

PROPOSED WORKS KEY

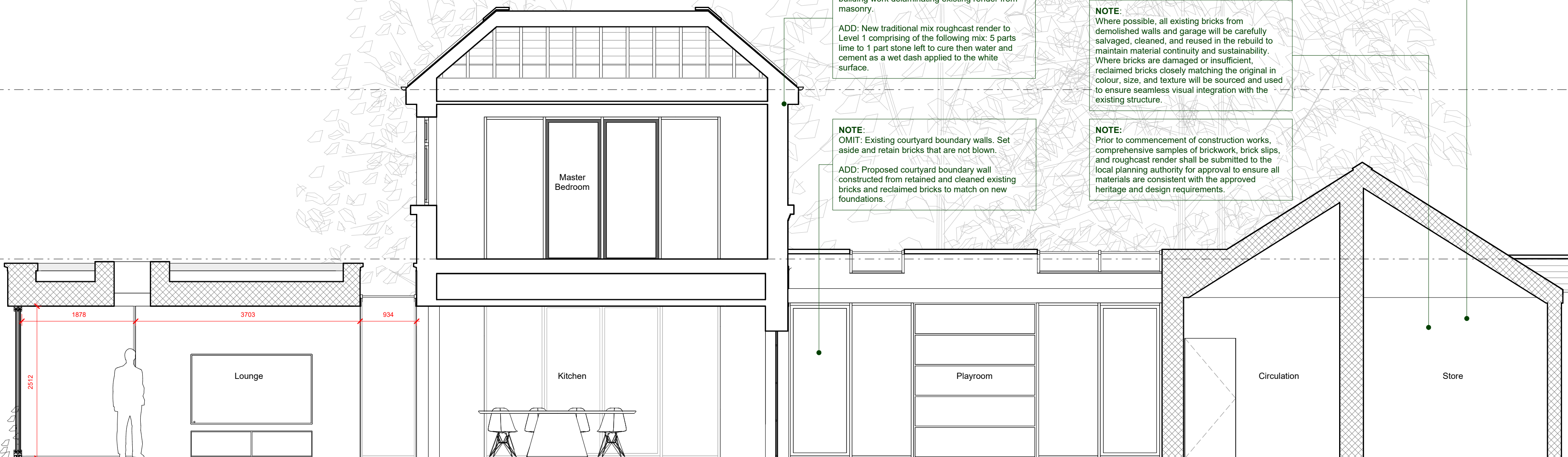
1. OMIT: Existing courtyard boundary walls. Set aside and retain bricks that are not blown.
- ADD: Proposed courtyard boundary wall constructed from retained and cleaned existing bricks and reclaimed bricks to match on new foundations.
2. OMIT: Roughcast render to Level 1 due to cracking from partial 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.
3. 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.
4. 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.

RIDGE
8860

EAVES
6087

L1 FFL
3290

L0 FFL
0



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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.

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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 in writing to Space AP before proceeding with work.

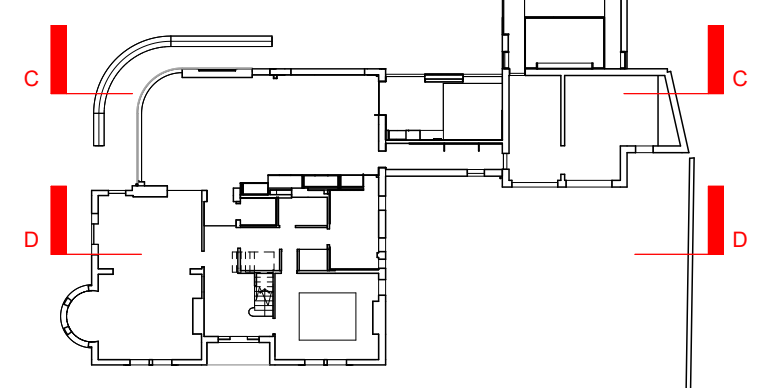
FOR ELECTRONIC DATA ISSUE

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 in text, on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the 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.

KEY PLAN:



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.

