

30 High Lane, Chorlton, M21 9DZ

Proposed changes:

For quick reference see accompanying drawing *2C rear elevation - proposed with reference notes*. Changes marked up in colours as below. More detail is shown on the "proposed".drawings

-  Extension to existing rear deck, supported on existing timber clad walls around the well to the basement. Remove part of the right-hand wall to create steps to the garden and enclose with glass balustrades
 -  Extend existing roofline of ground floor glazed canopy to the wall of no. 28 High Lane, reusing 2 existing velux windows.
 -  Enclose the existing canopy and the ground floor extension with bifold doors to the deck extension, similar sized non-opening windows and extending the existing cladding up to the gutter-line.
 -  Extend first floor bathroom to rear, flush to the extent of the with rear outrigger to no. 30, reusing existing windows.
 -  Create balcony above extension to bathroom, with glass balustrade, accessed by existing Juliette doors from second floor bedroom.
 -  Reuse existing ground floor WC windows in basement utility room.
- All materials and finishes to match existing.

Drawings:

2C rear elevation - proposed with reference notes

30 High Lane M21 9DZ Location Plan

30 High Lane M21 9DZ Site Plan

1 front elevation - no proposed change

2A rear elevation - existing

2B rear elevation – proposed

3A side elevation - existing - viewed from no 28

3B side elevation - proposed - viewed from no 28

4A side elevation - existing - viewed from no 32 - partial section on A-A

4B side elevation - proposed - viewed from no 32 - partial section on A-A

5A side elevation - existing - viewed from no 32 - partial section on B-B

5B side elevation - proposed - viewed from no 32 - partial section on B-B

6A plan - existing

6B plan - proposed

7A basement - existing

7B basement - proposed

8A ground floor - existing

8B ground floor - proposed

9A first floor - existing

9B first floor - proposed

10A second floor – existing

10B second floor - proposed

2C rear elevation - proposed with reference notes



FINISHES:
 ALL WINDOW/DOOR FRAMES RAL 7016 TO MATCH EXISTING
 ALL DECKING/STEPS HARDWOOD TO MATCH EXISTING
 ALL CLADDING SOFTWOOD TO MATCH EXISTING
 ALL BALUSTRADES CLEAR GLASS
 ALL ROOFING LEAD OR RAL 7016 GRP TO MATCH EXISTING

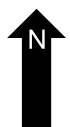
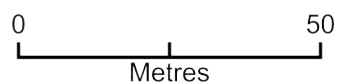
The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated
 1:50 when printed @ A2 size

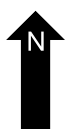
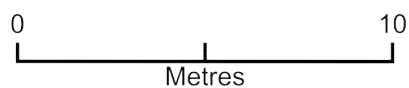
30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

30 High Lane, M21 9DZ Location Plan



Plan Produced for: Alistair Williamson
Date Produced: 13 Jun 2022
Plan Reference Number: TQRQM22164212705633
Scale: 1:1250 @ A4

30 High Lane, M21 9DZ Site Plan



Plan Produced for: Alistair Williamson

Date Produced: 13 Jun 2022

Plan Reference Number: TQRQM22164214929858

Scale: 1:200 @ A4

1 front elevation - no proposed change

32 HIGH LANE

28 HIGH LANE



The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works



Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A3 size

30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

2A rear elevation - existing



The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A2 size

2B rear elevation - proposed



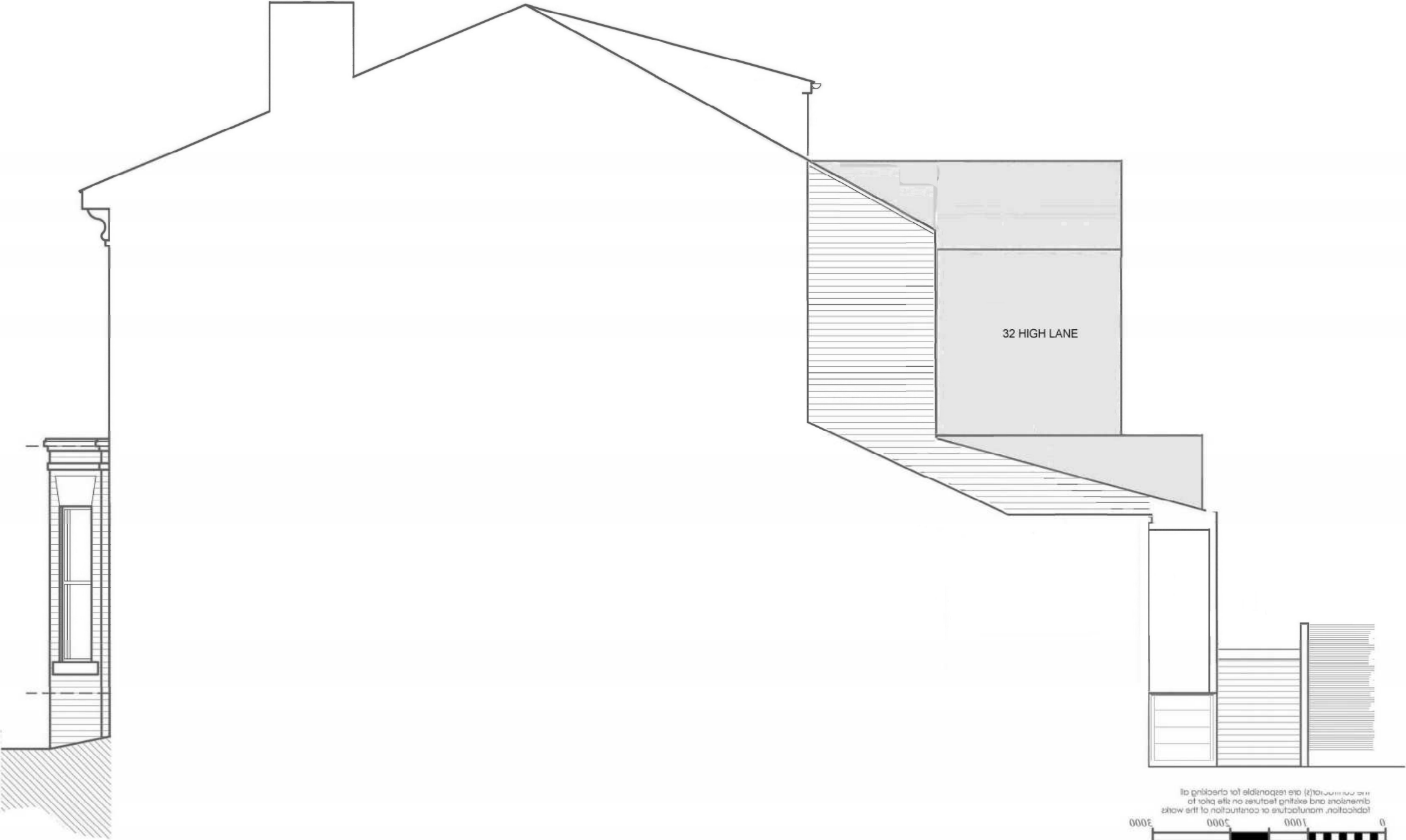
FINISHES:
 ALL WINDOW/DOOR FRAMES RAL 7016 TO MATCH EXISTING
 ALL DECKING/STEPS HARDWOOD TO MATCH EXISTING
 ALL CLADDING SOFTWOOD TO MATCH EXISTING
 ALL BALUSTRADES CLEAR GLASS
 ALL ROOFING LEAD OR RAL 7016 GRP TO MATCH EXISTING

