SPANISH SLATE ROOFS ON NEIGHBOURING PROPERTIES

Planning Application Update Note

This full planning application is submitted following the withdrawal of application 143126/JO/2025, which sought to vary materials under approved permission 140377/FH/2024.

This revised submission regularises deviations from the original approval, including:

Demolition and rebuilding of the garage, courtyard, and boundary walls using retained and reclaimed bricks on new foundations.

Removal of existing roughcast render and application of a new traditional lime-based roughcast render.

Addition of brick slips to the rear elevation to match existing.

Inclusion of revised roof materials.

All material samples (brickwork, render, and slips) will be submitted for LPA approval prior to works recommencing.

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DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on the site and report any discrepancies iwriting to Space AP before proceeding with work.

FOR ELECTRONIC DATA ISSUE

Electronic data / drawings are issued as "read only" and should not be interrogated for easurement. All dimensions and levels should be read, only from those values stated n text, on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of th completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas at the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

A1

01	Proposed red brick to match existing
02	Proposed brick soldier course banding
03	Proposed cast light stone coping
04	Propsoed cast light stone plinth
05	Proposed aluminium-framed glazing
06	Proposed rosemary clay roof tiles
07	Proposed replacement roughcast render, painted F&B lime white
08	Aluminium juliet balcony railing
09	Black aluminium gutter
10	Proposed Spanish slate roof tiles

NOTE:
OMIT: Roughcast render to Level 1 due to cracking from partial hacking off and general building work delaminating existing render from masonry.

ADD: New traditional mix roughcast render to Level 1 comprising of the following mix: 5 parts lime to 1 part stone left to cure then water and cement as a wet dash applied to the white surface.

Proposed rosemary ridge tile to match surrounding buildings

Existing roofing stripped to insulate below. Replacement rosemary clay tiles

Proposed in-line PV's

NOTE:
OMIT: Existing courtyard boundary walls. Set aside and retain bricks that are not blown.

ADD: Proposed courtyard boundary wall constructed from retained and cleaned existing bricks and reclaimed bricks to match on new foundations.

Proposed in-line PV's

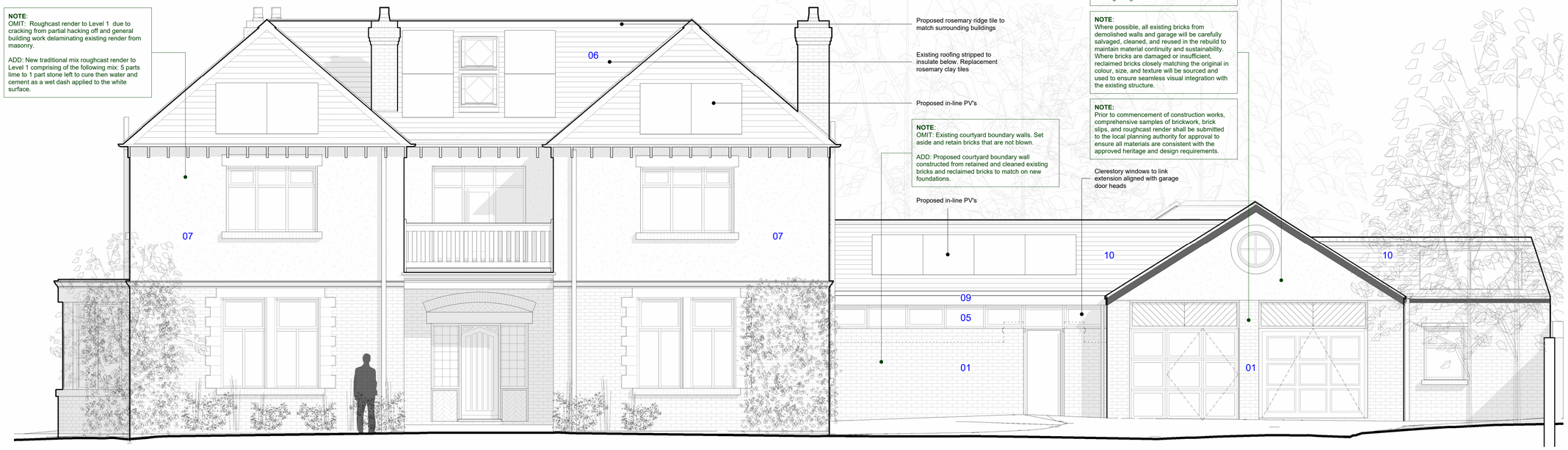
Clerestory windows to link extension aligned with garage door heads

NOTE:
OMIT: Existing garage structure to include all existing floor slab, external and internal walls, and roof elements. Set aside and retain bricks that are not blown.

ADD: New garage walls and slab constructed from retained and cleaned existing bricks and reclaimed bricks to match on new foundations to the existing design and footprint to ensure seamless visual integration with the original existing design and form.