01 PROPOSED SECTION CC

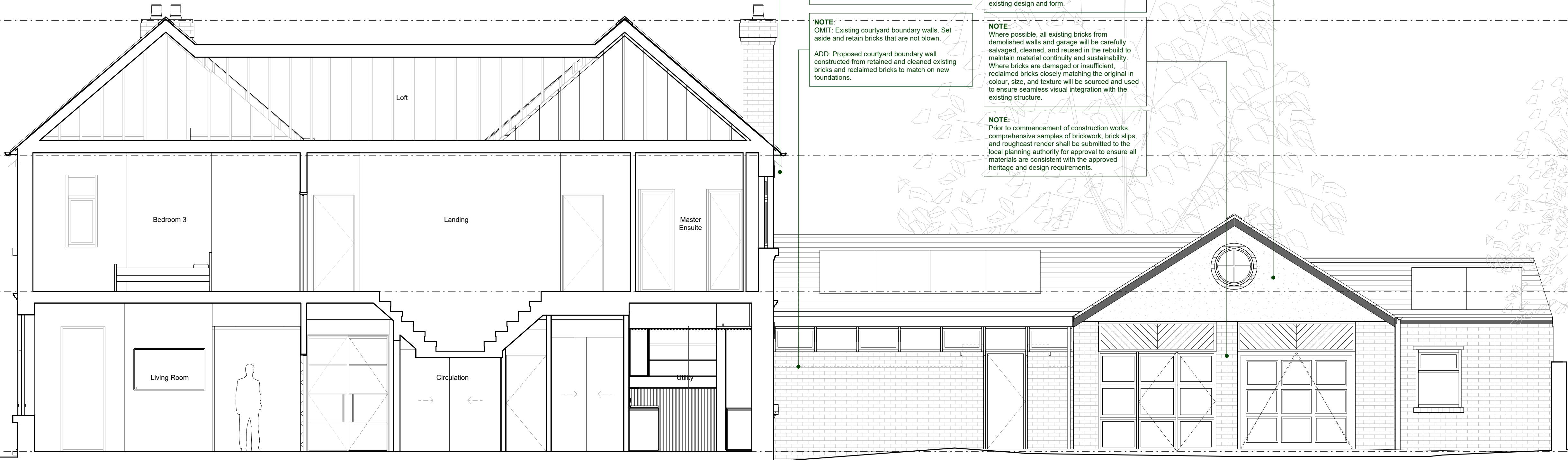
1 : 50

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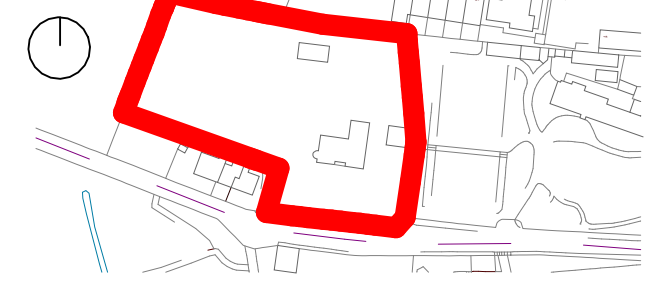
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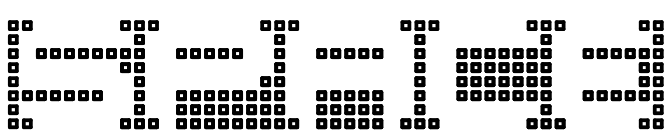
-	01.08.25	ISSUED FOR PLANNING
REV	DATE	AMENDMENT

KEY PLAN



TITLE
STENNER BROW
STENNER LANE, DIDSBURY,
M20 2RQ

LOGO



SPACE | ARCHITECTURE+PLANNING
THE OLD TOWN HALL | LAPWING LANE | DIDSBURY

LOCATION M20 2NR WEBSITE www.spaceap.com
PHONE +44 (0) 161 713 2718 E-MAIL info@spaceap.com

DRAWING
PROPOSED SECTIONS CC AND DD

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

STATUS
PLANNING

DRAWING NO. REV
0206_21_211 -

02 PROPOSED SECTION DD

1 : 50

