING**

**BOUNDARY LINE**

Erection of two-storey building comprising 2no. two-bedroom apartments (Use Class C3) with associated car parking, cycle storage and waste storage, together with reconfiguration of existing HMO and associated elevational alterations.

# Proposed

47 Sedgeborough Road,
Manchester, M16 7EU

| | |
|---|---|
| Page Size | A1 |
| Date | 28/06/2026 |
| Client | Hamid Derakhshan |
| | SEDGE-01-20 |
| Scale | 1 : 100 |