

21 Patterson Avenue, Chorlton-cum-Hardy

Planning Application

Client: Ms Kellaway & Mr Goyne

Property Address: 21 Patterson Avenue
Chorlton-Cum-Hardy,
Manchester,
M21 9NB

Prepared on: 27.03.22

Prepared by: Liam Briggs, Architectural Technologist BSc (Hons)

Overview

1.0 Executive Summary

- 1.1 Property Description
- 1.2 Project Ambition
- 1.3 Project Outline

2.0 Existing Condition

- 2.1 Commentary
- 2.2 Photographic Study

3.0 Drawing Register





1.0 Executive Summary

1.1 Property Description

21 Patterson Avenue is a semi-detached domestic property dating from mid-1900's, within the suburb of Chorlton-cum-Hardy, Manchester. The property has 3 bedrooms, 2 reception spaces and a large rear garden. The property sits adjacent 23 Patterson Avenue and has shared access to existing garages to either property. A current extension to the property is in an extremely dilapidated state, within the current extension there is a long form galley kitchen with a garage adjacent, housing utility connections.

The property is approximately 10 minutes walk from Chorlton Tram Station and within close proximity to Longford Park and Chorlton Ees Nature Reserve. With access to the popular area of Beech Road and Sale Waterpark it is situated within a highly sought-after location

1.2 Project Ambition

The submission of this document forms part of the planning application to provide the property with the with a contemporary two storey extension and the demolition of the existing extension found in poor condition. Permitted development rights for this project are exempt due to the nature of the extensions proximity to the side elevation of the property.

1.3 Project Outline

A two storey extension will provide the property with an additional shower room, utility space and kitchen/living areas at Ground Floor, with another bedroom at first, accessed via the existing staircase. The above will be achieved inline with the below project strategies:

- