



Second Floor

Overall footprint of rear extension reduced by 600mm
- Justification - Rear road access increased following discussions with neighbours
- Result - Wider access to rear of neighbouring property / APT 6 reduced in overall footprint but still acceptable to Manchester living space standards. APT 6 balcony removed but void retained for overall aesthetic / massing of rear elevation to avoid tricky roof detail.

Removal of extension above 'safe' on GF
- Justification - Following discussions with adjacent neighbour to remove shadowing
- Result - Less overall mass to rear of property



Elevation A

Removal of proposed 1500mm access ramp to shopfront
- Justification - Discussion with MCC highways to coordinate with new Bee line cycleway.
- Result - Retain / update existing entrance access to improve overall quality.

Building line to left of plan reduced by 600mm - Justification - Rear road access increased following discussions with neighbours
- Result - Wider access to rear of neighbouring property / APT 3 reduced in overall footprint but still acceptable to Manchester living space standards. APT 3 balcony infilled to create additional space

Roof line of extension moved to mirror existing - Justification - Overall harmony and symmetry introduced to elevation
- Result - internal access for APT 6 head height improved occupant.

Update to brick detailing at FF / SF
- Justification - To enhance overall detailing of building
- Result - A clear distinction between new and old and an improved overall aesthetic

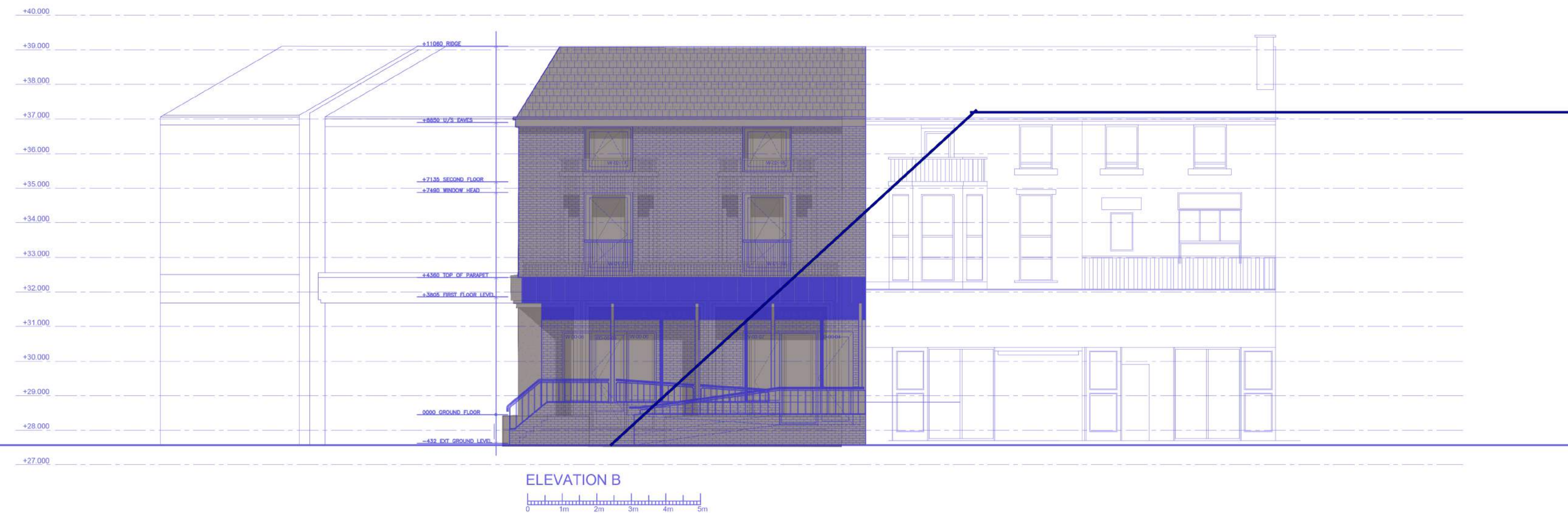
Update to render finish at GF
- Justification - Brick quality determined on site with test removal of existing render
- Result - A stronger heritage and harmony with surrounding 'Four Banks'.



