

APPLICATION REFERENCE: 24/01003/LBC

Proposal: Conversion of existing garage into habitable living space; formation of opening between dining room and garage; removal of living room fireplace; removal of games room chimney breast; and application of cream paint to external front and side elevation doors.

1 Towncroft Avenue, Middleton, M24 5DA,

Condition 3

Prior to commencement of works, the following details shall be submitted to and approved in writing by the local planning authority:

- A scheme for the boxing in of the existing garage door, including details of internal finishes and materials; and
- A scheme for the removal of the fireplace within the dining room and the chimney breast within the games room, including details of making good, internal finishes and materials.

Reason: To ensure the proposed works do not detract from the historical value or character and appearance of the listed building

Condition 4

Prior to commencement of works, a schedule of repair works for the garage shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with this schedule.

Reason: To ensure the proposed works deliver public benefits and do not detract from the historical value or character and appearance of the listed building

Schedule of Repair Works

Property: 1 Towncroft Avenue, Middleton

Works Area: Existing Garage (Conversion to Habitable Accommodation)

1. General Conservation Principles

- All works shall follow a **repair-first approach**, retaining historic fabric wherever possible.
- Any defective historic materials shall be **repaired rather than replaced**, unless proven beyond repair.
- Where replacement is unavoidable, new materials shall **match the existing in type, appearance and detailing**.
- All works to be carried out by contractors experienced in **listed and historic buildings**.

- Any unforeseen historic features uncovered during works shall be **retained in situ** and reported to the Local Authority.

2. External Fabric – Garage Elevations

- External fabric to remain as existing - no external changes proposed

3. Existing Garage Door & Openings

- Existing garage door to be **retained in its original external position** to preserve the historic character of the elevation.
- Any internal lining behind the garage door to be **reversible**, with no permanent alteration to the external appearance.
- Existing sliding door within the recessed opening to be **retained**

4. New Openings (Internal)

- Cutting of openings to be **carefully undertaken to minimise disturbance** to surrounding historic fabric.
- Any removed masonry to be recorded and, where possible, reused elsewhere on site.
- repairs to plasterworks to be in lime

5. Walls – Internal Upgrading

- Existing garage walls to be **retained and upgraded internally only**.
- New independent timber stud lining to be installed with:
 - Minimum 50mm ventilated air gap
 - Vapour control layer
 - 75mm PIR insulation between studs
 - 32.5mm insulated plasterboard finish
- This system ensures the historic wall fabric remains **breathable and undisturbed**.
- Target U-value: **0.18 W/m²K**.

6. Floor Construction

- Existing garage floor slab to be replaced
 - 140mm Kingspan Thermafloor TF70 (or similar approved)
 - Perimeter insulation to prevent cold bridging
- Finished floor level to match the existing house floor level to ensure continuity.
- Target U-value: **0.18 W/m²K**.

7. Roof Structure & Insulation

- Existing roof structure to be **retained**.
- Rafter sizes to be confirmed following careful strip-out.
- Roof insulation upgrade to include:
 - 100mm rigid insulation between rafters (maintaining ventilation gap)
 - 50mm rigid insulation below rafters
- No alteration to the external roof covering or profile.
- Target U-value: **0.15 W/m²K**.

8. Chimney & Fireplace Alterations

- Fireplace within the garage to be removed as shown on the proposed plan.
- Chimney structure to be carefully dismantled **only where indicated** and where it does not contribute to the historic significance.
- Remaining chimney elements to be made good using matching materials.
- Any retained chimney fabric to be left structurally sound and ventilated.

9. Internal Finishes

- Internal wall finishes to be breathable where possible.
- Skirtings, architraves and trims to be **simple and traditional in profile**, reflecting the age and character of the building.
- New finishes to remain visually subordinate to the original fabric.

10. Services

- New services (electrical and heating) to be surface-mounted where practicable or routed through new fabric to **avoid chasing historic masonry**.
- All service penetrations to be kept to a minimum and fully reversible.

11. Protection During Works

- All retained historic elements to be **protected during construction**.
- Dust, vibration and moisture to be carefully controlled throughout the works.

12. Reversibility

- All new works associated with the garage conversion shall be **fully reversible**, ensuring that the original form and fabric of the listed building can be reinstated in the future if required.



PROPOSED GROUND FLOOR PLAN
1:50 @ A1

Dimensioning

Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Architectural designers to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, structural engineers and service engineers' drawings.

Rev	Date	Description
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CLIENT:
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PROJECT:
Arkholme,
Towncroft Avenue

TITLE:	REV:
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Proposed Ground floor

SCALE:	DATE:
1:50 @ A1	Jan 2026

DRAWING NO.