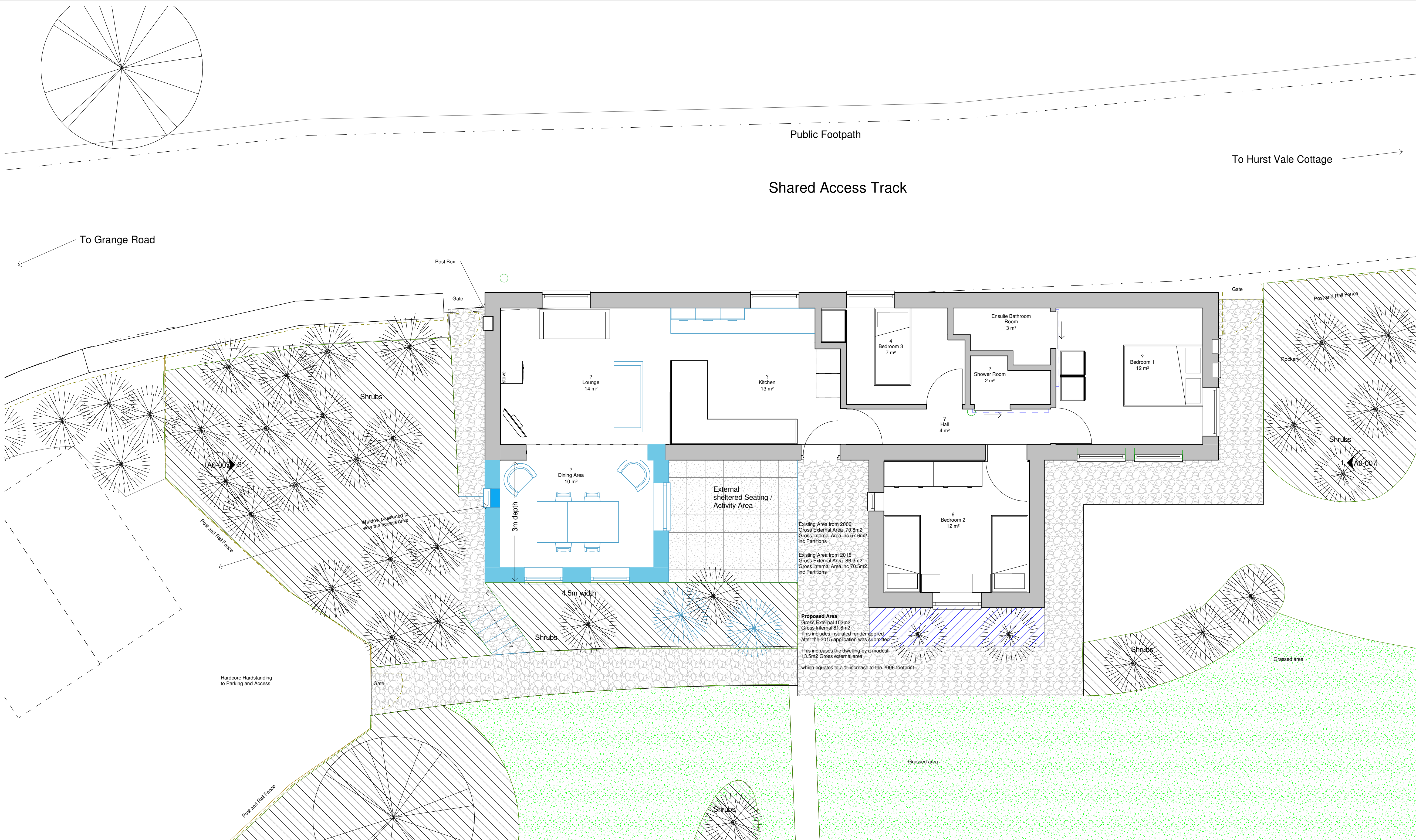


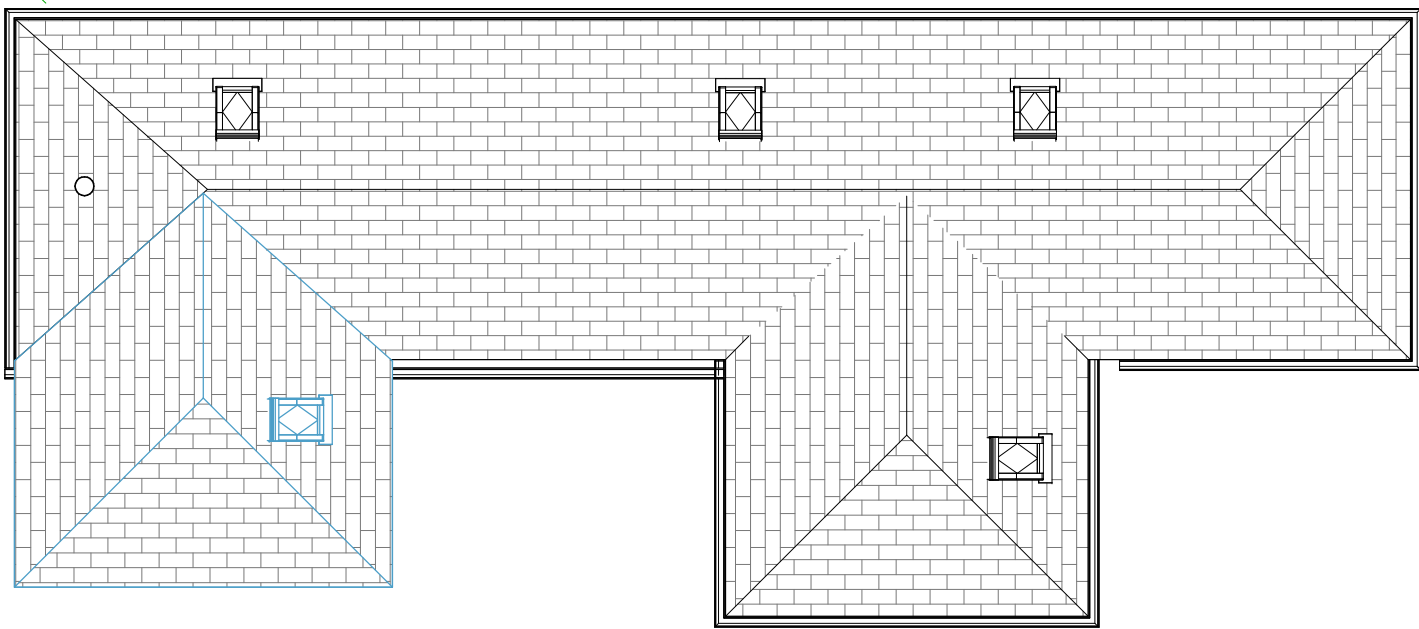


1 Ground Floor - Proposed

1 : 50



A photograph of the existing Living Space to demonstrate how small this is.



2 Roof Plan GA Proposed

1 : 100

Purpose of the Extension

The current owners are selling the property to fund completion of a development for the elderly elsewhere in Biddulph which includes provision of elderly care. They have been marketing the property for some time, and each potential purchaser walked away because of the size of the living space.

A buyer has been found who are a Couple who will use the dwelling to provide Foster Accommodation for Disadvantaged Children as part of a Local Authority Scheme. The setting is close but adequately distant from nearest neighbours which will suit the needs of the children. The bedroom and bathroom space are adequate for their needs, and the amenity space surrounding the dwelling including the outbuilding which will allow them to provide small activities for the children in all weather; together with its tranquil setting are what is required for their needs. But the living space is small.

The existing dwelling has a 13m² kitchen with a small dining table that is capable of accommodating four at a tight squeeze, but this makes it difficult to move in the kitchen, when in use. The existing lounge is 14m² and is able to accommodate a log burning stove, 2 seater sofa and small armchair.

The proposal increases the gross internal area of the dwelling by a modest 12m² by constructing an extension to the rear North west side of the dwelling which forms an opening in the side wall of the existing living room opening into a 10m² dining room.

This enlarged space will allow a larger dining table [capable of accommodating 5-6] and small easy chairs to be accommodated, and will allow an additional worktop and cupboard space to be formed in the kitchen area to provide family storage space. The additional walk through space will also provide space for more seating in the lounge.

Allowing the Construction of this modest extension would facilitate the Sale of this property to a Family providing Fostering in the community. It will also provide the funds to allow completion of Block Two on the Prize Buildings site which will provide four elderly care dwellings with live in care provision. If the sale does not proceed, then the site will stall until funds are available.

Materials as Existing

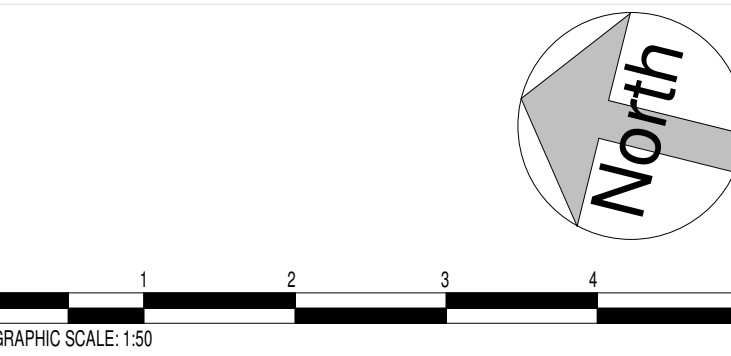
External Walls: White Render over existing masonry construction
Roof: Plain tiled with extensive moss/lichen coverage
Fascias/Soffits: Painted black in colour
Rainwater Goods: Black Half round gutters, Circular downpipe
Rainwater harvesting to barrel water butts
Rooflights: Dark anthracite grey in colour
Windows: Hardwood dipped finish black in colour
Door: Painted dipped timber black in colour

Materials as Proposed

External Walls: White Render over masonry cavity construction
Roof: Plain tiled to match existing in colour
Fascias/Soffits: Painted black in colour
Rainwater Goods: Black to match existing with an additional rainwater harvesting barrel water butt
Rooflights: Dark anthracite grey in colour
Windows: 2no relocated, 2no to match existing in appearance

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Prints: Please note that paper prints of this drawing may not be an accurate reproduction of the given scale. Figured dimensions only are to be taken from this drawing. A scale bar is shown for the purposes of scaling.
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Co-ordination: This drawing is to be read in conjunction with all other consultant's drawings, specifications and schedules..... IF IN DOUBT ASK

Rev	Drawn	Comments	Date
P1	BSP	Planning Application	31 July 2025



Project No	Originator	Btg	Drawing No.	Rev
25-027-	BPA-		A0-006_	P1

Client
Mr J and Mrs K Bostock

Project/Address
**Extension to Stable Cottage
10 Grange Road, Biddulph, ST8 7RZ**

Title
Proposed Plans

Status
RIBA Stage 3 Planning

Date
July 2025

Drawn
BSP

Scale @A1
As indicated

Checked

Architects : Interior Architecture : Landscape : Principal Designers : Conservation

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