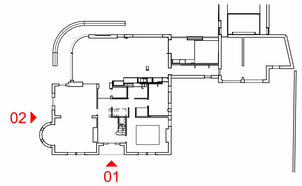
NOTE:
Where possible, all existing bricks from demolished walls and garage will be carefully salvaged, cleaned, and reused in the rebuild to maintain material continuity and sustainability. Where bricks are damaged or insufficient, reclaimed bricks closely matching the original in colour, size, and texture will be sourced and used to ensure seamless visual integration with the existing structure.

NOTE:
Prior to commencement of construction works, comprehensive samples of brickwork, brick slips, and roughcast render shall be submitted to the local planning authority for approval to ensure all materials are consistent with the approved heritage and design requirements.



01 PROPOSED FRONT ELEVATION

1 : 50



REV	DATE	AMENDMENT
A	22.10.25	UPDATED PV LAYOUT FOR PLANNING
-	01.08.25	ISSUED FOR PLANNING

Proposed rosemary ridge tile

Proposed in-line PV's

Existing roofing stripped to insulate below. Replacement rosemary clay tiles

Existing hipped roof retained

Side gable elevation overclad with brick slips to match existing

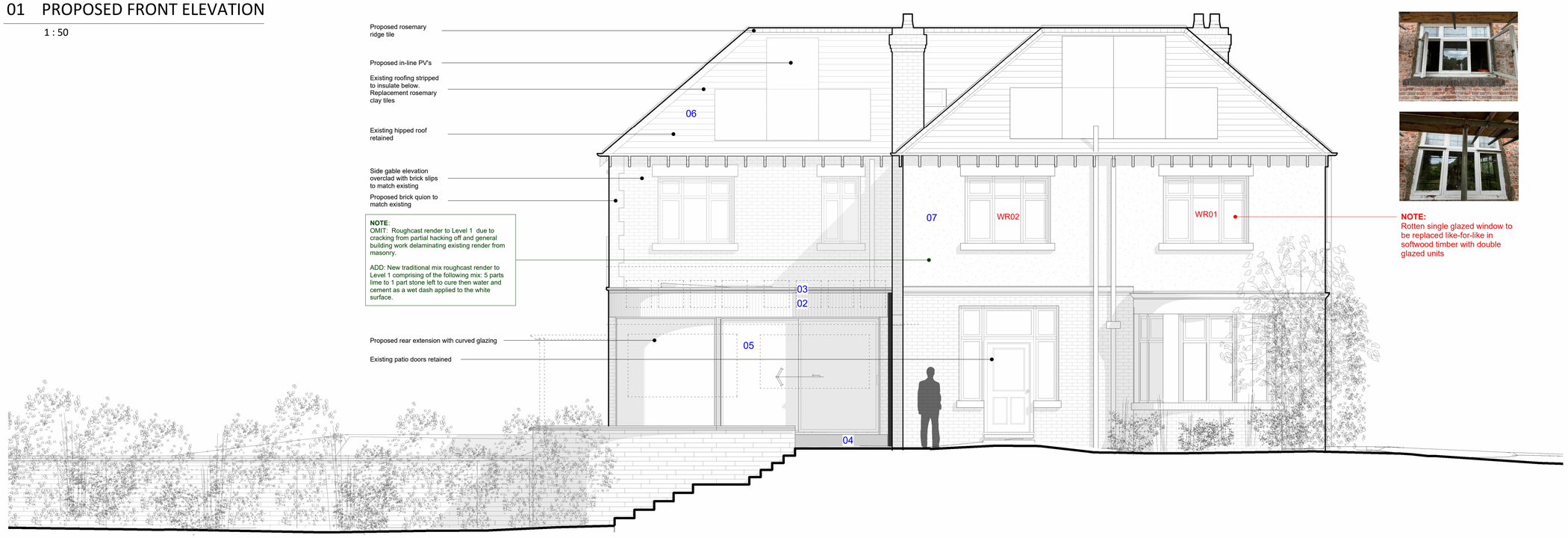
Proposed brick quion to match existing

NOTE:
OMIT: Roughcast render to Level 1 due to cracking from partial hacking off and general building work delaminating existing render from masonry.

ADD: New traditional mix roughcast render to Level 1 comprising of the following mix: 5 parts lime to 1 part stone left to cure then water and cement as a wet dash applied to the white surface.

Proposed rear extension with curved glazing

Existing patio doors retained



NOTE:
Rotten single glazed window to be replaced like-for-like in softwood timber with double glazed units

02 PROPOSED WEST ELEVATION

1 : 50

0 1 2 5m

KEY PLAN

TITLE

STENNER BROW
STENNER LANE, DIDSBURY,
M20 2RQ

LOGO

SPACE | ARCHITECTURE+PLANNING

THE OLD TOWN HALL | LAPWING LANE | DIDSBURY

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DRAWING

PROPOSED FRONT AND WEST ELEVATIONS

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:50	230926	SS	SPT	SPT

STATUS

PLANNING

DRAWING NO.

0206_ 21_220

REV

A