The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

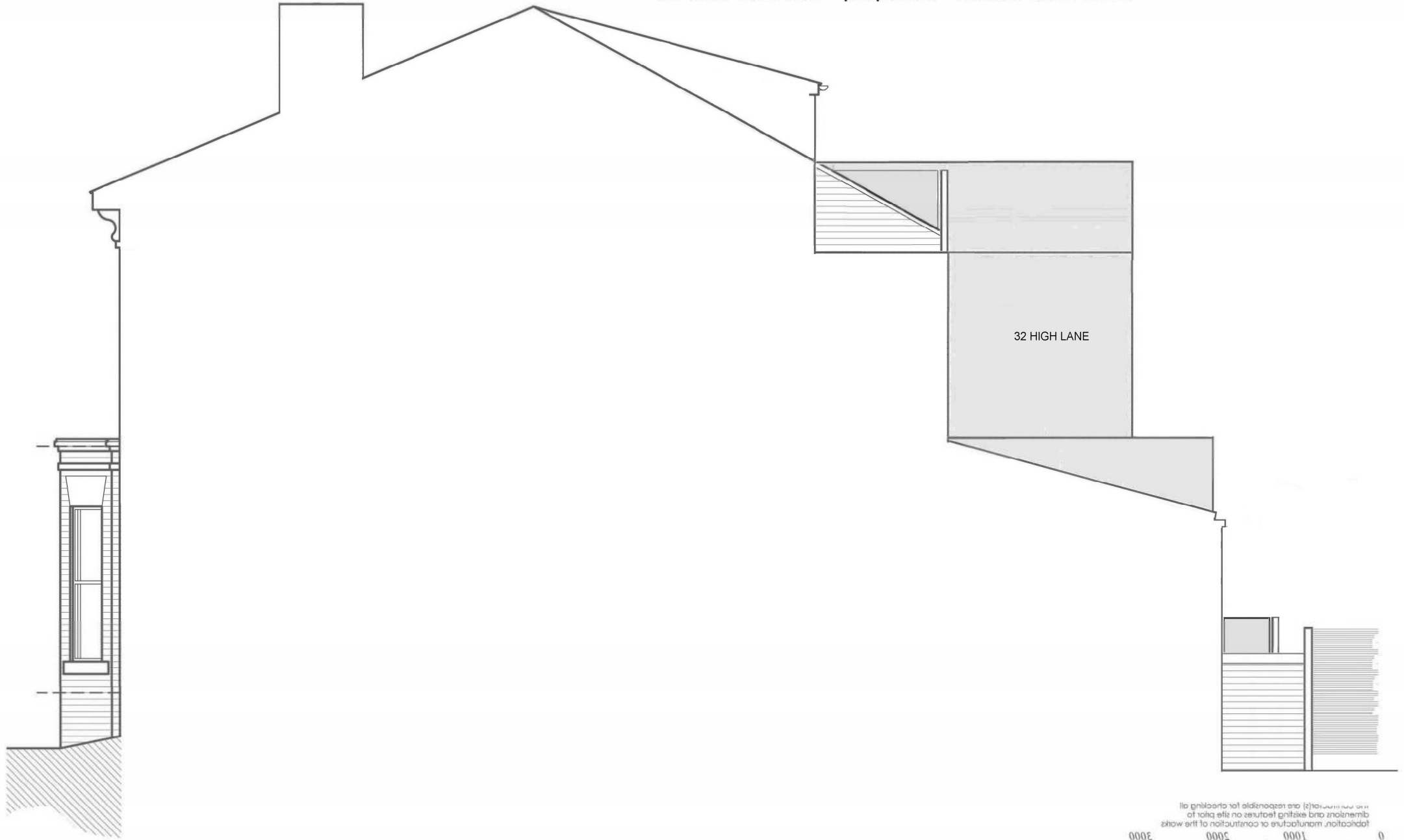
Scale: all dimension in mm unless otherwise stated
 1:50 when printed @ A2 size

30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

3A side elevation - existing - viewed from no 28



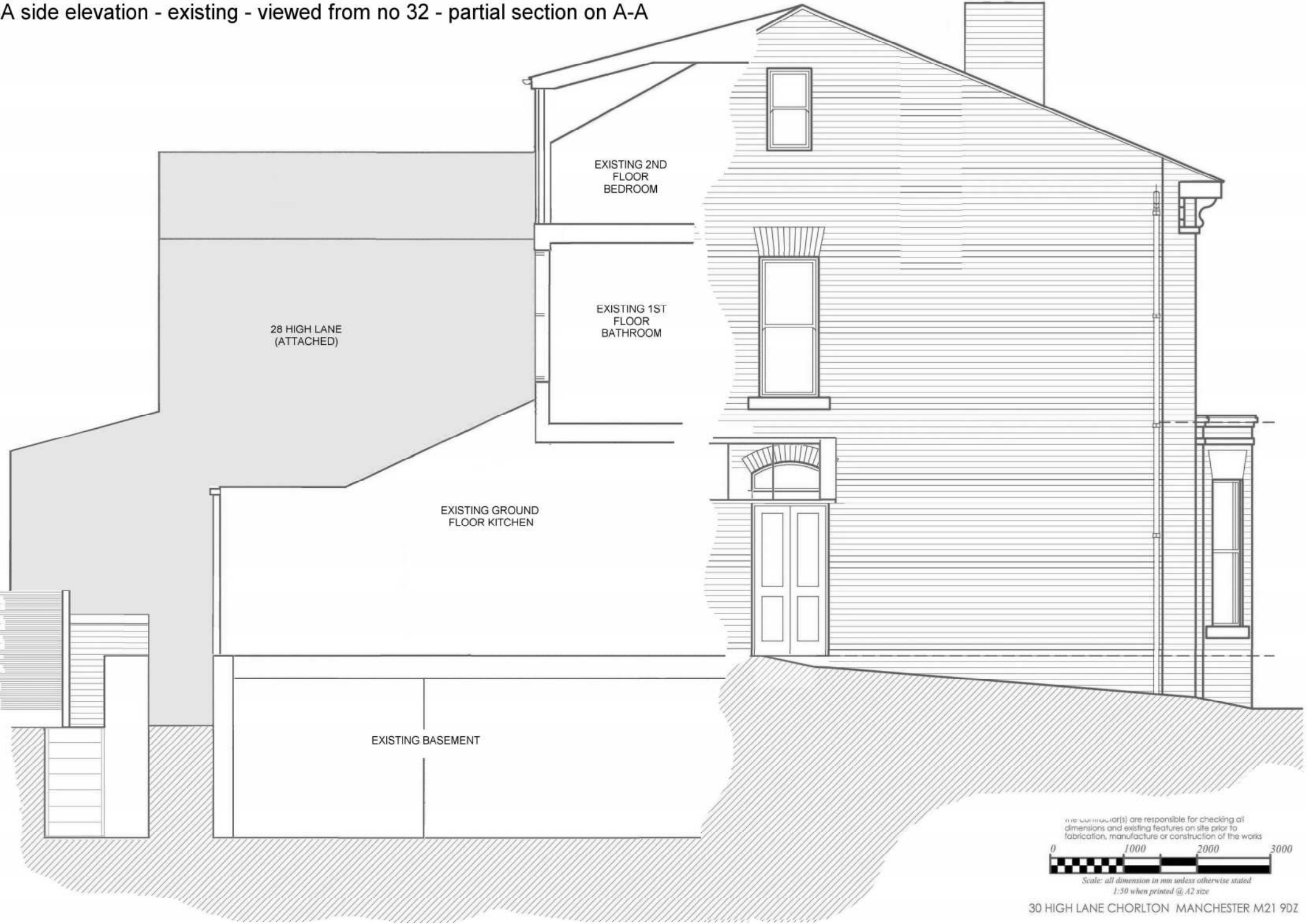
3B side elevation - proposed - viewed from no 28



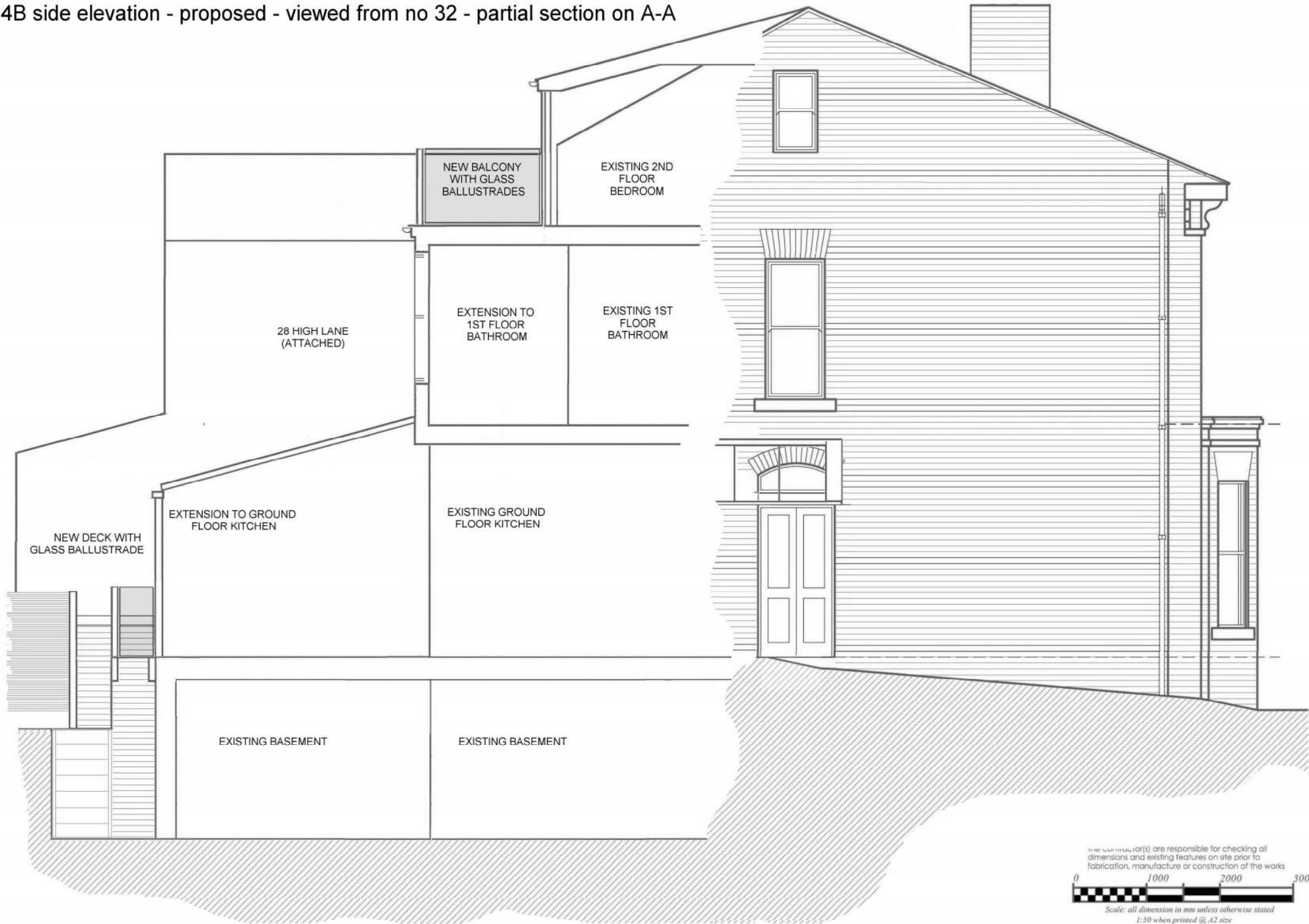
Scale: all dimensions in mm unless otherwise stated
1:20 when printed @ A3 size
The architect is responsible for checking all
topographical information or construction of the work
of the site and is not responsible for the
accuracy of the information provided

30 HIGH LANE CHORLTON MANCHESTER M21 3D5

4A side elevation - existing - viewed from no 32 - partial section on A-A



4B side elevation - proposed - viewed from no 32 - partial section on A-A



5A side elevation - existing - viewed from no 32 - partial section on B-B



The Contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A2 size

5B side elevation - proposed - viewed from no 32 - partial section on B-B



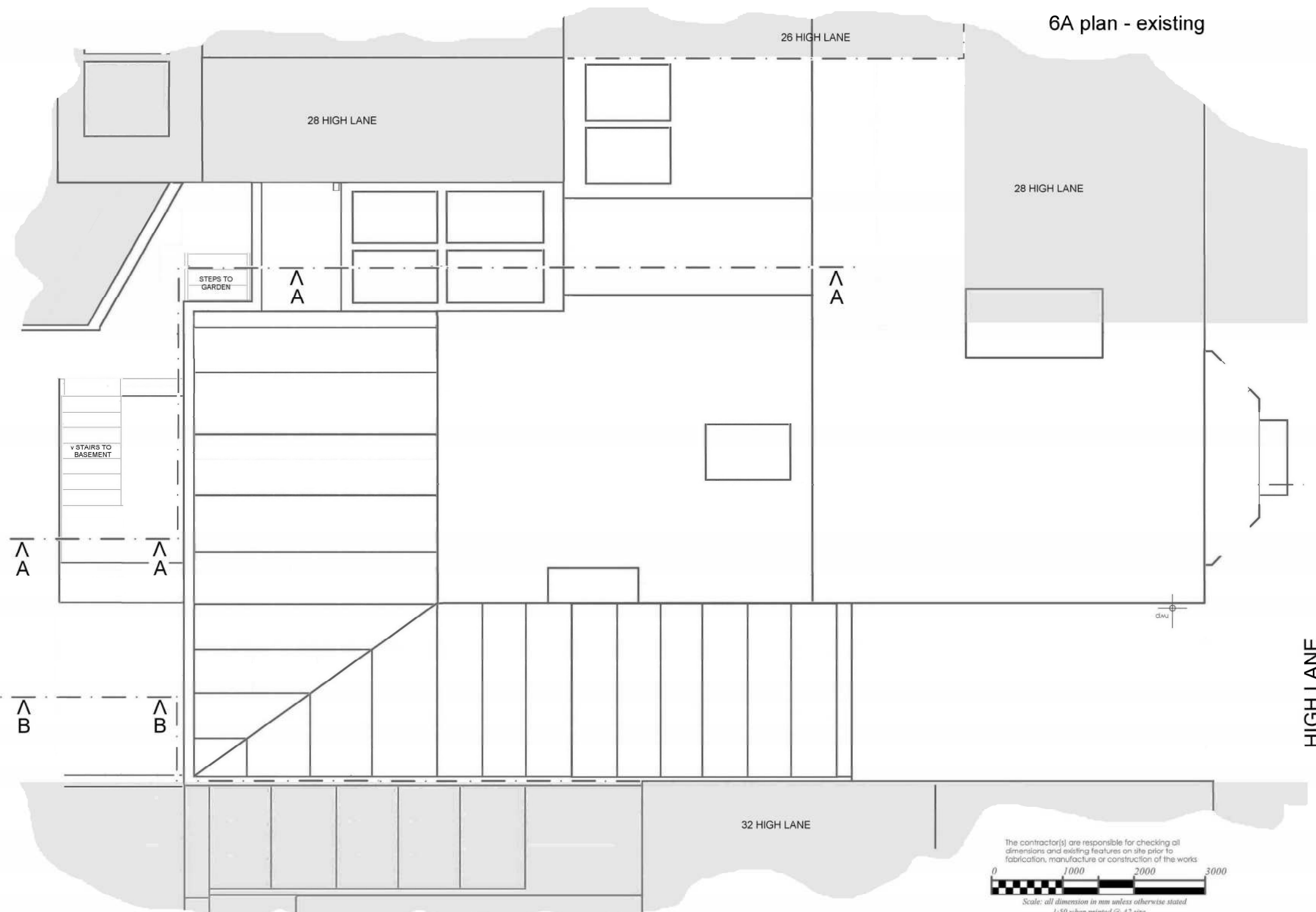
The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

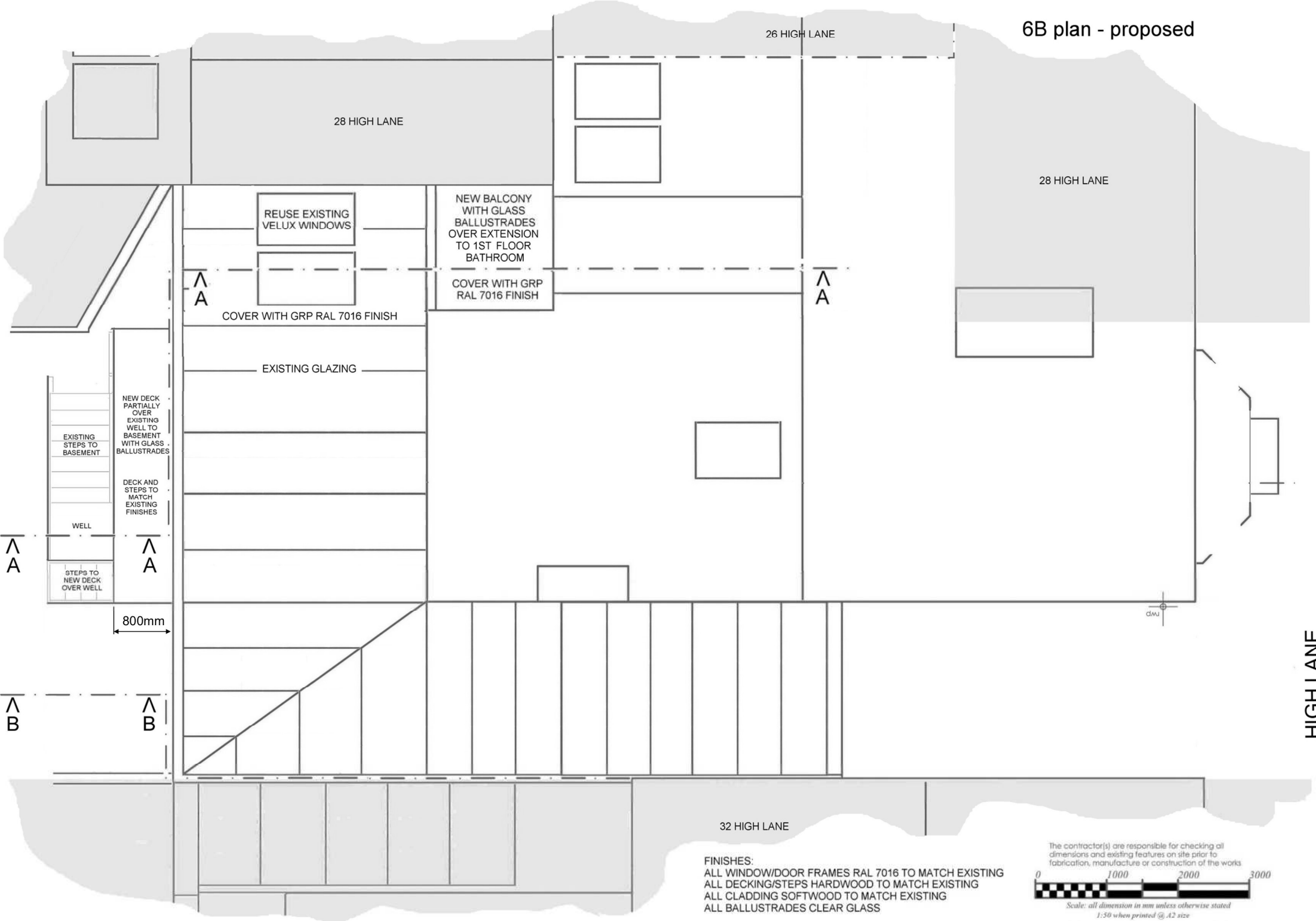
Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A2 size

30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

6A plan - existing



6B plan - proposed

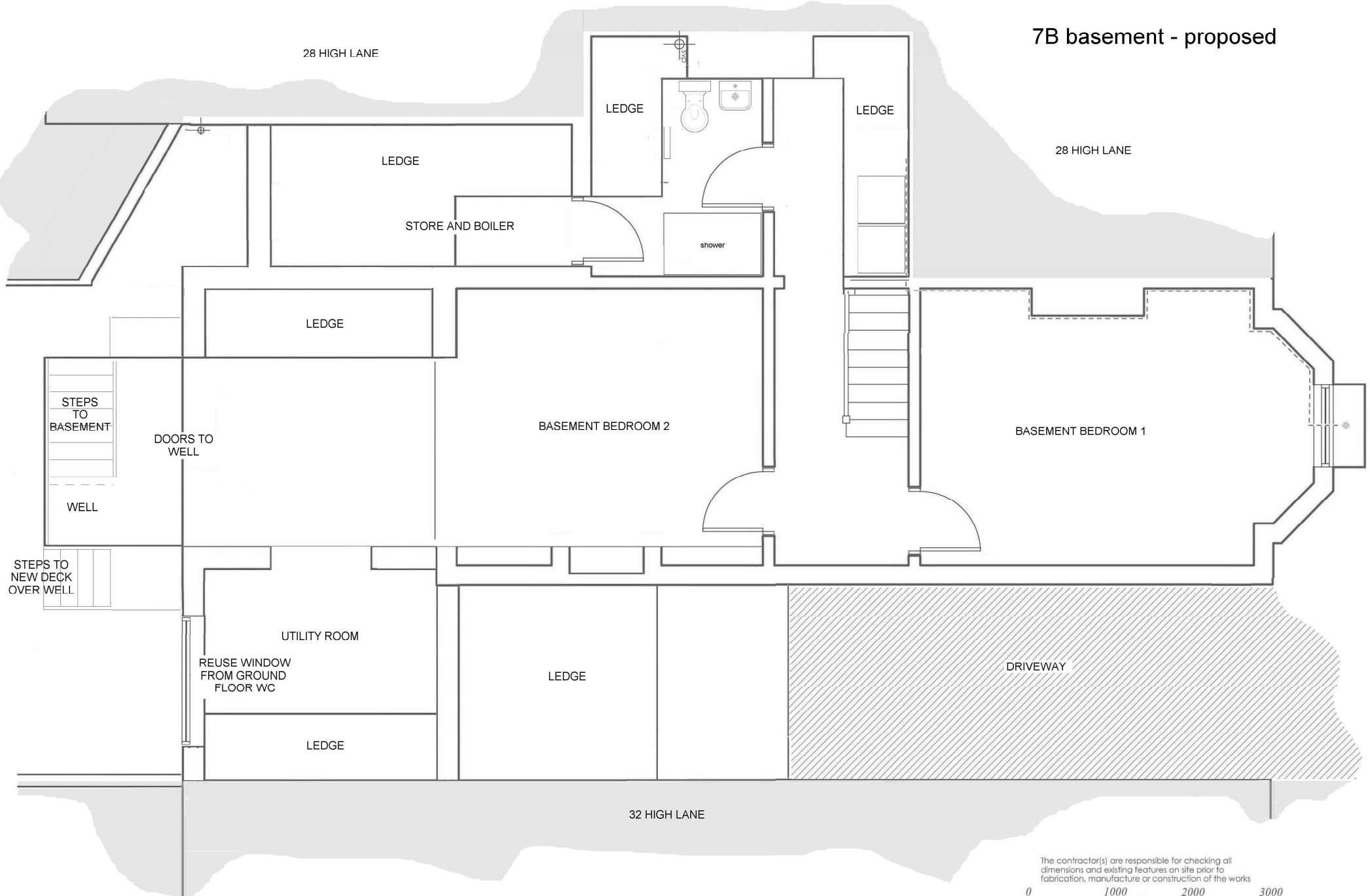


FINISHES:
 ALL WINDOW/DOOR FRAMES RAL 7016 TO MATCH EXISTING
 ALL DECKING/STEPS HARDWOOD TO MATCH EXISTING
 ALL CLADDING SOFTWOOD TO MATCH EXISTING
 ALL BALLUSTRADES CLEAR GLASS

[illegible]

30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

7B basement - proposed



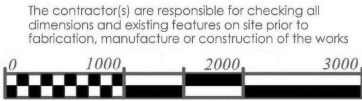
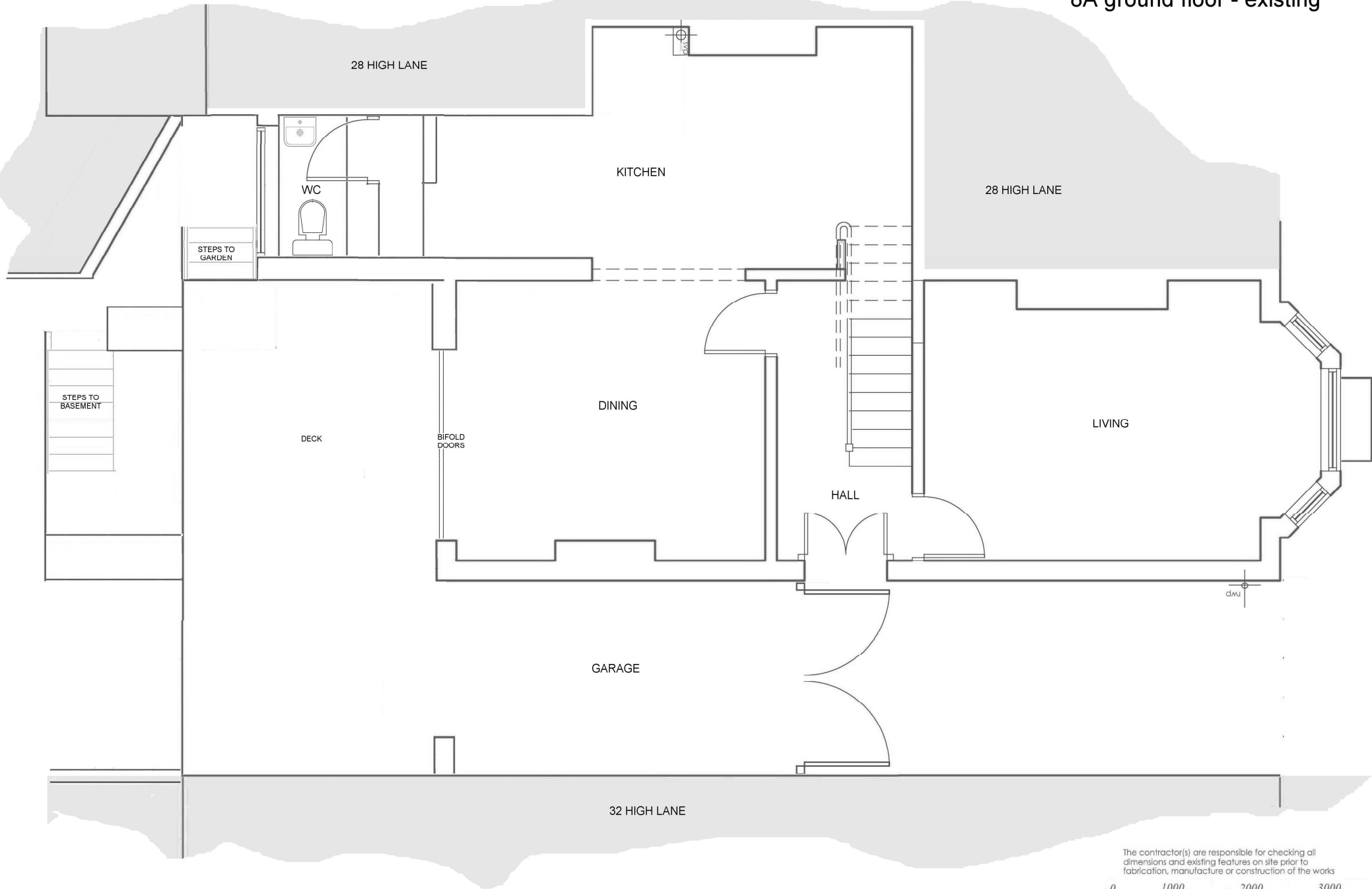
The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

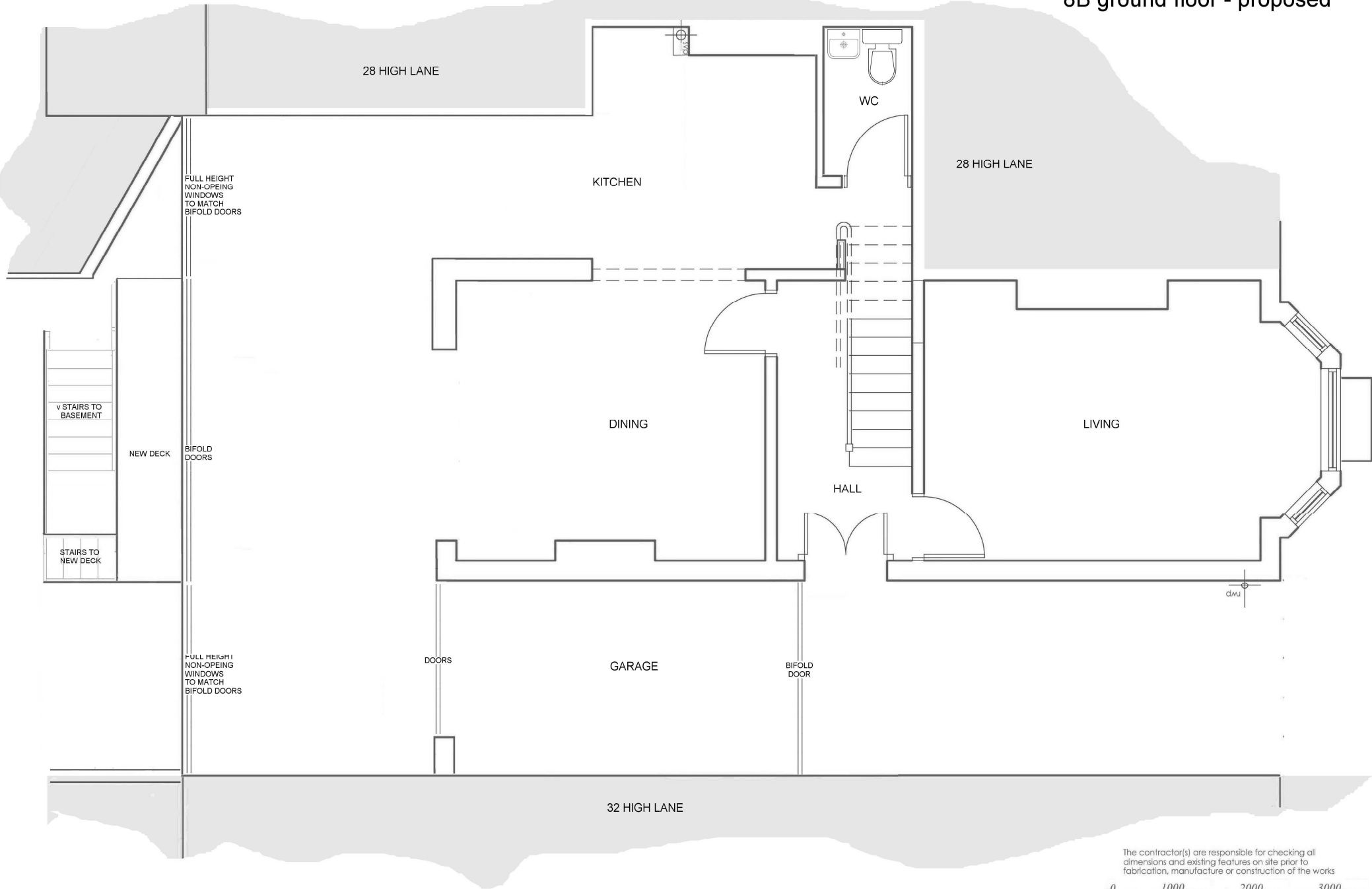
0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A2 size

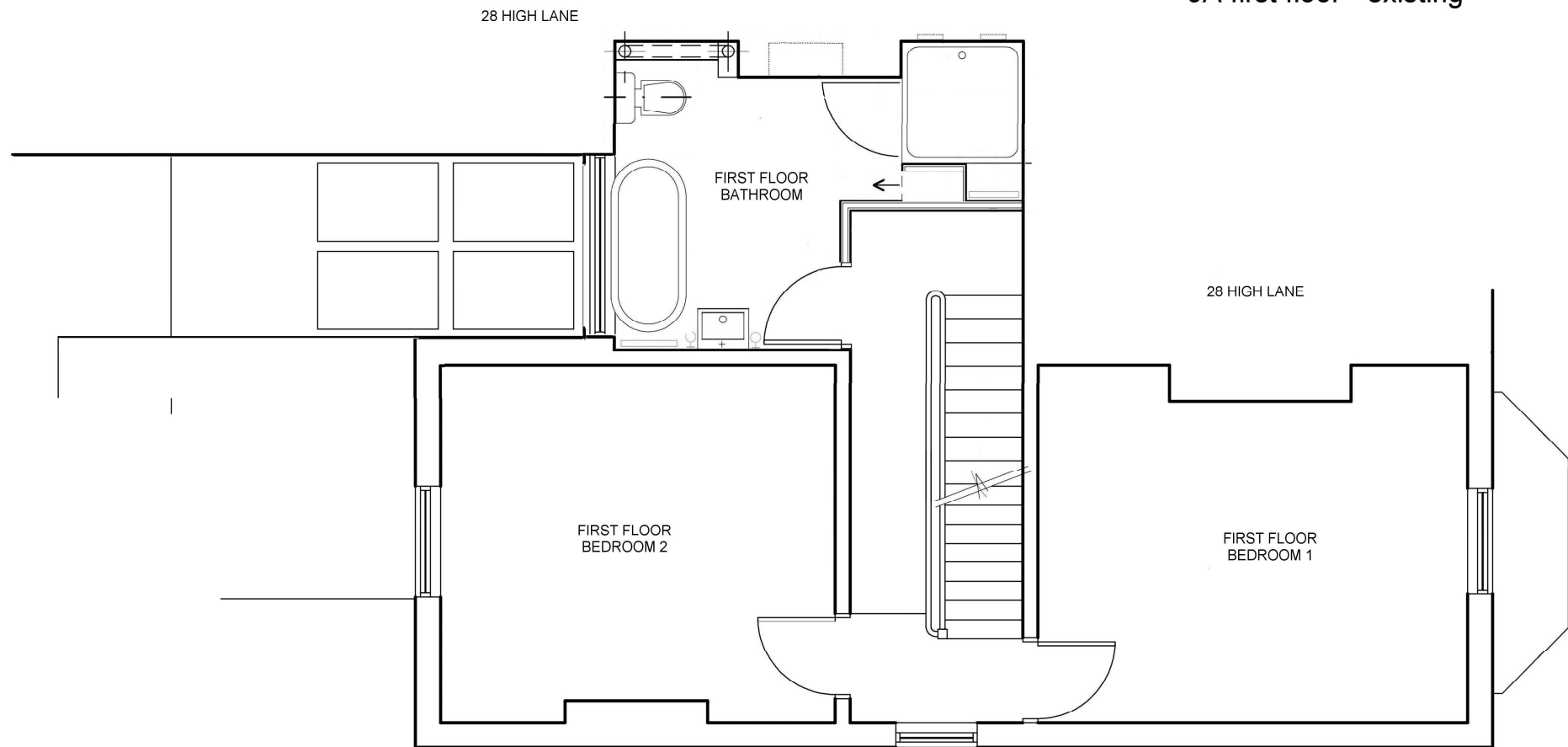
30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

