



Replacement Dwelling Pre-Commencement Conditions

Application Site:
161 Old Hall Lane
Manchester
M14 6HJ

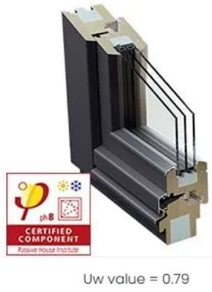
October 2024

Produced by:

Arkiplan Architectural Ltd
Lytchett House, Freeland
Park
Wareham Road
Poole
Dorset
BH16 6FA

1. SCHEDULE OF PROPOSED MATERIALS

Exterior Walls	 Limestone White	Amaroc K Rend render colour Limestone White
Timber Cladding		Western Red Cedar
Roof Tiles		Spanish Slate
Flat Membrane Roof With Solar panels		

Rainwater Goods		PVC half round in white gutters and matching downpipes
Windows	 Uw value = 0.79	High Performance triple glazed windows in grey painted finish
Driveway		Resin bound permeable driveway in natural
Boundary Treatments		Softwood timber fencing with concrete posts and gravel boards

2. NEW DWELLINGS SCHEDULE

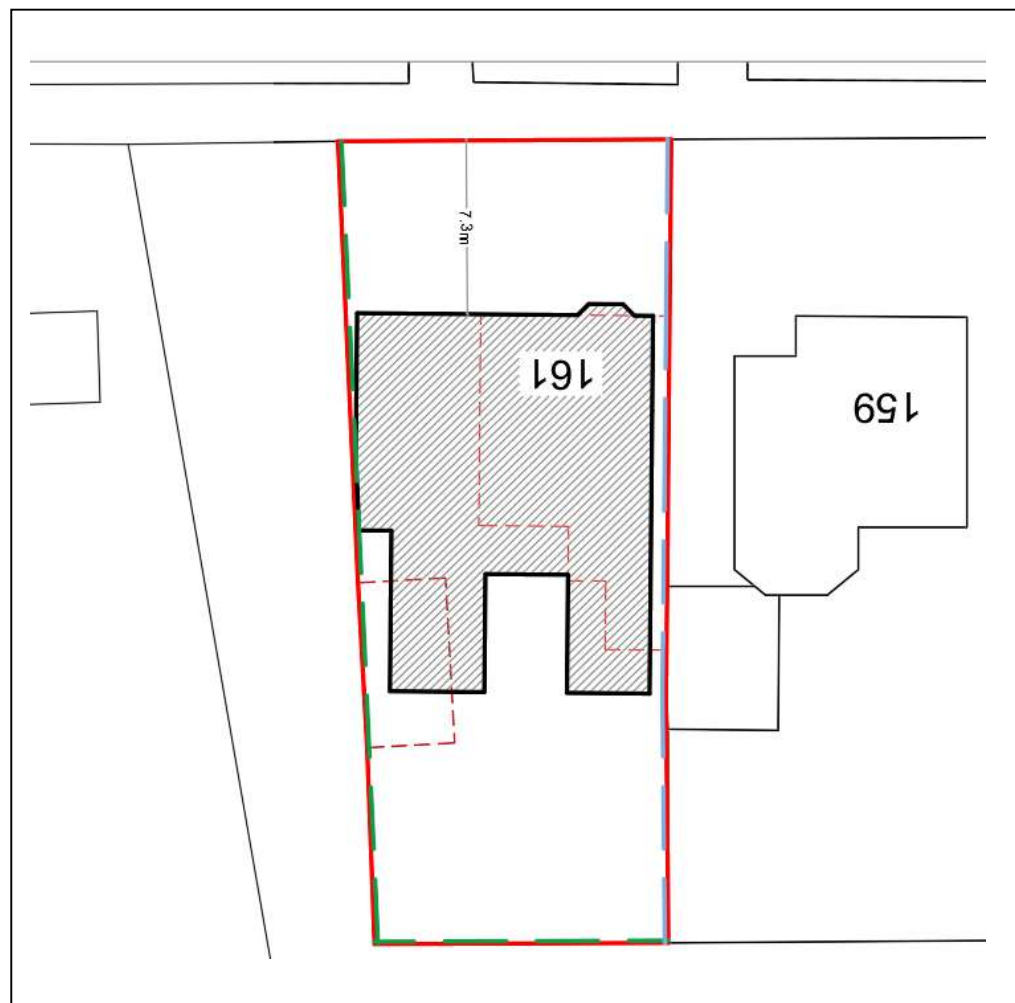
Existing 4 Bed Detached Dwelling	
Existing Gross Internal Area	
Ground Floor	79.30m ²
First Floor	65.99m ²
TOTAL GIA	145.29m²
Proposed New Dwellings Schedule - New 6 Bed House	
Gross Internal Area	
Ground Floor (Approved 157.17m ²)	149.54m ²
First Floor (Approved 115.63m ²)	110.27m ²
Second Floor/Loft (Approved 90.42m ²)	87.40m ²
TOTAL GIA (Approved 363.22m ²)	347.21m²

3. SITE LAYOUT

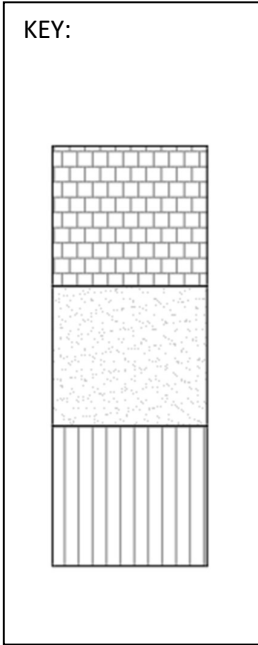
Site Curtilage	
Demolition of Existing	
New Building Location	
New Fencing	
Existing Fencing	

Notes

- The new construction is to be set out at a matching distance from the highway as the existing dwelling, at approximately 7.3m.
- New timber fencing with concrete posts and rails to be fitted to boundaries to height of 1.8m



4 ALLOCATION OF EXTERIOR MATERIALS



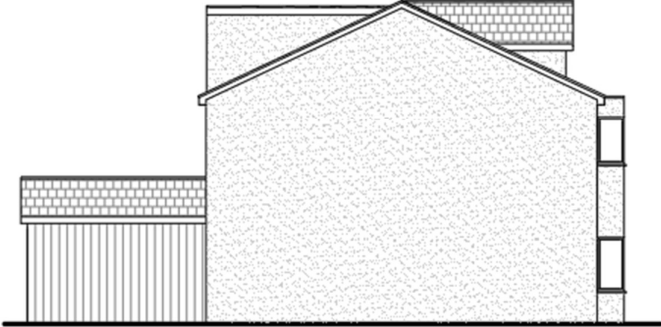
Slate Tiles

Render

Timber
Cladding



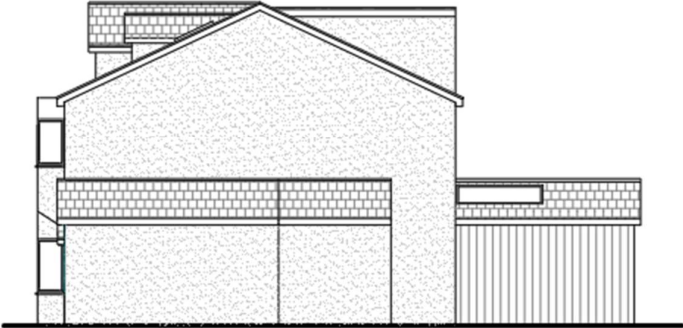
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation