

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.

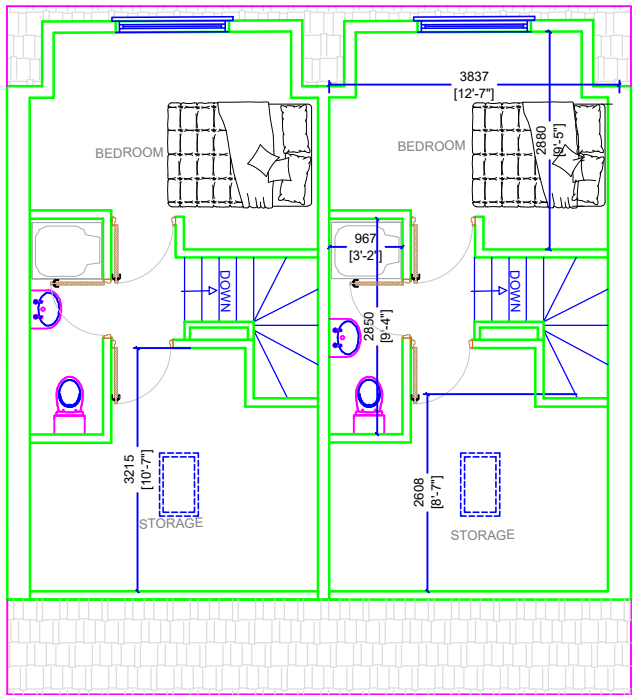
Do not scale from this drawing.

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

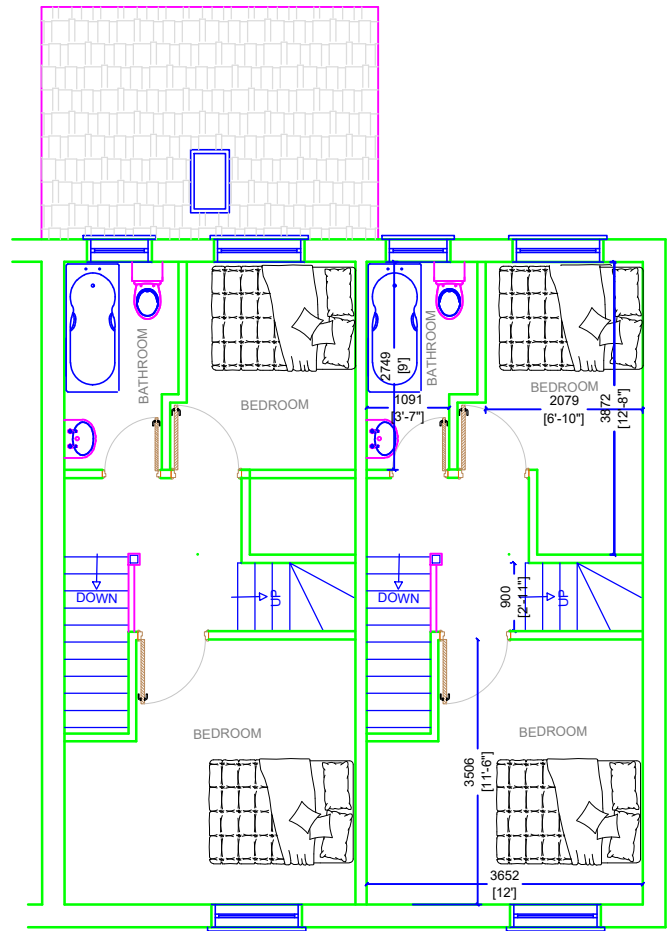
Any discrepancies are to be reported to the architects for clarification.

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

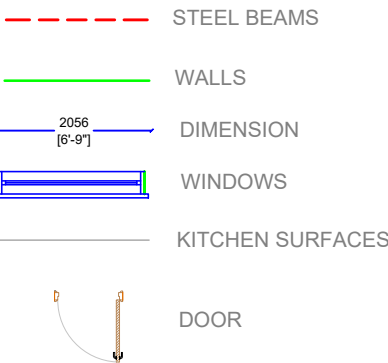
This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and Specifications.



PROPOSED SECOND FLOOR PLAN

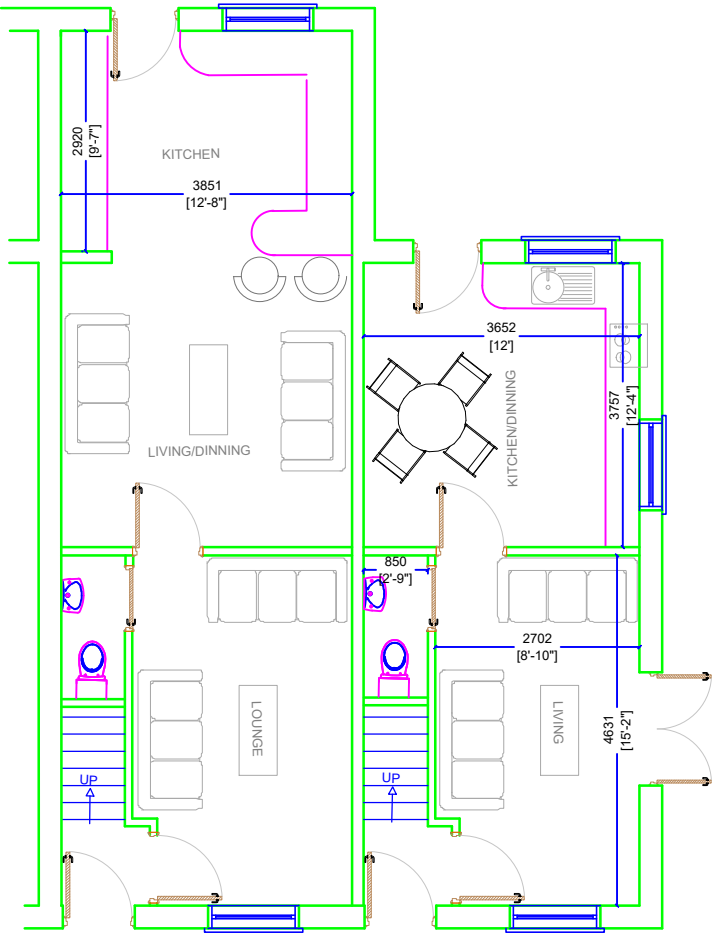


PROPOSED FIRST FLOOR PLAN



Note,
• The site is situated where there is no restriction to the highway in front, there is a communal car park to the front, also bus route is on walking distance.

