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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.

Key:

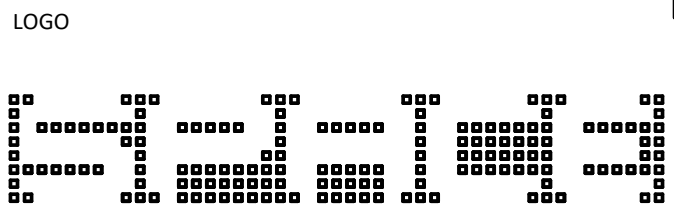
	Features retained & protected
	Proposed demolitions

B	06.09.23	AMENDED SCHEME AS PER PLANNER'S COMMENTS
A	16.08.23	UPDATED PLANNING ISSUE
-	18.04.23	REVISED SCHEME FOLLOWING PLANNING COMMENTS. CANOPY RETAINED AND EXTENSION TO REPLACE UTILITY AND OUTBUILDING
REV	DATE	AMENDMENT



TITLE

10 CHORLTON GREEN
CHORLTON-CUM-HARDY
M21 9HS



SPACE | ARCHITECTURE+PLANNING

THE OLD TOWN HALL | LAPWING LANE | DIDSBURY

LOCATION M20 ZNR WEBSITE www.spaceap.com
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DRAWING

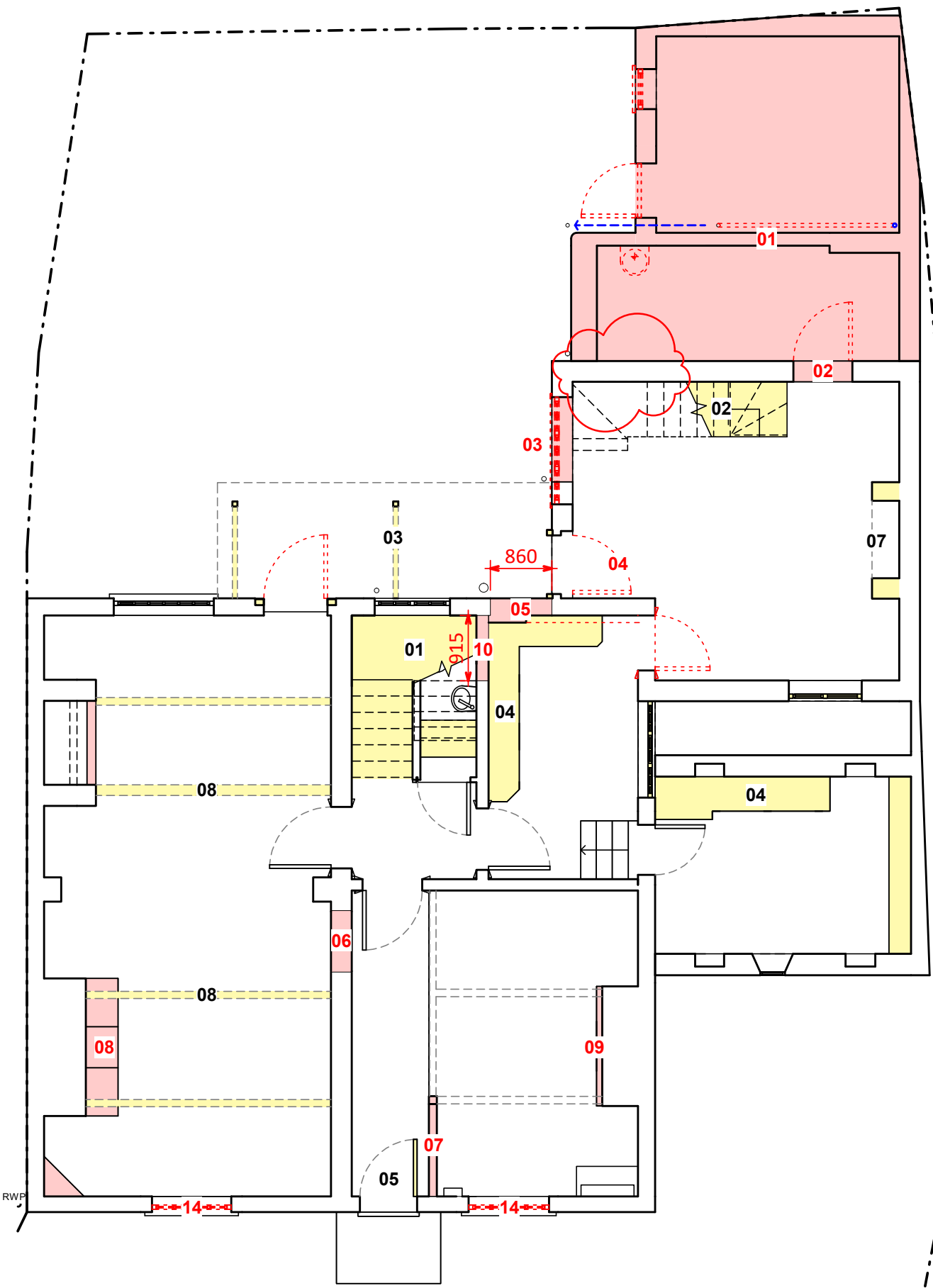
PROPOSED RETENTIONS & DEMOLITIONS

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
NTS 220613 OC SPT SPT

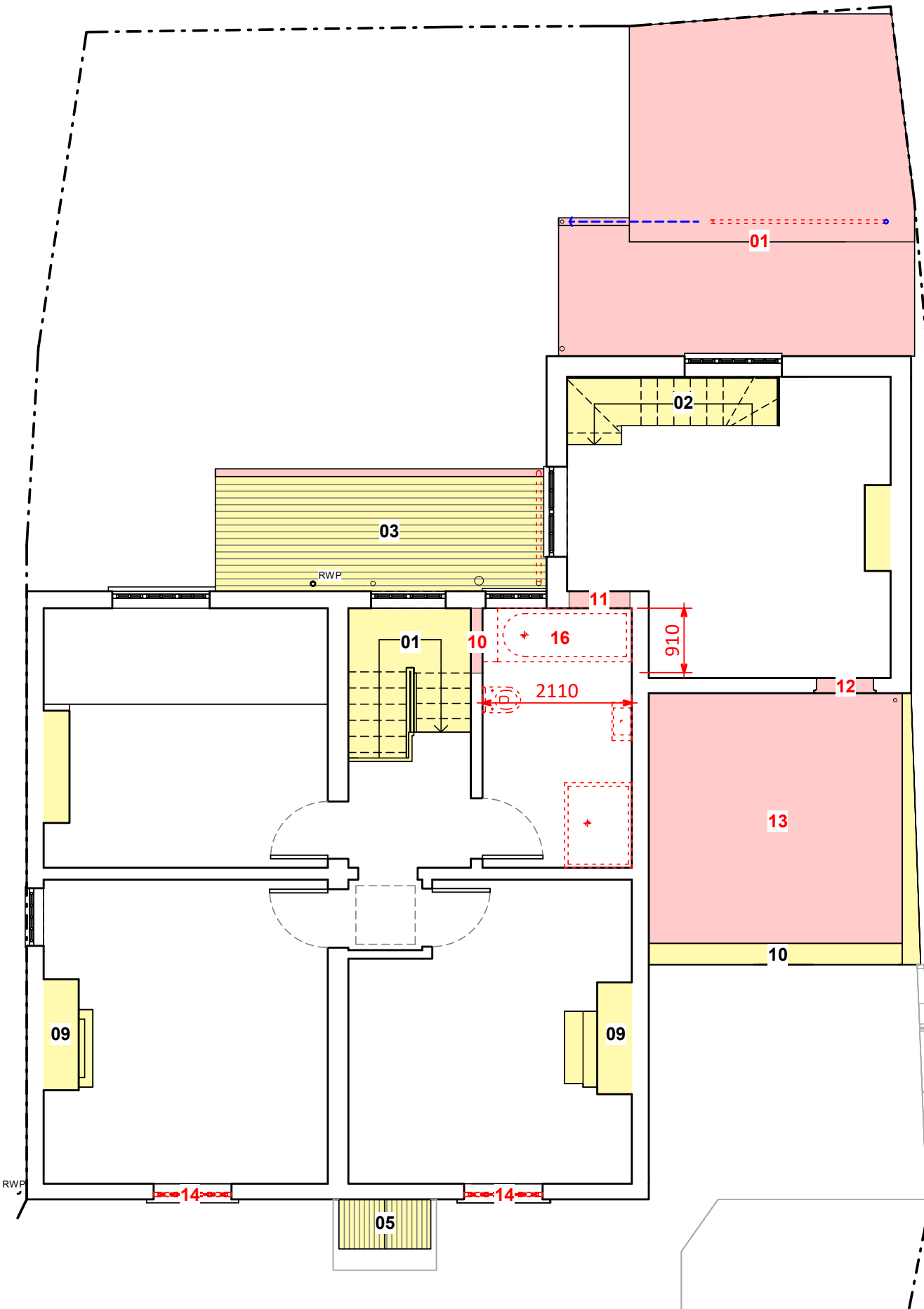
STATUS

PLANNING

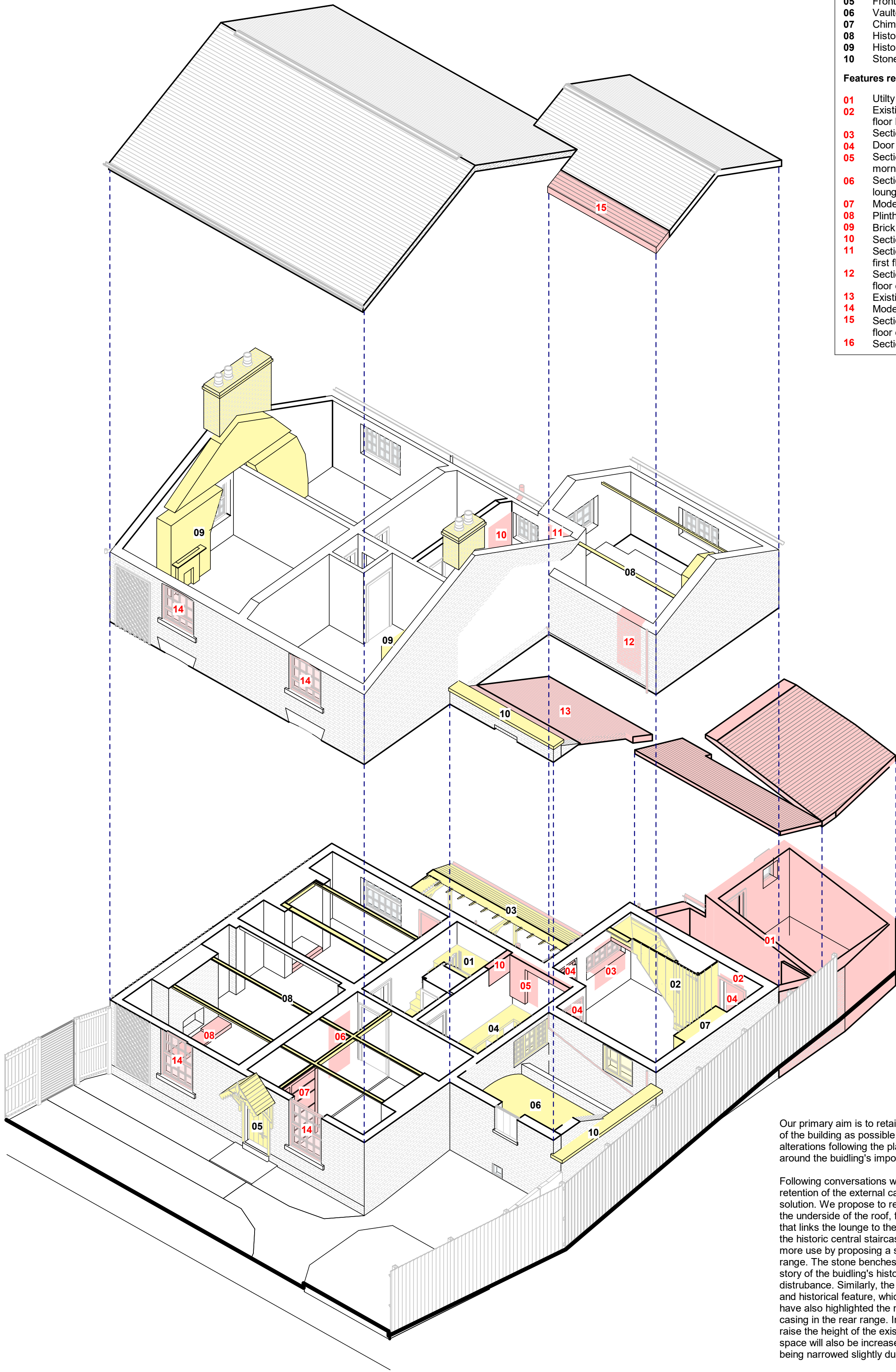
DRAWING NO. REV
0265_21_200 B



01 PROPOSED L0 DEMOLITIONS PLAN



02 PROPOSED L1 DEMOLITIONS PLAN



03 EXPLODED AXONOMETRIC

- Historical features to be retained and protected**
- 01 Historic original stair and stick ballusters
 - 02 Secondary staircase and casing to kitchen
 - 03 External canopy to rear with timber supports
