



095: 17 Linden Park

Applicant: Polly Checkland and Joe Daly
March 2022: Design and Access Statement

Michael Collins Architects

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Indicative designs (subject to further studies).

This Design and Access Statement relates to number 17 Linden Park

The description of the proposal is :
“Demolition of the existing garage, new internal and external structural openings/replacement and widening the rear ground windows with new aluminum bifold doors and windows, and external cladding. New loft conversion, roof lights and roof extension.”



Not to scale - Aerial Plan identifying 17 Linden Park

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Summary: Proposals

- The proposed alterations to 17 Linden Park are part of a sympathetic strategy of modern intervention, to enhance the enjoyment of the existing rear garden and create additional bedroom accommodation.
- This work aims to upgrade the existing property to current energy standards, improve living accommodation in a manner that sets a precedent for surrounding properties and substantially improve the elevational composition from the rear.
- The existing property was constructed around 1905, the proposed designs aims to respect the history of craftsmanship associated with the heritage of housing within the Levenshume and Burnage areas in a contemporary manner.
- The proposals draw from a palette of materials that make reference to the host property, but also form a complementary contrast to it with zinc cladding and new glazing systems and timber framing, defined through sharp detailing. Zinc cladding in PIGMENTO Green finish responds to the improved relationship of the proposal to the garden, reflecting its green hues, and alludes to the appearance of weathered oxidised copper which relates to the industrial heritage of South Manchester.
- The contrast between the brickwork and zinc cladding defines the proposal as a high-quality modern addition which can be valued on its own merits.

1.0 Building Use

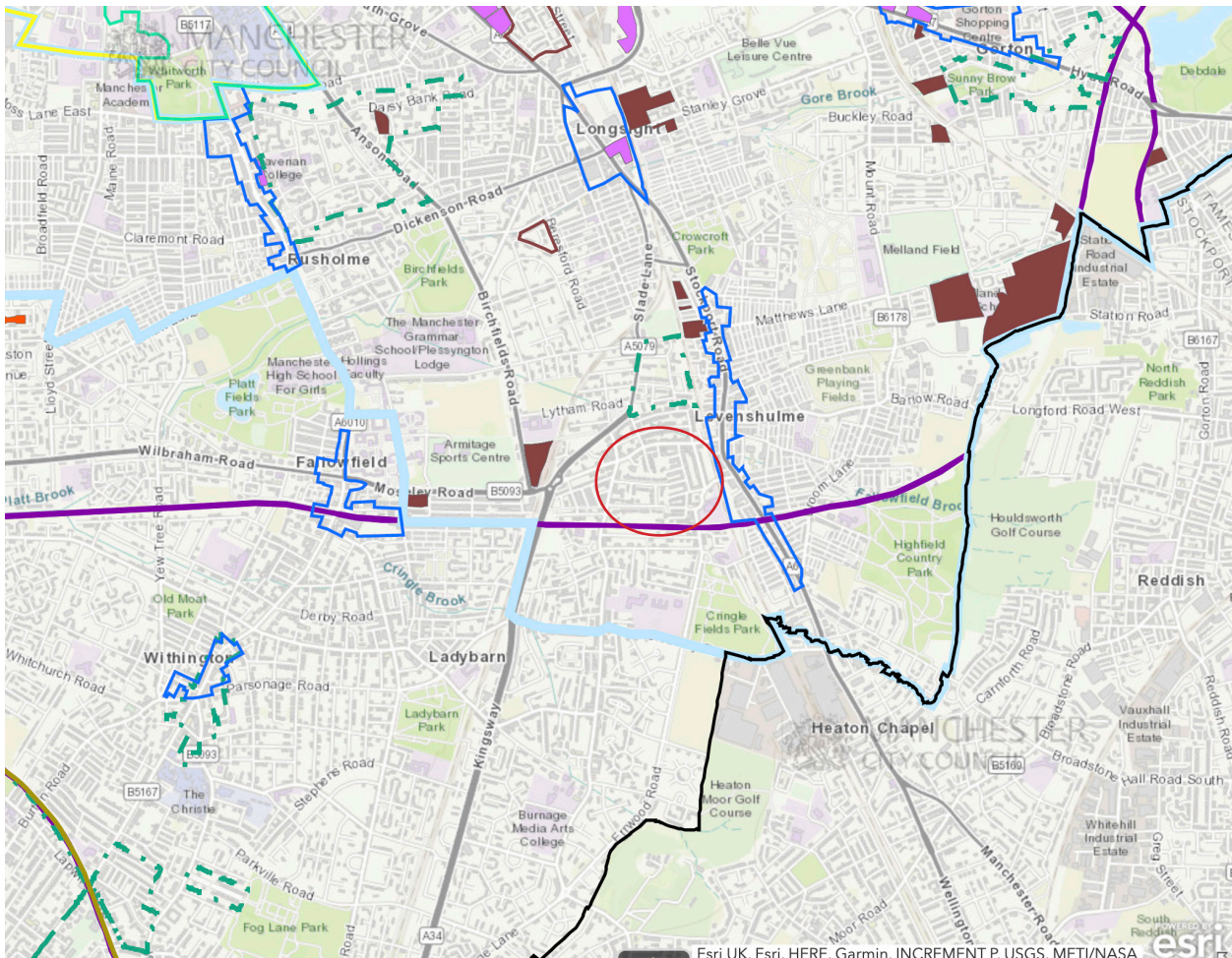
17 Linden Park is a semi-detached dwelling with two principal storeys and a basement. The applicant is the property (freehold) owner, and the property was recently purchased.

2.0 Character Appraisal

The site is not set within any of the Manchester City conservation Areas, but is within an area of residential development that emerged prior to 1900 as part of the outward expansion of Manchester fuelled by suburban railway lines.

The property is similar to other properties on the east west gridded Linden Park (formerly Linden Road) and is part of an early collection nrs 1-24 that were constructed to the north west of open land between Cringle Brook and the railway between 1890--1910. The remainder of the properties along Linden Park and Milwain Rd were built between 1910-1920.

The characteristic front elevations, and banded rear elevations and gable central chimneys conceived by the original designer remain dominant and consistent. The rear elevations have been subject to change over the years and have been extended and altered in a variety of ways, and with varying degrees of success.

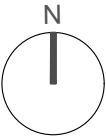
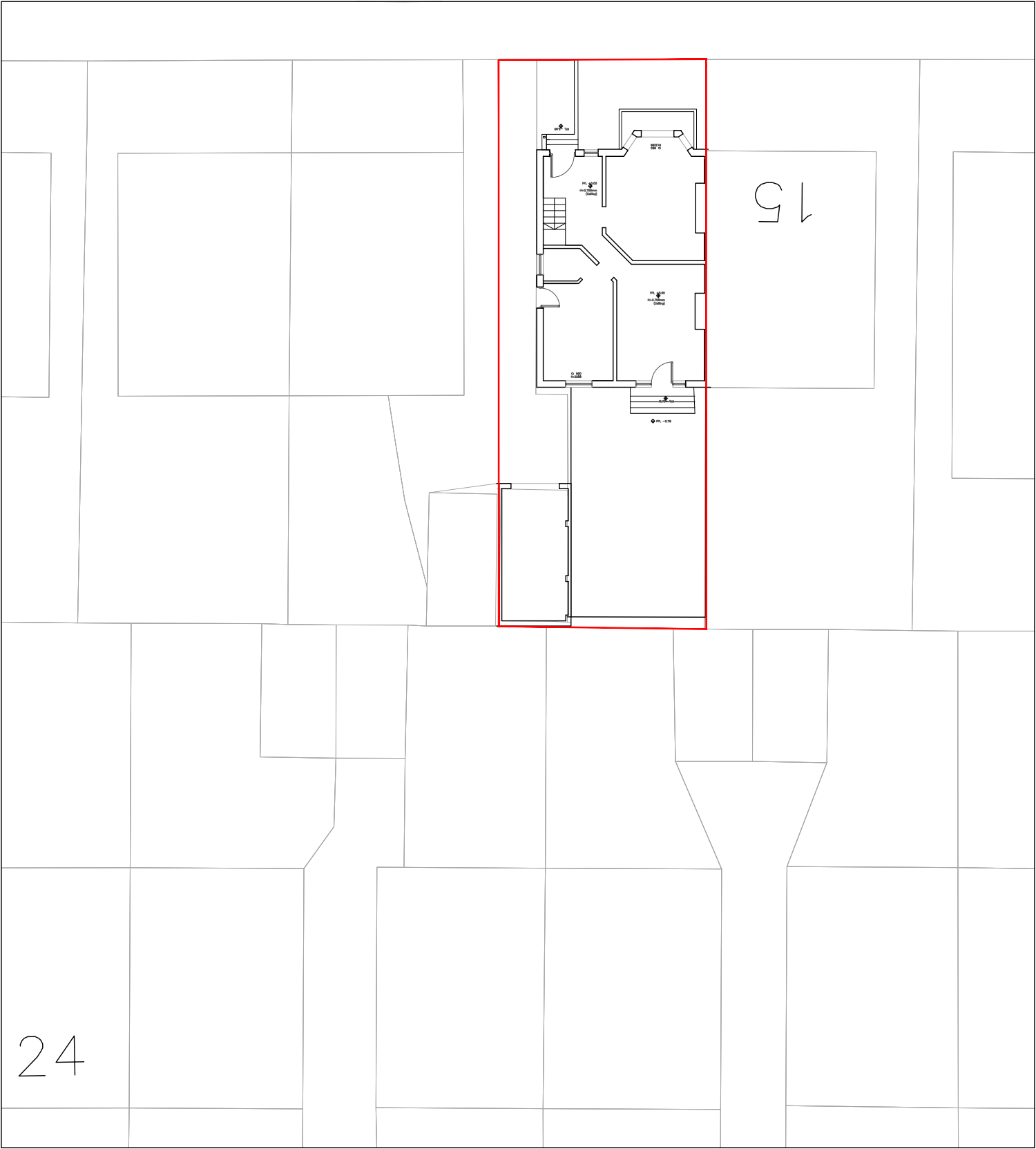


Layer List	
Layers	
☐	TransPennine Trail
☒	Metrolink Existing & Proposed (T1.8)
☐	East Manchester Sub Areas
☒	City Centre (CC1-CC10)
☒	District Centres
☒	City Boundary
☒	Regional Centre (EC3)
☒	Inner Areas (SP1)
☒	Conservation Areas
☒	Economic Improvement Area
☐	Airport Strategic Site (MA1)
☐	City Centre Primary Shopping Area (CC2)
☒	Sites of Biological Interest
☒	New Housing
☒	Economic Development
☒	New Shops
☒	Education and Community Sites
☒	Leisure Use



Not to scale - Local Area designations

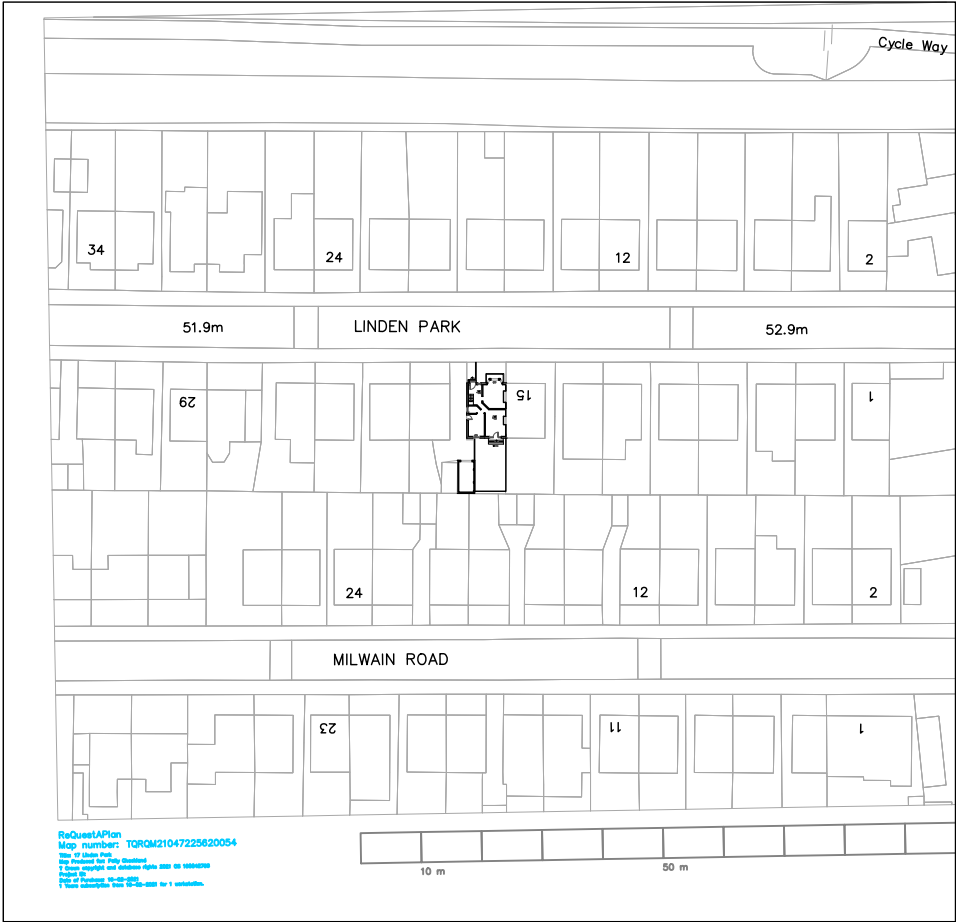
Street View (C) Google 2021



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Note these layouts are preliminary until further surveys are undertaken.
Note all boundaries are taken from OS Data and are indicative.
Do not scale from this plan
Note that this is NOT a title deed plan.

Note: This drawing is copyright
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Information, specification and drawings
All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.
All sundry work not shown to be undertaken in accordance
with the British standards



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17 Linden park
Job No. 095 Location and block plan
Stage: 3
Status: Planning
001
REVISION: Scale 1:1250 @:A3



a. View of the Front facing north showing the adjacent property.



b. View from the rear elevation to the garden facing south



c. View of the rear elevation from the bottom of the garden.

4.0 The existing property

- The front and rear of the property is composed of red facing brick with dentilled datums.
- The chimney is brick, and sills / lintels over windows are composed with arched brickwork to the side and stone concrete lintels to the front and rear.
- White UPVC windows, and aluminum doors to the front and rear.
- Existing eaves, fascias and soffits are timber painted black. Existing rainwater goods are black PVC.
- The existing main roof pitches (hipped) incorporates clay tiles.
- An existing access is shared between NRS 17& 19 accessed at the front.
- There is a level change across the site of approximately 300-400mm from the road level to the bottom of the garden.
- There is an existing brick garage approximately 2.1m high sloping to 1.8m high at the south of the site.

5.0 The condition of the existing building

- The rear elevation faces South, the configuration of the existing ground floor area and level change limits connection between the living areas and the garden.
- The existing garage is in moderate condition but uninsulated and requiring damp proofing.
- The existing garden area is approximately 700mm below the finished floor level of the ground floor of the existing property. The garden area immediately adjacent has been covered by paved hard-standing.
- The existing boundary fences are around 1.8-2m high along the boundary, with an existing brick wall at the end of the garden.
- The existing dwelling is in a fair state of repair but in need of ceiling repairs and Modernisation.
- The thermal breaks to the existing windows have failed in a number of locations.
- The existing roof shows some signs of distress to tiles and battens, and the existing attic joists are insufficient to bear floor loadings.

6.0 Relevant planning history

A number of extensions, loft conversions and roof elterations have been undertaken on Linden Park and the adjacent Milwain Road. Image ‘P’ shows recent planning applications over the last 5 years (shown in red).

National planning policy para 127.

MCR council Supplementary Planning Document and Planning Guidance Adopted April 2007
-11.10
-2.1
-H2.7, I3.1, S2.5, E3.3
Character and Context H2.7, I3.1, S2.5, E2.7, E3.3, E3.8
Continuity & Enclosure H2.7, I3.1, S2.5, E3.3

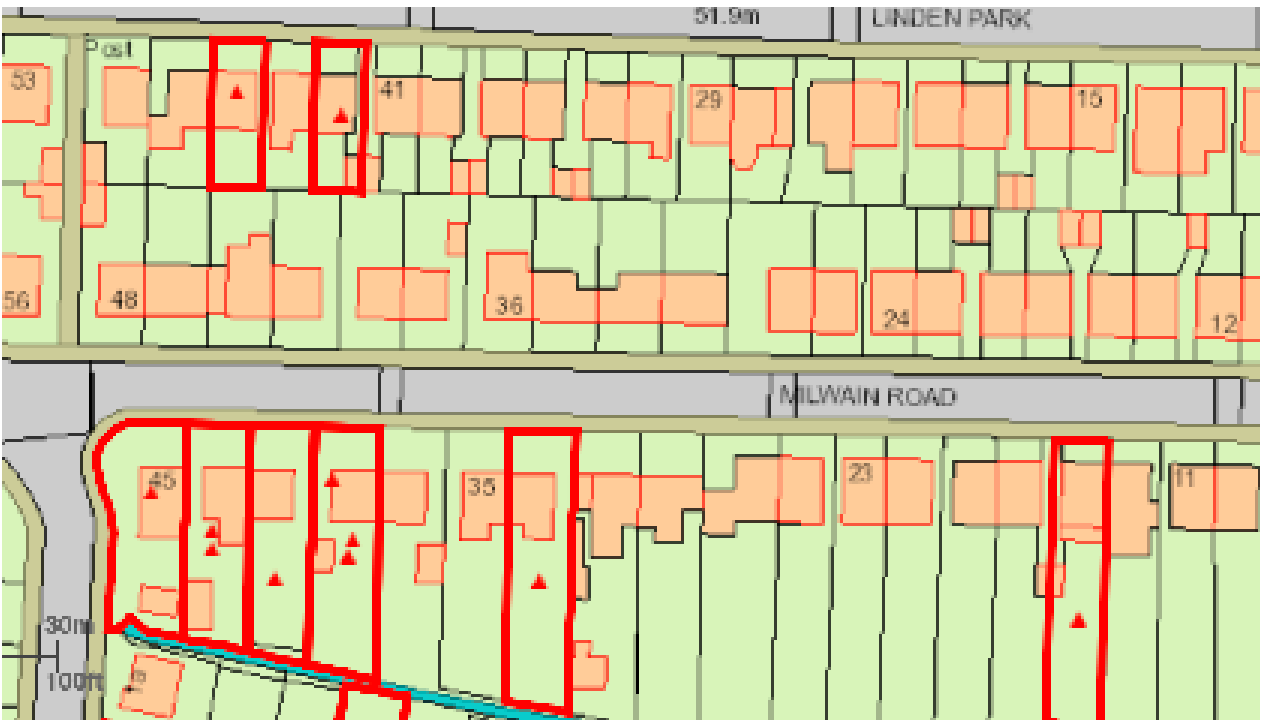
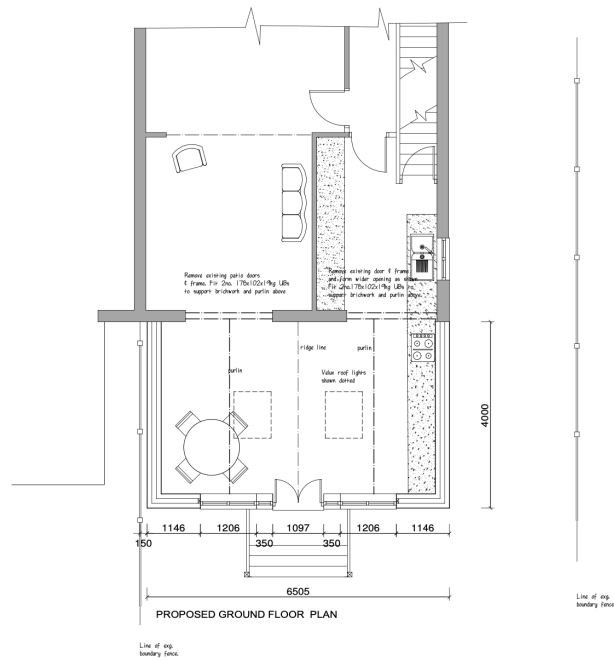
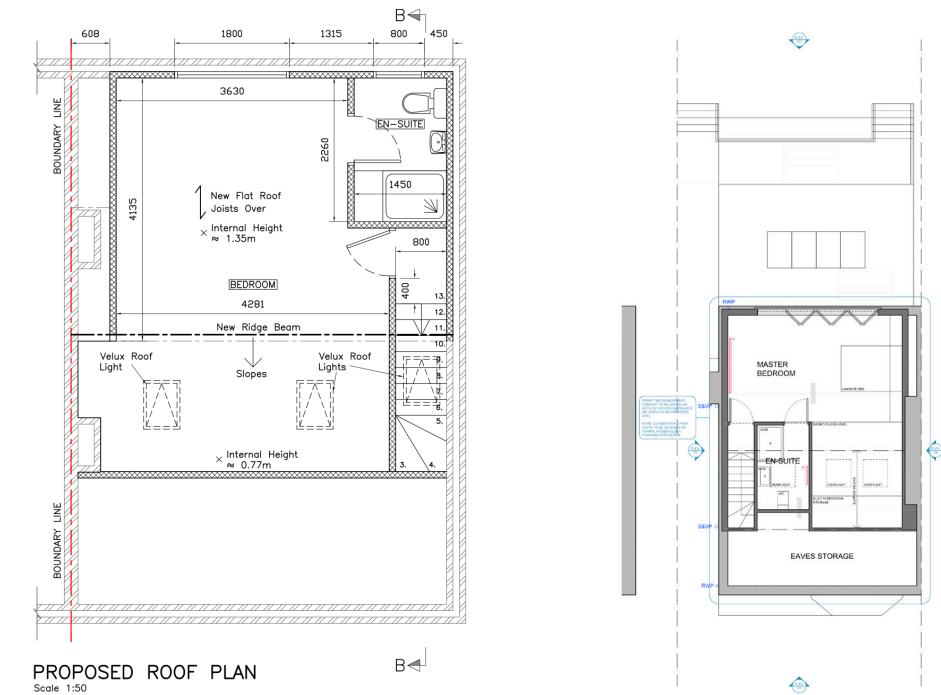


Image P - showing recent planning applications

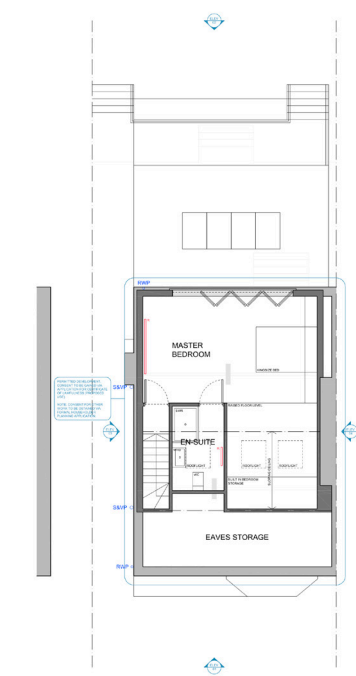
Details of key recent applications:



122918/FH/2019
41 Milwain Road, Manchester M19 2PX
Proposed erection of a single storey extension to the rear of the existing property



119080/LP/2018
65 Milwain Road ,Manchester M19 2PT
Certificate of Lawful Development for proposed construction of dormer extension to rear elevation and installation of velux windows to front elevation of roof.



109979/LP/2015/N2
21 Milwain Road, Manchester M19 2PX
Certificate of proposed lawful development for the installation of rear dormer extension

Images of local roof extensions/dormers:



24 Milwain Road (C) Google 2021

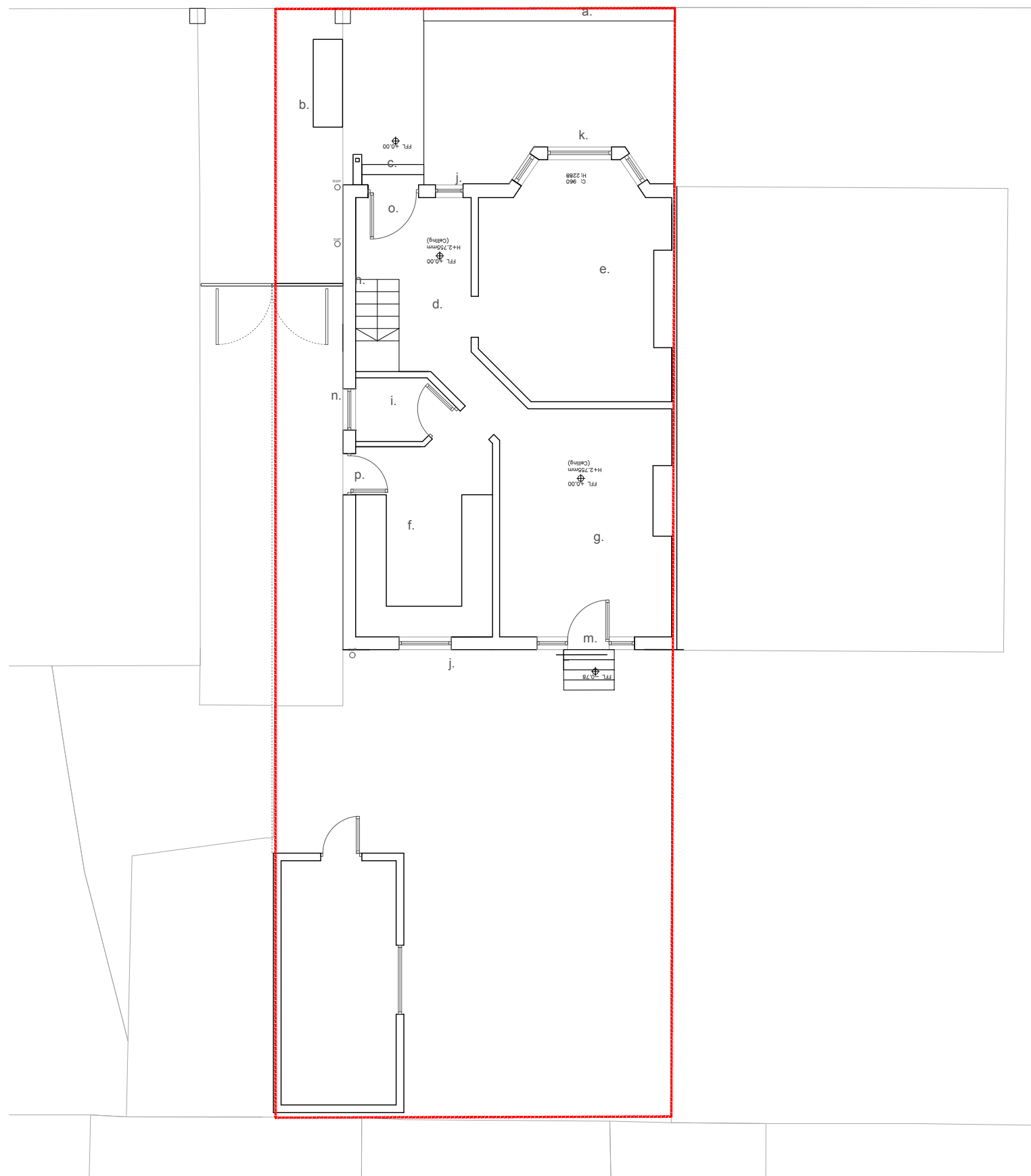


79 Linden Park(C) Google 2021



59 Linden Park(C) Google 2021

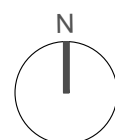
7.0 Existing Plans



Ground floor as existing

Notes:

- a. Existing brick wall
- b. Existing bin storage
- c. Existing front steps
- d. Existing hall
- e. Existing living room
- f. Existing kitchen
- g. Existing dining room
- h. Existing stairs
- i. Existing pantry storage
- j. Existing UPVC/aluminium window
- k. Existing UPVC/aluminium bay window
- l. Existing garage
- m. Existing aluminum UPVC door
- n. Existing timber window
- o. Existing UPVC aluminium composite front door
- p. Existing timber side door



500 1 2 1:100

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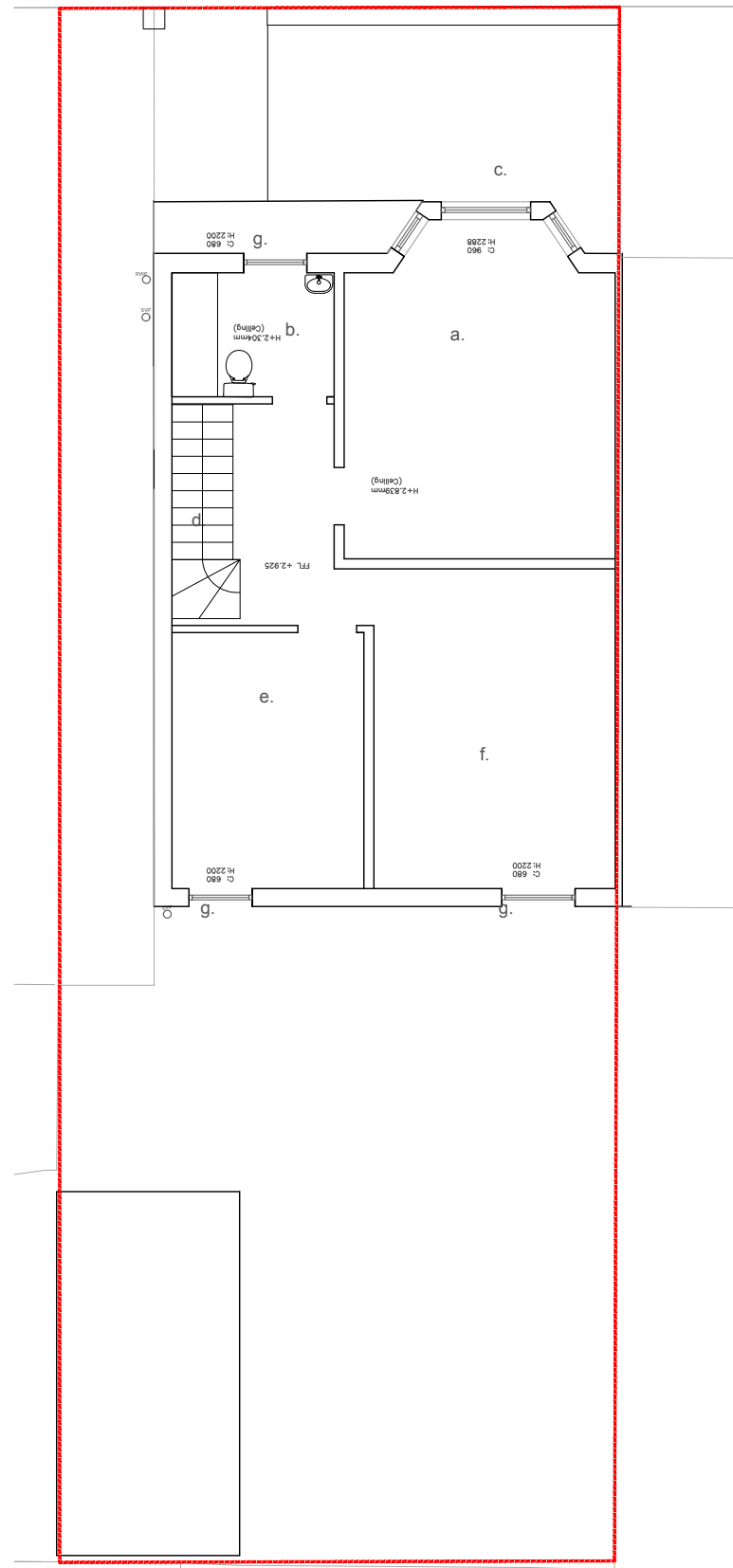
17 Linden park