First Floor

Update to canopy at front entrance including removal of Bay window details.
- Reason - Front elevation to be less impactful visually with canopy setting back by 1500mm vs approved planning application.
- Result - Retention of Barlow Moor Road elevation with perception of 'Four Banks'

Overall footprint of rear extension reduced by 600mm
- Justification - Rear road access increased following discussions with neighbours
- Result - Wider access to rear of neighbouring property / APT 3 reduced in overall footprint but still acceptable to Manchester living space standards. APT 3 balcony infilled to create additional space



Elevation B

Removal of proposed 1500mm access ramp to shopfront
- Justification - Discussion with MCC highways to coordinate with new Bee line cycleway / reduce massing on Barlow Moor Elevation with a decreased overhang therefore less impactful visually with canopy setting back by 1500mm vs approved planning application.
- Result - Upgrade existing entrance access to improve overall quality / Standing seam canopy to tie into new/old detail gap on Elevation A / Retention of Barlow Moor Road elevation with perception of 'Four Banks'



Elevation C

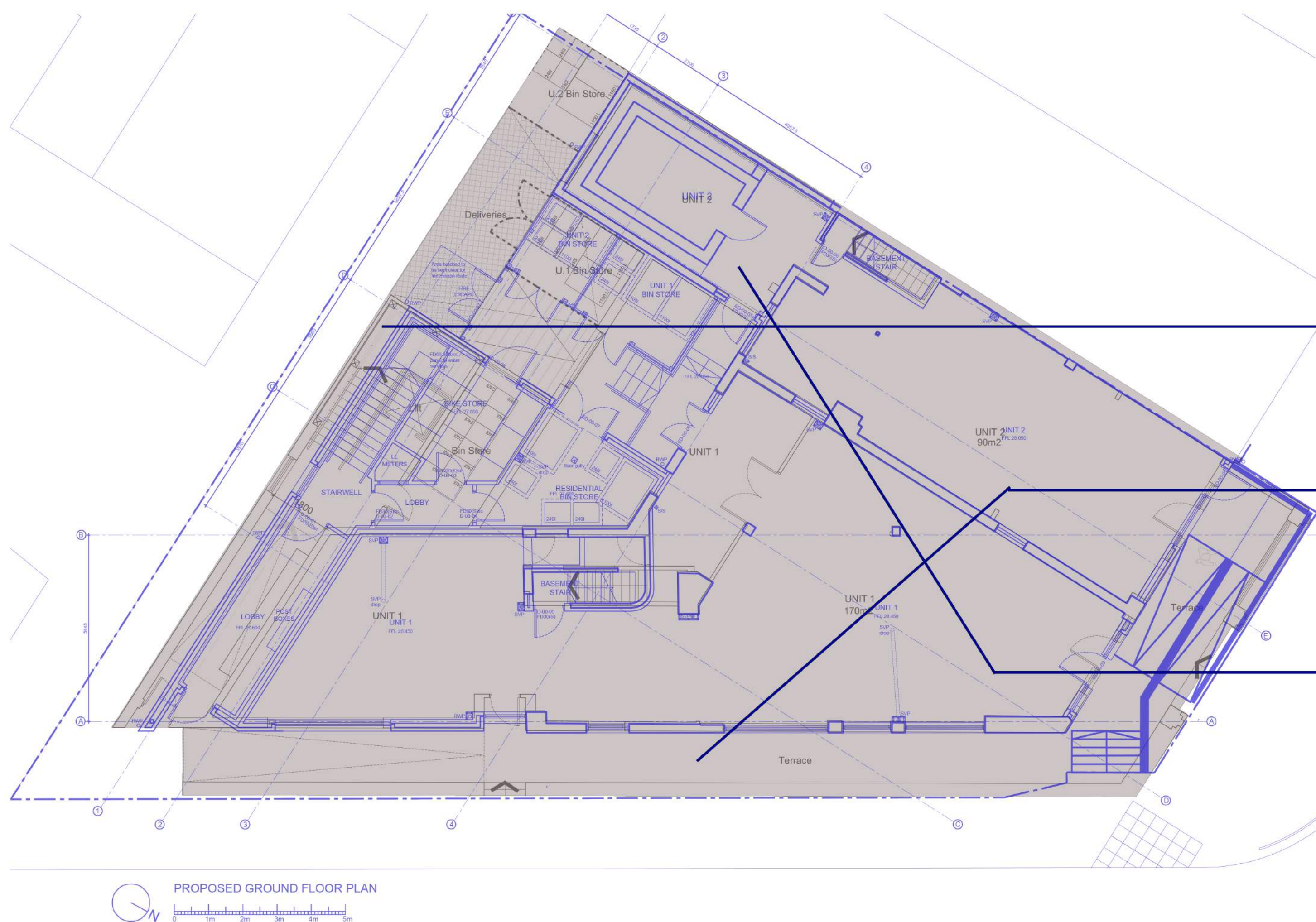
Removal of extension above 'safe' on GF
- Justification - Following discussions with adjacent neighbour to remove shadowing
- Result - Less overall mass to rear of property