8A ground floor - existing





9A first floor - existing



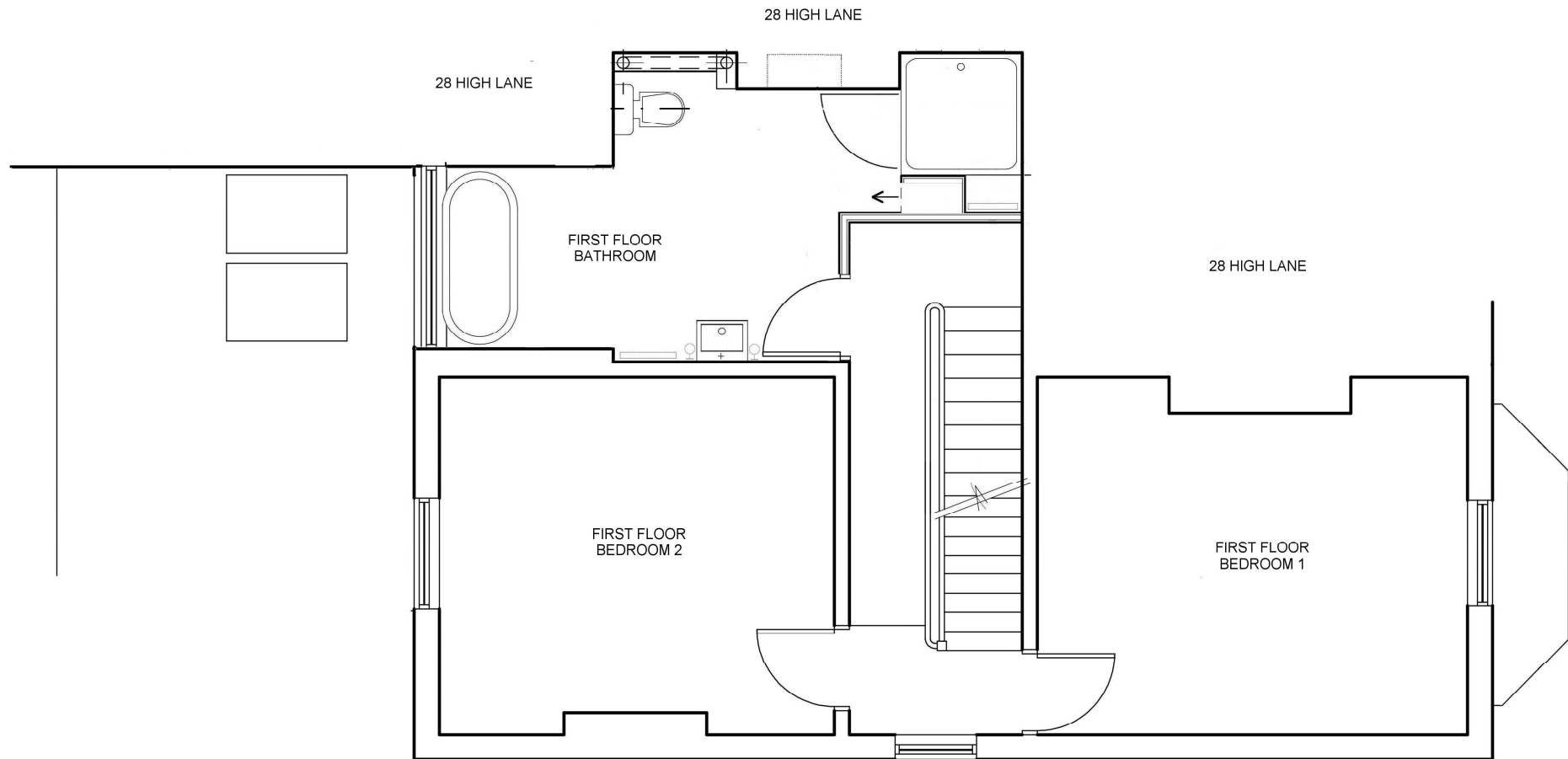
The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A2 size