Job No.
095 Ground floor plan
as existing

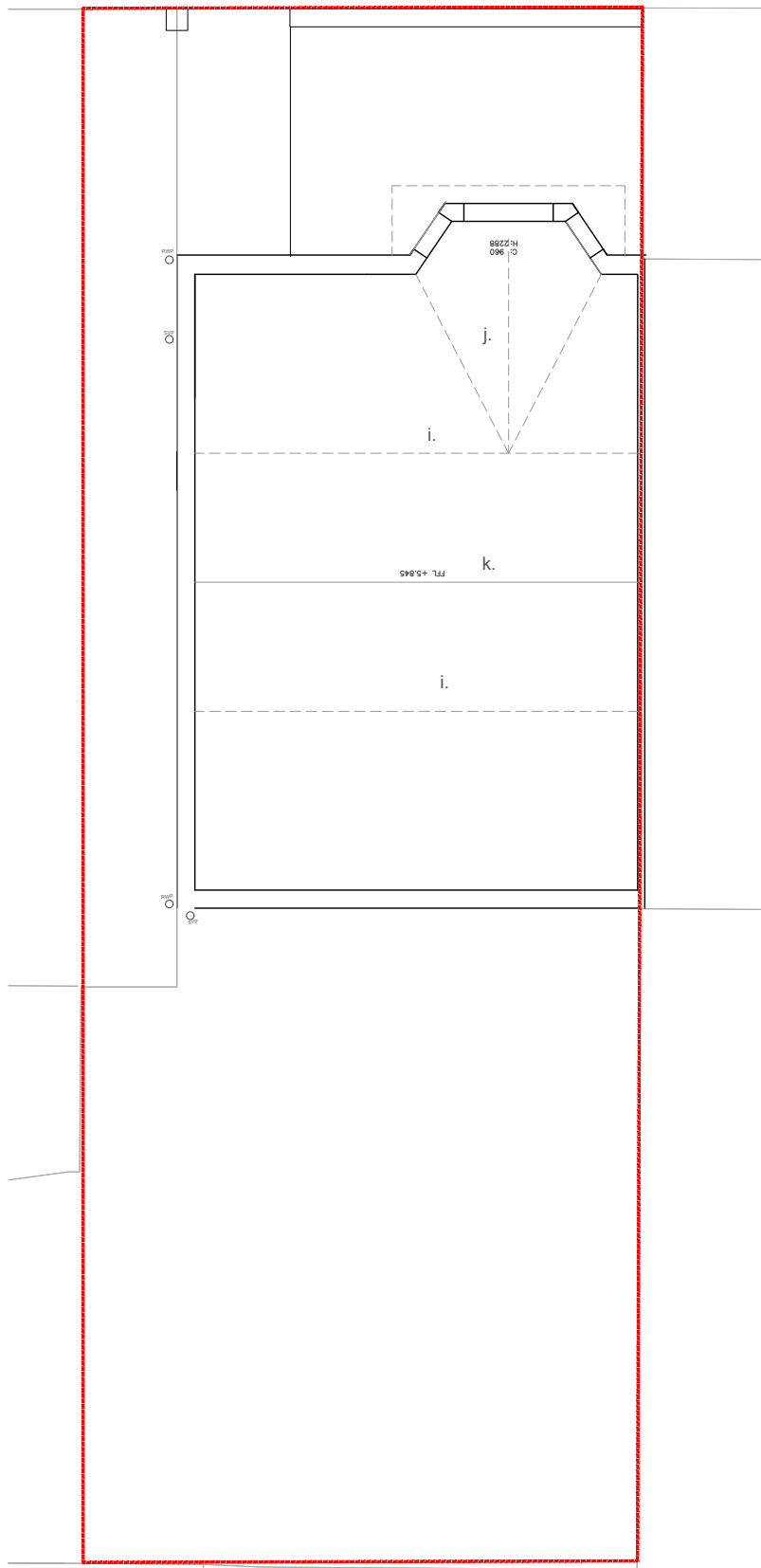
Stage: 3
Status: Planning

002

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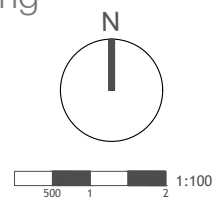
First floor plan as existing



Attic plan as existing

Notes:

- a. Existing master bedroom
- b. Existing master bathroom
- c. Existing UPVC/aluminium bay window
- d. Existing stairs
- e. Existing bedroom 1
- f. Existing bedroom 2
- g. Existing UPVC/aluminium windows
- h. Existing chimney breast
- i. Existing purlins
- j. Existing front hip
- k. Existing ridge



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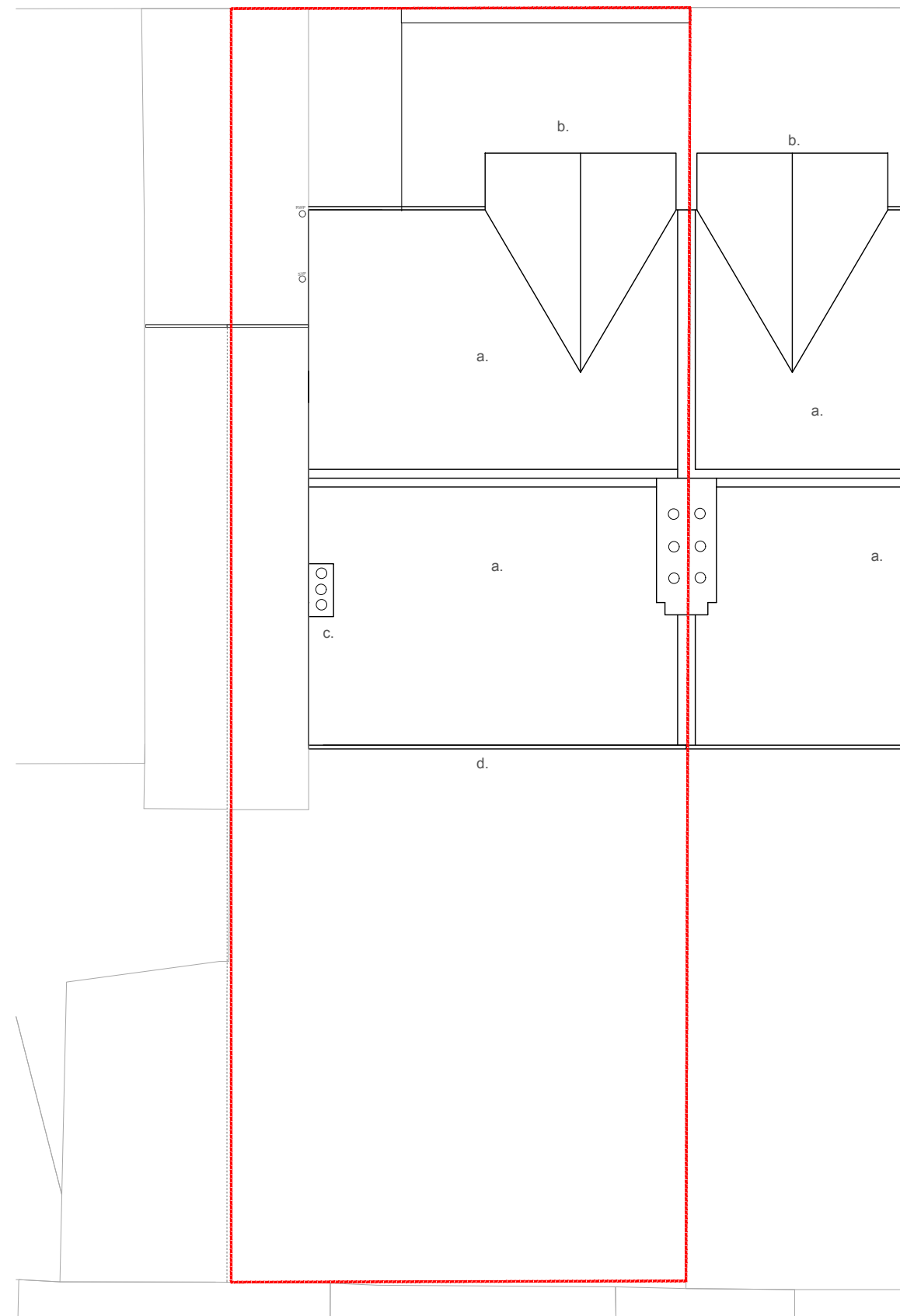
17 Linden park

