



Location Plan
1 : 1250

- Existing Victorian building is split between a veterinary practice and dwellings. The former occupies the central and one adjoining section of the frontage.
- Structure is set back around 16 meters South from Upper Chorlton Road, the main facade facing North. The opposing street frontage, while similar in scale, is set back 5-6 meters from the street edge and occupied by retail and services with dwellings above.
- Building is shielded from the street by vegetation around the plot boundary, perpendicular to the frontage. Thus, its massing is not legible for passerby on Upper Chorlton Road
- Facade has decorative masonry detailing characteristic of the period.
- The residential part of the building has undergone multiple extensions and modifications (notably addition of dormers and an offset side extension)
- Site access relies on personal cars (ease of bringing animals in). The traffic on Upper Chorlton Road can be heavy and congestion may occur. Pedestrians share the entrance with vehicles.
- The front space is split between planting, access ramp, car park and vehicle access to the back. The ramp is not compliant with Approved Document M regulations. The front car park cannot accommodate many cars due to its steep sloping and limited space.



1



2



3



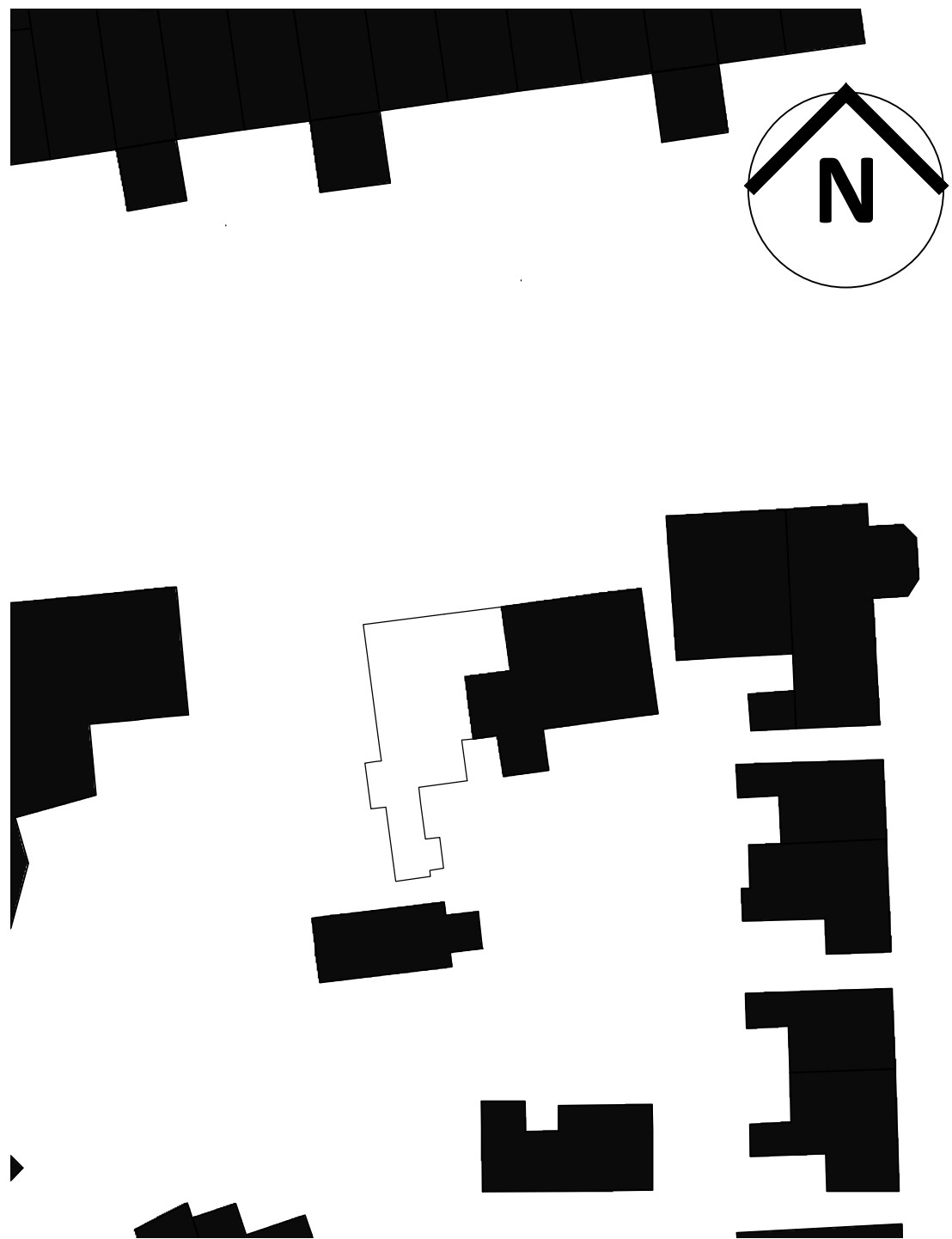
4



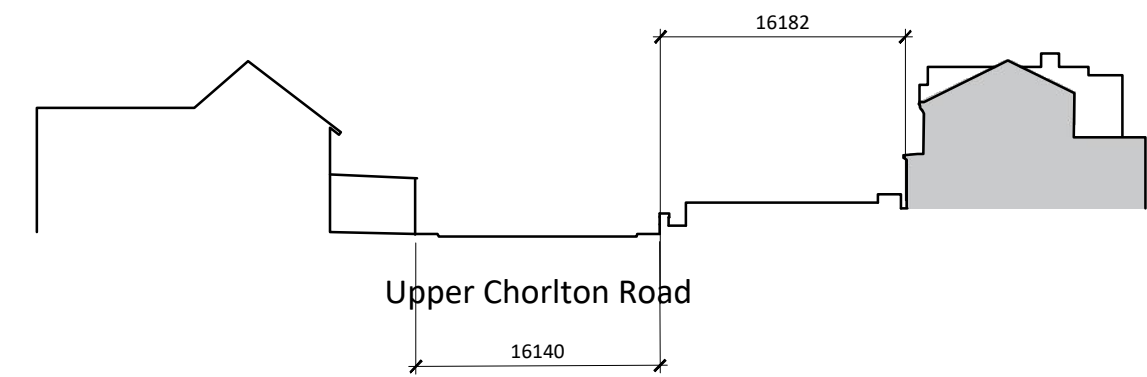
5



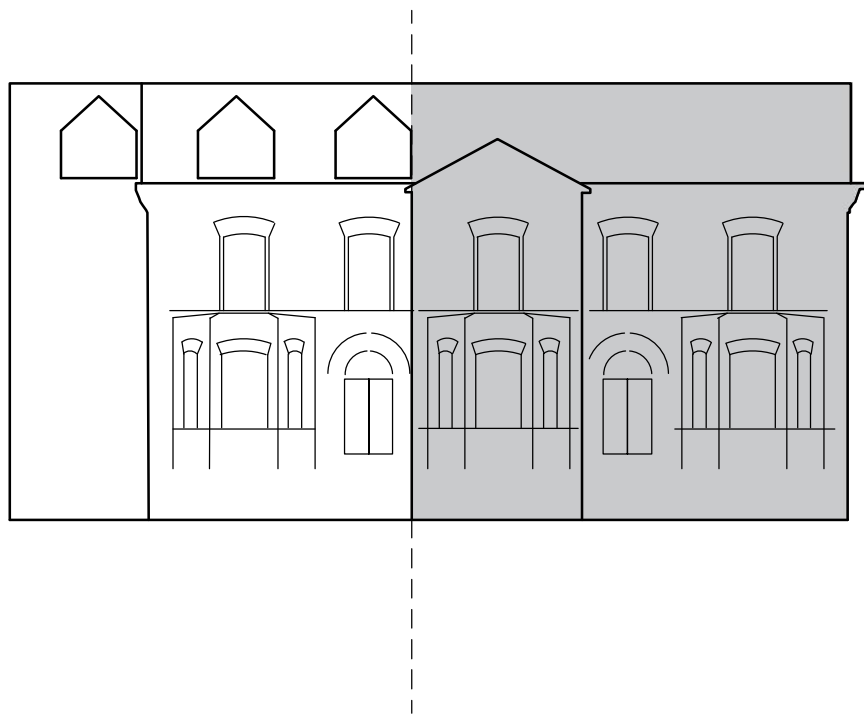
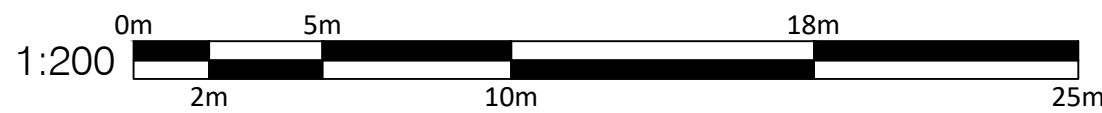
6



