

Covering letter:

To whom it may concern
Manchester City council Planning dept.

Re: Variation Application for 515 to 521 Barlow Moor rd. Revision F.
Planning approval reference number: Application number: 127241/FO/2020

The application is for the following amendments to the approved drawings:

HSE 1 – Existing South side attached house:

Introduction of front and rear dormers to the roof to match the North side existing extension.
Introduction of bedroom and en-suite to the attic/dormer space in the roof of HSE 1.
Reconfiguration of the ground floor plan to move the entrance to the front and resulting changes to the front elevation of the House.

Main building:

3 stair risers omitted from inside the entrance hallway and relocated in the landscape pathway to the main entrance.

General:

Burnt Larch Cladding replaced with a fireproof Cladco Slate coloured Fibre Cement Lap Cladding Board.

Minor amendments to floor heights to rationalise floor levels, value engineer and work better with the stair risers. This will not have an impact on the elevations of the proposed building.

Interior layouts:

Amendments which are not part of this Variation Application.

Minor amendments to the interior layout to meet current building regulations, achieve efficient detailed structural designs and in particular meet up to date fire safety regulation do not impact on the external appearance of the building or the apartment/bedroom numbers.

Resulting minor redistribution of rooflights to suit new room configurations.

1 additional rooflight to the South side house.

Landscape:

Landscape variation application to be submitted in a follow up application once the Landscape design amendments have been concluded.

Also please Note that Armistead Property Limited (APL) purchased the site on the 25th of March 2025. It is the intention of APL to build out the approved scheme as approved, with improvements where possible and to include any necessary changes that respond to up-to-date building regulations and other relevant standards. The intention is to start on site as soon as pre-start discharge approvals are in place. Simon James Arq Ltd have been retained to manage the planning applications; condition discharges and variation applications.

Regards

Simon James