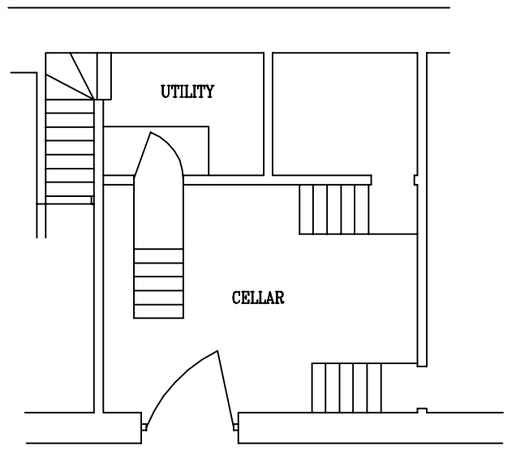
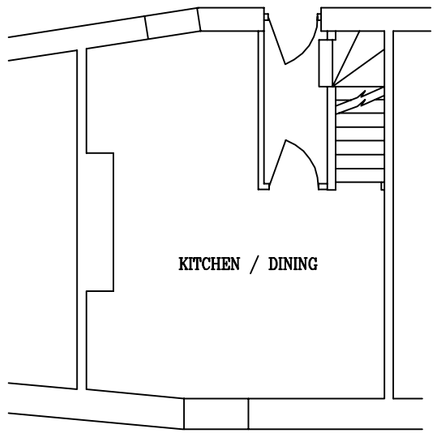


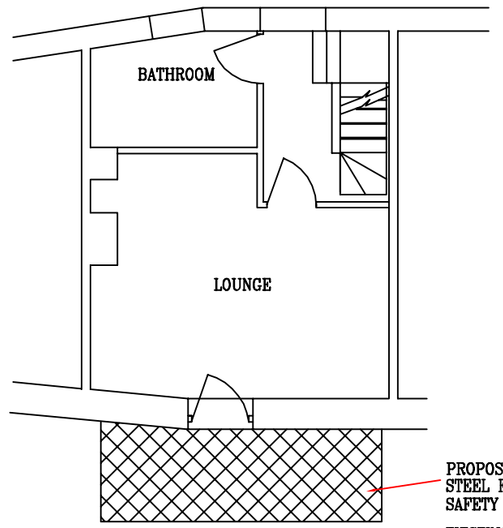
REAR ENTRANCE WATERING PLACE ROAD
UNADOPTED ROAD

BASEMENT LEVEL

FRONT ENTRANCE MANCHESTER ROAD



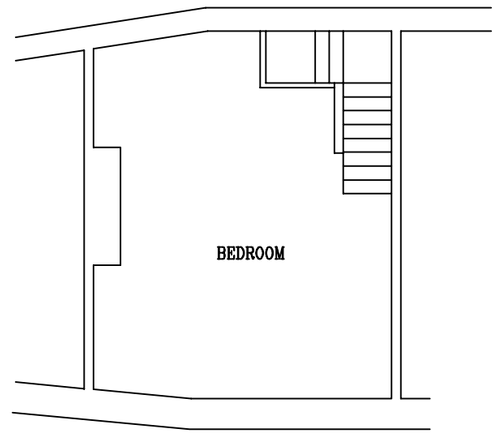
GROUND FLOOR LEVEL



PROPOSED BALCONY
STEEL FRAMED WITH
SAFETY GLASS INSERTS.

EXISTING WINDOW TO BE
TAKEN DOWN TO FLOOR
LEVEL TO FORM DOOR
OPENING.
DOOR TO BE UPVC TO
MATCH EXISTING WINDOWS
IN THE BLOCK.

FIRST FLOOR LEVEL



SECOND FLOOR LEVEL

DESIGN STATEMENT

38 MANCHESTER ROAD IS A TERRACED COTTAGE
FRONTING ONTO MANCHESTER ROAD AND
BACKING ONTO WATERING PLACE ROAD.
THE PROPERTY HAS NO EXTERNAL AMENITY SPACE.

IT IS PROPOSED TO INSTALL AN EXTERNAL BALCONY ONTO
THE BACK OF THE PROPERTY TO GIVE AMENITY SPACE.

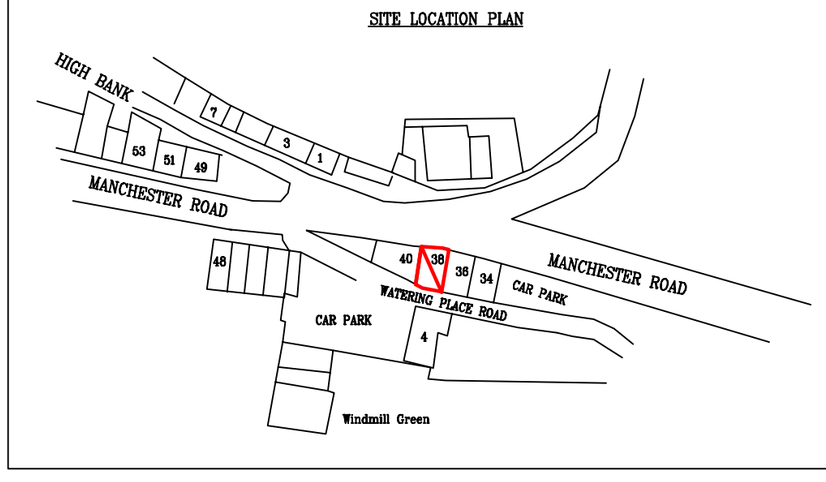
THE BALCONY WILL LOOK OUT OVER A CAR PARK AND THE
ROOF OF 4 WATERING PLACE ROAD.
LOOKING OUT OVER THESE AREAS DOES NOT HINDER ANY
EXISTING AMENITY SPACE.

NUMBER 36 ADJACENT HAS AN EXISTING BALCONY AT
GROUND FLOOR LEVEL – MANCHESTER ROAD LEVEL.
THE PROPOSAL TO INSTALL NUMBER 38 BALCONY
AT THE FIRST FLOOR WILL PROVIDE PRIVICY TO BOTH
BALCONIES.

THE PROPERTY LIES WITHIN THE CONSERVATION AREA
WHICH HOSTS NUMEROUS BALCONIES ON PROPERTIES
WITHIN THE AREA.

IF THE BLOCK OF COTTAGES WERE TO BE NEW BUILD
IT WOULD BE NORMAL PRACTICE TO PROVIDE
EXTERNAL AMENITY SPACE IN THE FORM OF BALCONIES.

SITE LOCATION PLAN



REAR ELEVATION



PROPOSED BALCONY TO
No. 38 MANCHESTER ROAD

EXISTING BALCONY TO
No. 36 MANCHESTER ROAD

NOTES AND SPECIFICATION

Rev.	Date	By	Description
A	08.08.13	TW	ISSUED FOR PLANNING

Client: Mr S Wyatt

Project Title: 38 MANCHESTER ROAD
THURLSTONE
SHEFFIELD S36 9QT

Drawing Title: PROPOSED BALCONY
TO FIRST FLOOR LEVEL

Drawing Title	38 MANCHESTER ROAD THURLSTONE		
Designed TW	Eng. Chk. PS	Approved	PS
Drawn DM	Dwg. Chk. TW	Approved	TW
Scale 1:100	Dwg. Size A2	Status	planning
Job No. S36 9QT	Drawing No. 001		Rev. A

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