Ground Floor

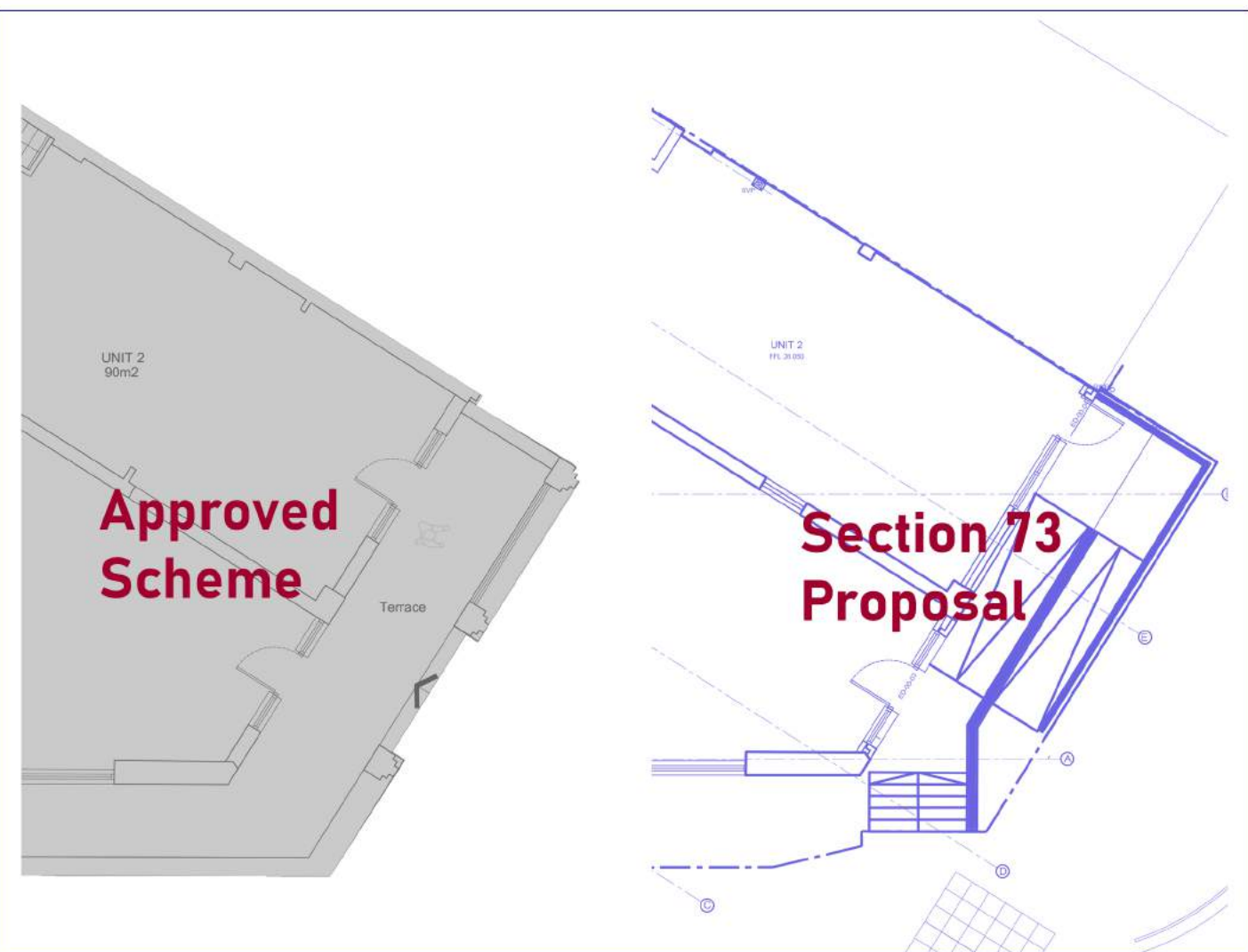
Overall footprint of rear extension reduced by 600mm
- Justification - Rear road access increased following discussions with neighbours
- Result - Wider access to rear of neighbouring property

Removal of proposed 1500mm access ramp to shopfront
- Justification - Discussion with MCC highways to coordinate with new Bee line cycleway.
- Result - Retain / update existing entrance access to improve overall quality.

Retain existing HSBC safe
- Reason - Retention of banks heritage.
- Result - Safe to be used as a unique feature in the future of 'Four Banks'



KEY



CLIENT	VERDANTA & PARTNERS
PROJECT	577-579 WILBRAHAM ROAD CHORLTON, M21 9AH
TITLE	SECTION 73 AMENDMENTS
JOB NO.	VP01
DWG NO.	VP01-P-ALL.50
SCALE	1:100 @ A0
DRAWN	OK