Yew Tree Farm, Middleton – Volume calculations to accompany application for two storey extension. Updated 01/06/2022 to remove WC/Boiler

Volume calculations (in cubic metres);

- Original and pre-1948 calculations;

  Main House: 625
  Utility: 37
  Small Porch: 4
  Original part of kitchen (bottom) part formerly an original outbuilding: 24
  Detached domestic workshop: 188

  Total: 878

- Existing extensions;

  Office/study: 84
  Extension to original part of kitchen: 51
  Porch/cloaks: 16
  Conservatory 1: 32
  Conservatory 2: 33
  WC/Boiler: 15

  Total: 231

- Proposed demolition;

  Entire workshop: 188
  WC/Boiler: 15

  Total: 203

Once the workshop and WC/Boiler have been demolished calculations will be;

- Original and pre-1948 calculations: 878
- Existing extensions (231) minus proposed demolition (203): 231 – 203 = 28

Volume percentage calculations;

- Original and pre-1948 volume: 878.
- 35% of original volume (35% of 893): 307
- Existing extensions after proposed demolition deducted: 28
- Proposed two storey extension: 203
- Proposed two storey extension (203) + existing extensions after demolition (28): 231
- 231 equates to 26% of original volume, 9% below indicative threshold of 35%