Grain and frontages

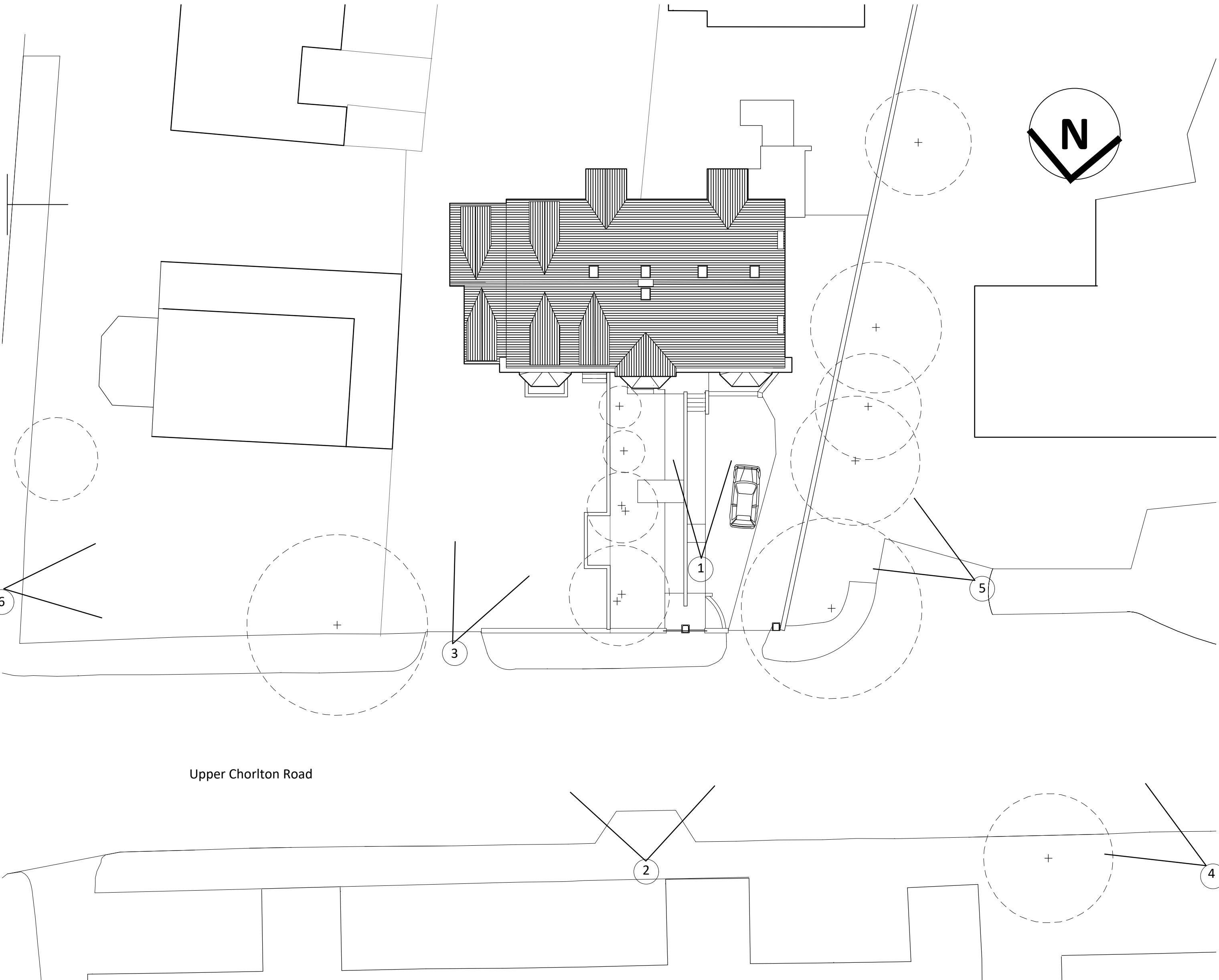


Massing



Legibility and hierarchy

NOTES:
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE.



Site Plan
1 : 200

Revision:	Date:	Description:
GRAHAM SIBBALD Chartered Surveyors and Property Consultants 233 St Vincent Street, Glasgow G2 5QY Telephone 0141 332 1194 Fax 0141 332 5914 Website: www.g-s.co.uk Email: cad@g-s.co.uk		
Client IVC Evidensia UK, The Chocolate Factory, Keynsham, Bristol BS31 2AU		
Project EXTENSION TO VETERINARY PRACTICE		
Address 221 Upper Chorlton Road Manchester M16 0DE		
Drawing Title Site Analysis		
Department No. GB_13477	Drg No. L(90)002	Revision 1st
Aims. No. 2023\02\319		Sheet Size 1:200 @ A1
Drawing Status Planning		
Drawn By JW	Checked By CL	Date 21/03/2023
PREPARED BY GRAHAM + SIBBALD TECHNICAL SERVICES LLP		