Job No. 095 First floor and attic
plans as Existing

Stage: 3
Status: Planning

003

REVISION: B Scale 1:100 @:A3



Roof as existing

Notes:

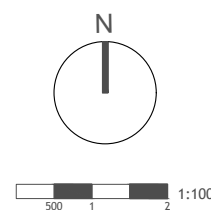
- a. Existing clay tiles
- b. Existing timber fascias
- c. existing chimney
- d. Existing gutter

Note: Roof features and positions shown
indicatively/approximately

Note: This drawing is copyright
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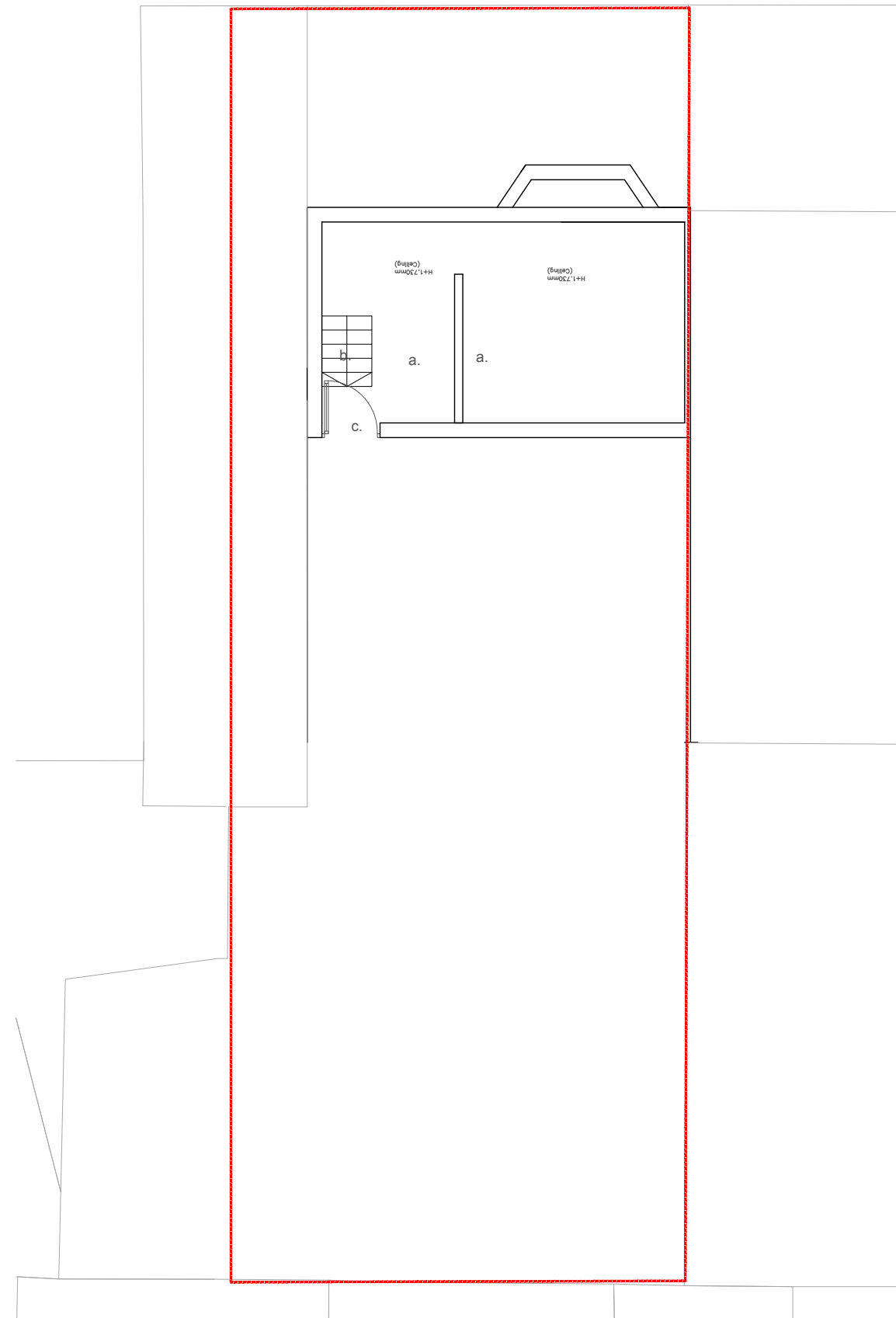
17 Linden park

Job No.
095 Roof plan
as Existing

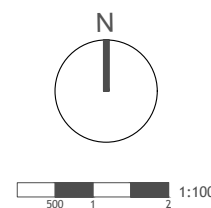
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basement as existing



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Note: Roof features and positions shown
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Note: No works are proposed to the basement as part of this
application.

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Notes:

- a. Existing cellar
- b. Existing stairs
- c. existing door

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Job No.
095 Basement plan as
existing

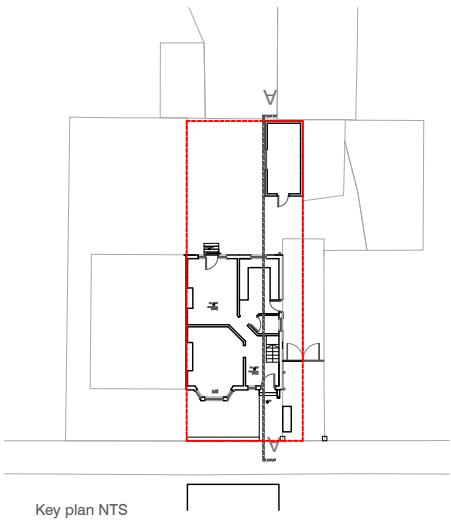
Stage: 3
Status: Planning

005

REVISION: Scale
1:100
@:A3



- Notes:
- a. Existing UPVC windows
 - b. Existing clay roof tiles
 - c. Existing brick garage (cement board roof)
 - d. Existing aluminum front door
 - e. Existing basement
 - f. Existing rear garden steps



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Job No. **095** Section as Existing