30 HIGH LANE CHORLTON MANCHESTER M21 9DZ

9B first floor - proposed

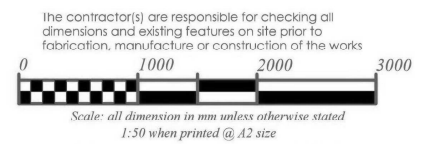
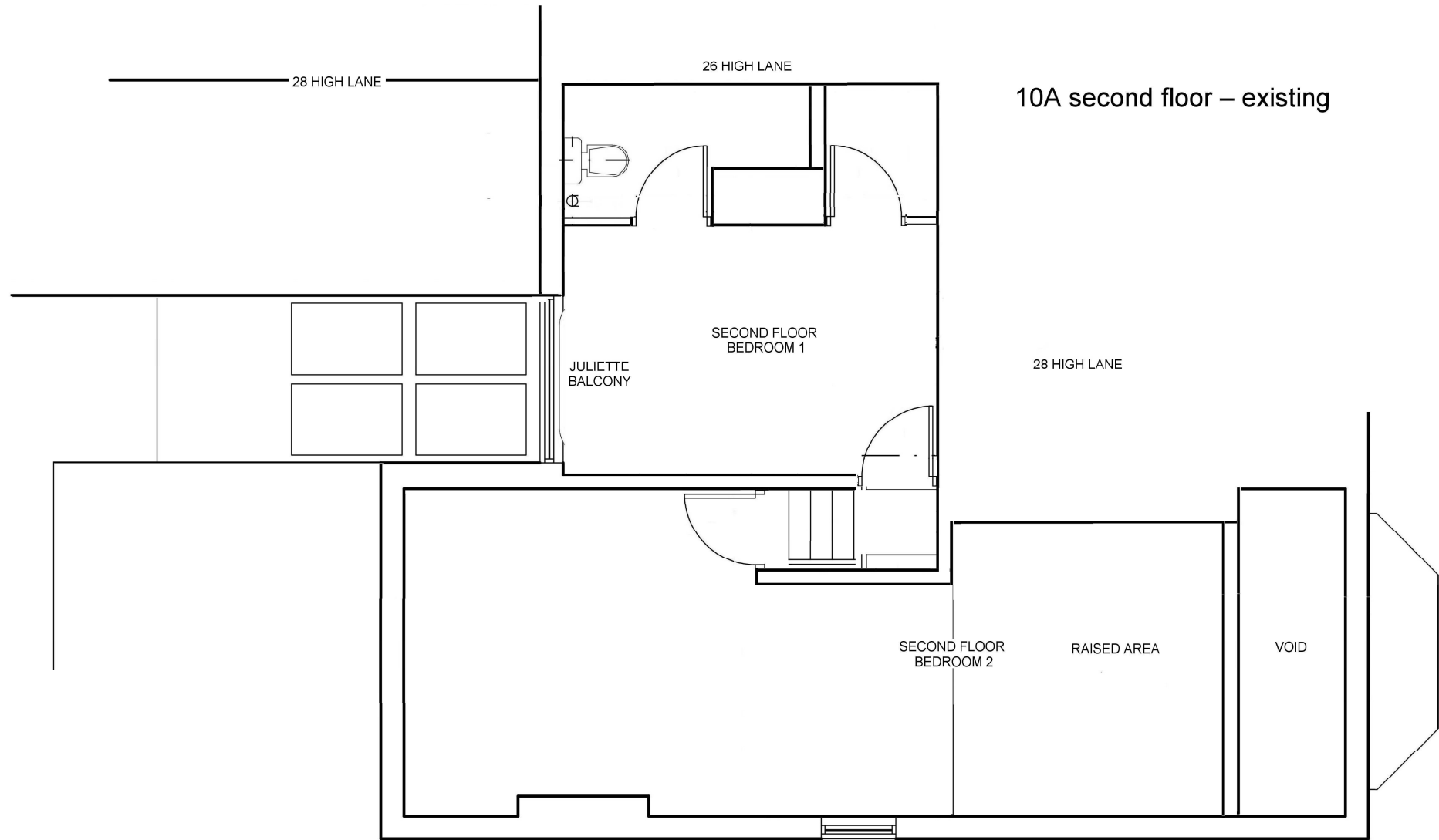


The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

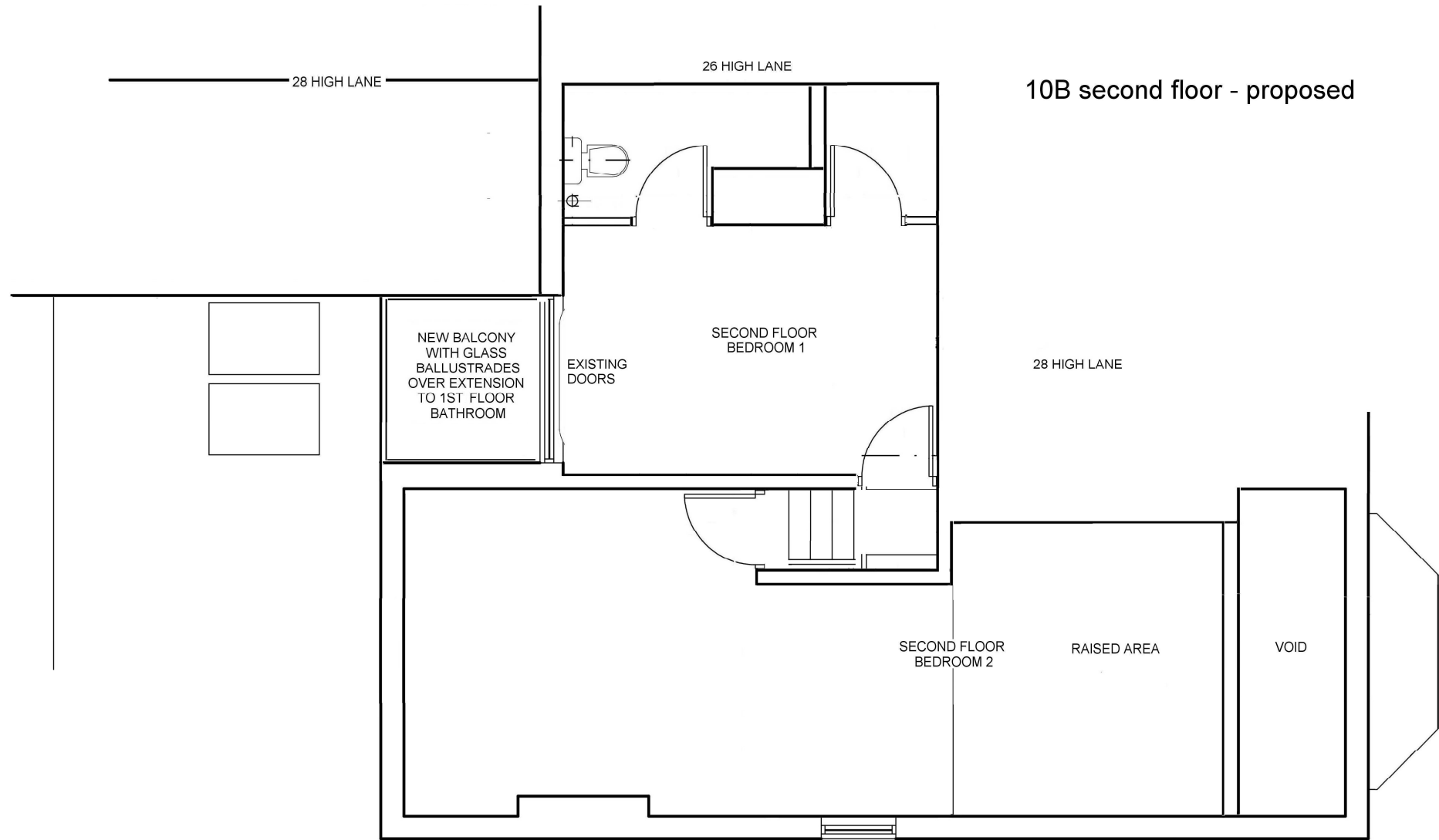
0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated
1:50 when printed @ A2 size

30 HIGH LANE CHORLTON MANCHESTER M21 9DZ



30 HIGH LANE CHORLTON MANCHESTER M21 9DZ



10B second floor - proposed