 - 04 Stone benches to morning room, sunken dairy and W.C.
 - 05 Front door and pitched roof canopy above
 - 06 Vaulted roof to sunken dairy
 - 07 Chimney breast to existing kitchen
 - 08 Historic beams to ceilings
 - 09 Historic fireplaces to front bedrooms
 - 10 Stone capping above monopitched roof to sunken dairy
- Features required to be demolished / removed**
- 01 Utility and outbuilding to rear
 - 02 Existing opening between utility and kitchen at ground floor level raised
 - 03 Section of wall above and below window to kitchen [A3]
 - 04 Door panels in kitchen and lounge [B4]
 - 05 Section of blocked in wall over historic window to morning room [B7]
 - 06 Section of blocked in internal wall over historic door in lounge [B1]
 - 07 Modern internal screen to entrance lounge [B3]
 - 08 Plinth to altered fireplace in lounge [B6]
 - 09 Brick front to modern fireplace in entrance lounge [B2]
 - 10 Section of internal wall at central stair landing
 - 11 Section of wall between farmhouse and rear range at first floor
 - 12 Section of wall between rear range and proposed first floor extension
 - 13 Existing monopitched roof above dairy
 - 14 Modern casement windows to front elevation [A1]
 - 15 Section of roof between rear range and proposed first floor extension
 - 16 Section of floor within first floor bathroom

Our primary aim is to retain, preserve and protect as much of the historic fabric of the building as possible. Our design - from the initial concept stage through to alterations following the planning officer's comments - has been shaped primarily around the building's important historical features.

Following conversations with the planning authority, it became clear that the retention of the external canopy to the rear was paramount to a desirable solution. We propose to retain the canopy and all its detailing, while glazing up to the underside of the roof, forming an enclosed, glazed walkway and boot room that links the lounge to the proposed kitchen. We have prioritised the retention of the historic central staircase and stick ballusters, while bringing this staircase into more use by proposing a secondary run to connect the first floor of the rear range. The stone benches in the morning room, sunken dairy and W.C. tell a story of the building's history - as a result we propose to retain all three without disturbance. Similarly, the vaulted roof to the sunken dairy is a key architectural and historical feature, which we also propose to retain. The planning authority have also highlighted the need to retain the secondary staircase and its timber casing in the rear range. In order to create a useable opening, we propose to raise the height of the existing door beside the stair. The existing window in this space will also be increased in height, and lowered closer to the ground, while being narrowed slightly due to the proposed glazing to the existing canopy.

The existing utility and outbuilding, which were added at various stages in the 19th and 20th Centuries, are dark and damp with limited head height, making the spaces largely unusable. We propose to replace these spaces with a modern extension with an aluminium standing seam cladding and an up-and-over rooflight that touches the existing building lightly. In an attempt to reclaim lost features of the dwelling, we are proposign to open up two historic openings that have since been blocked up. A window opening, similar to that at the rear of the lounge, would have been mirrored within the morning room, evidenced by a lintel and sill. We also propose to reinstate a blocked up internal door between the entrance hallway and lounge, while re-instating an internal wall in the lounge.