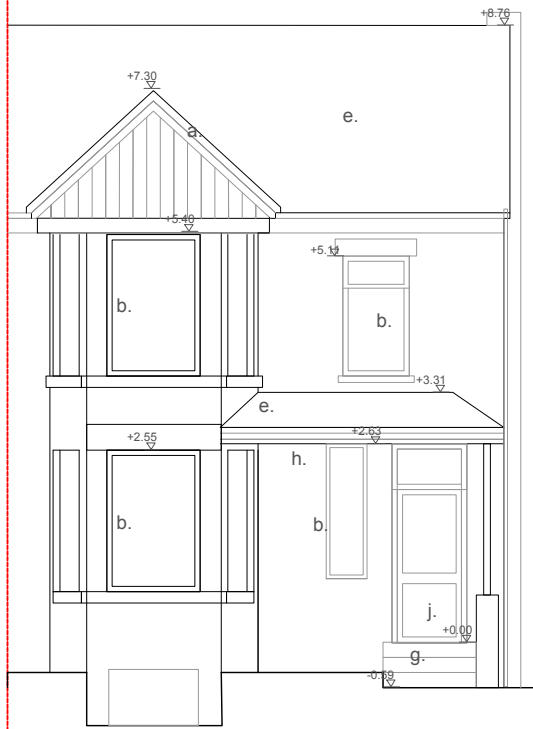
006

Stage: 3
Status: Pre-planning

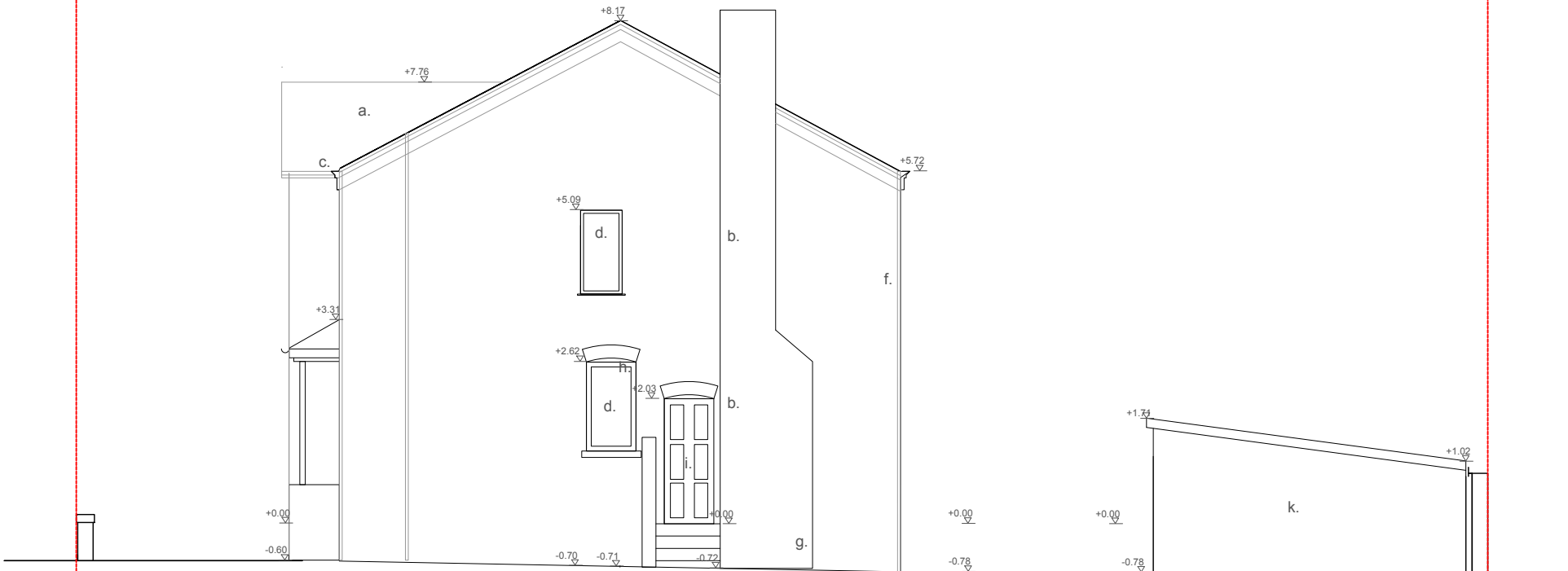
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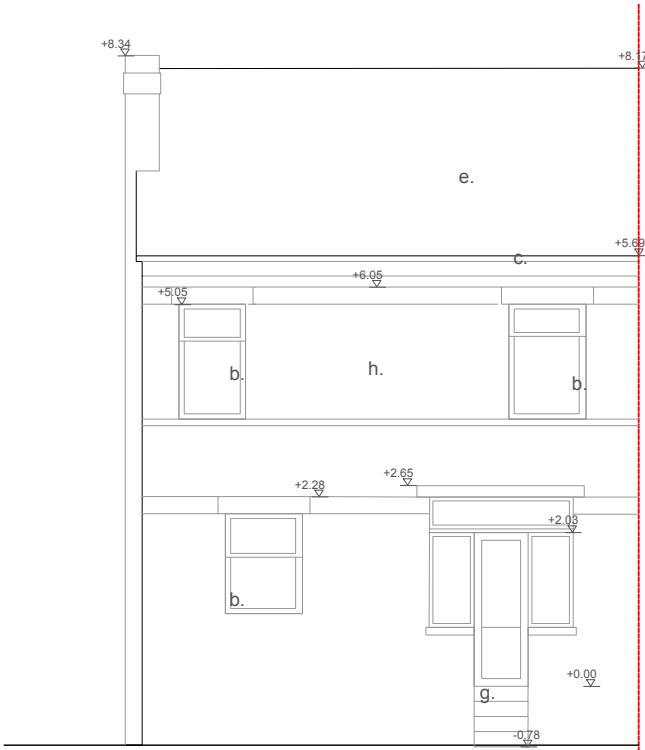


Elevation AA as existing

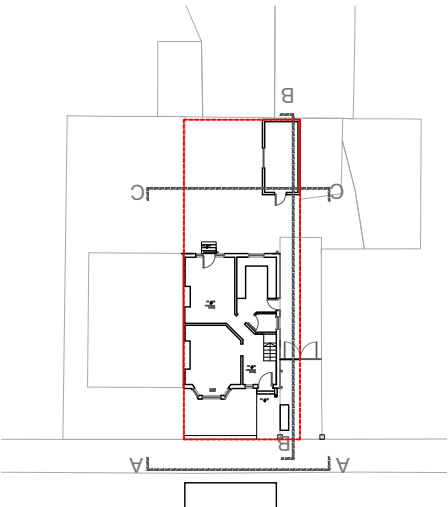


Elevation BB as existing

- Notes:
- a. Existing hip roof bay
 - b. Existing UPVC/aluminium windows
 - c. Existing gutter
 - d. Existing timber frame window
 - e. Existing clay tiled roof
 - f. Existing brick chimney
 - g. Existing steps
 - h. Existing brickwork
 - i. Existing timber door
 - j. Existing UPVC aluminium composite door
 - k. Existing brick garage



Elevation CC as existing



Key plan NTS

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17 Linden park

Job No. 095 Section as Existing

Stage: 3
Status: Planning

007
REVISION: B
Scale 1:100
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