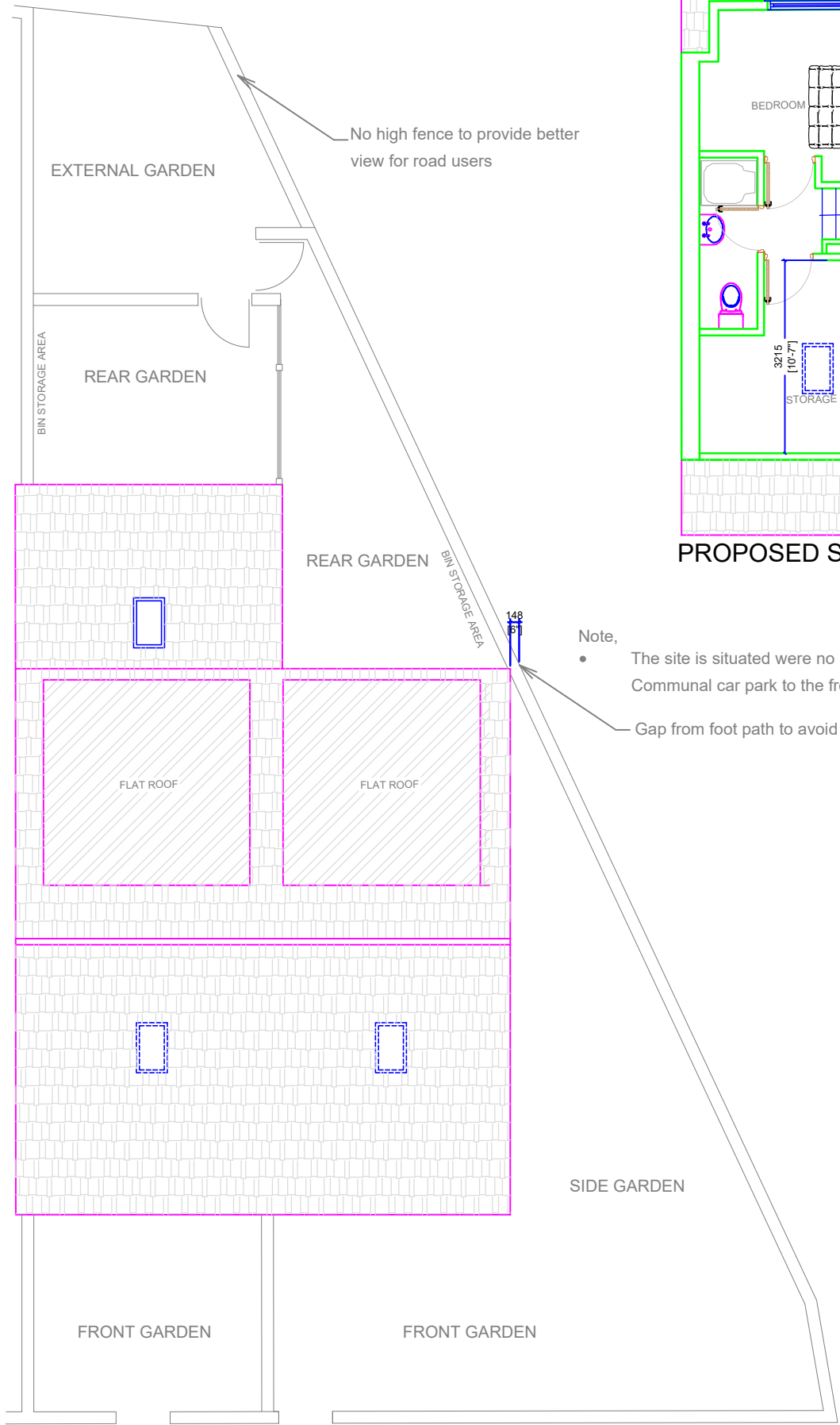
Gap from foot path to avoid encroachment



PROPOSED GROUND FLOOR PLAN

NOTES:

- Walls to be finished with bricks to match adjoining property
- Roof tiles to be Natural slates to match surroundings
- Windows to be double glazed uPVC in black colour
- External doors to be uPVC in black colour to match windows
- Rainwater goods to be 114mm Square Plastic Gutter in black colour to match surroundings
- Rear garden boundary treatment brick wall to match adjoining property
- Rear garden gate to be wooden gate
- Front and side garden boundary to be metal fence finish with black paint on stone effect base to match adjoining property



PROPOSED SITE PLAN

Planning Services
email: ipsuk@live.co.uk

2A Cook Street,
Bury, Lancashire,
BL9 0RP,
0161 8717405

Proposed Floor plans
of Land next to 35 Hilton Street, Bury, BL9 6LT

Scale : 1 : 100 on A3	All Dimensions in Meters
Ref.: IPS/R/35/BL96LT	Date : 16/01/2023
SHT 7 of 9	Proposal

