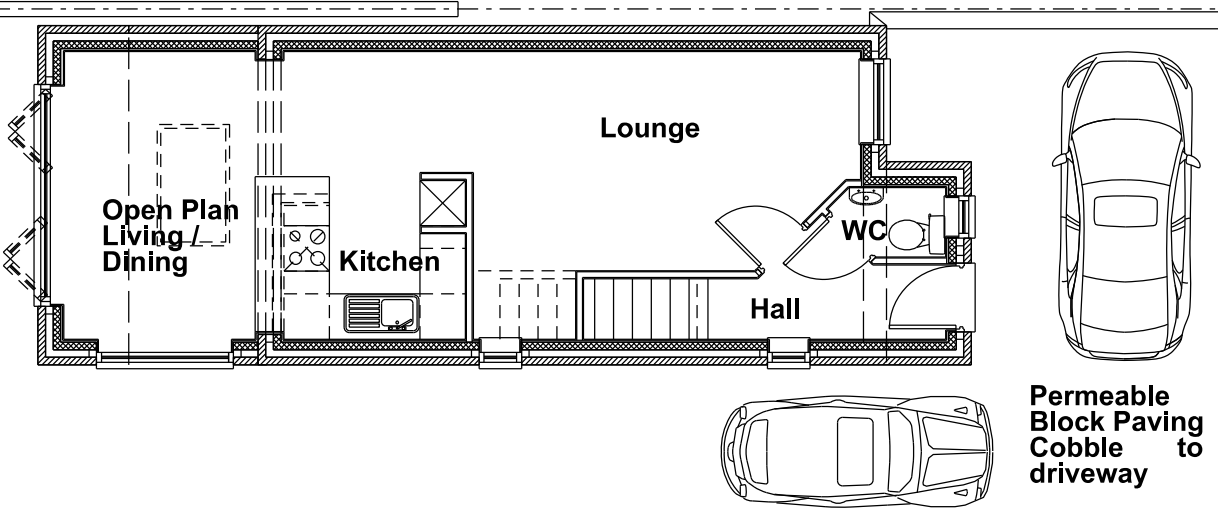


Maintain & make good as existing 2m brick wall forming end boundary (Full-width) under Permitted Development

Maintain & make good as-existing 1.8m timber fence to rear garden forming side boundary to #15 (part-garden length only) under Permitted Development

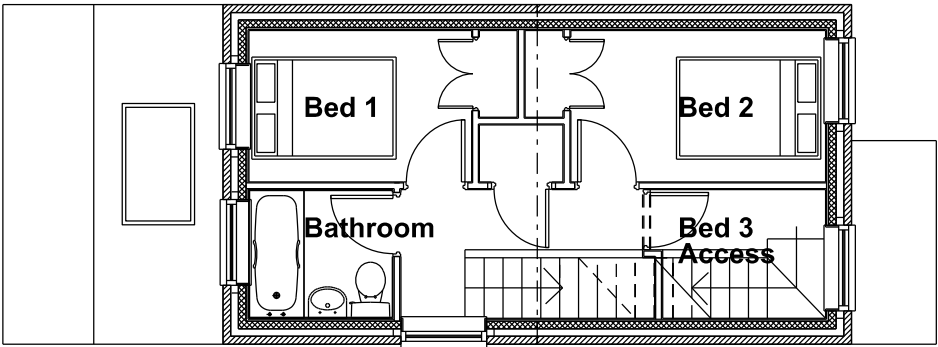


New 215mm wide & 750mm high red brick wall within curtilage line to meet Permitted Development rules being next to highway (i.e. it would not exceed 1m in height from ground level)

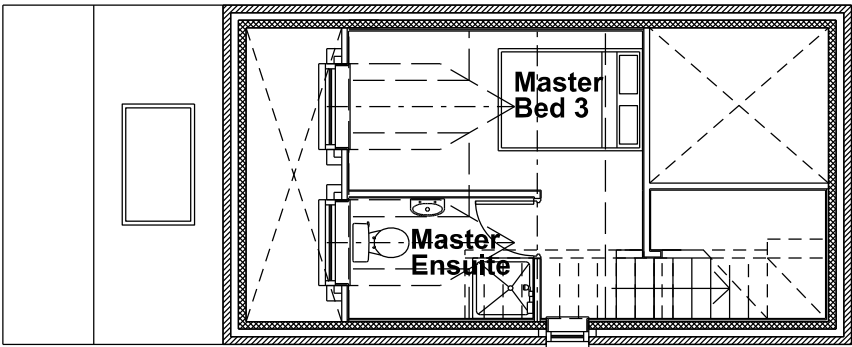
As existing open back-of-pavement boundary

Maintain & make-good as-existing 1.8m timber fence forming side boundary to #11 (full-garden length) under Permitted Development

PROPOSED / REVISED GROUND FLOOR



PROPOSED / REVISED FIRST FLOOR



PROPOSED 2ND FLOOR / LOFT CONVERSION

NOTES

According to Rochdale Borough Councils 2016 Vehicle Access Crossing Policy, in addition to applying for the council highway authority permission for modifications to vehicular access including any dropped kerbs planning permission is NOT required as the development does not meet criteria and Hilcrest Road is not a classified road

All other conditional material and landscape approvals to 07/D49154 for the erection of 3 dwellings as is also confirmed in approved 23/00198/CPE Certificate of Lawfulness

INTERNAL FLOOR AREA SCHEDULE

GROUND FLOOR @ 42M2
FIRST FLOOR @ 29M2
LOFT / SECOND FLOOR @ 15M2

TOTAL @ 86M2

REVISIONS
Rev A: Rear Extension Added 21Nov22
Rev B: Planning Notes 16Jan23
Rev C: Area Schedules 21Apr23
Rev D: Notes 06Jul23

REVISION NOTES

PROJECT AND DETAILS:
Land adjacent 15 Hillcrest Road
SCALABLE IN METRES
0.50 1.0 2.0 3.0 4.0 5.0 6.0 10.0

AT:
Rochdale, OL11 2QE
FOR:
L Wells

SCALE:
1:50 @ A1 1:100 @ A3
DRAWN:
IB
DATE:
17 Nov 22

A B C D
DWG TITLE:
As Proposed Floor Plans
DWG NO:
499-PL05D



art and architecture collaborative

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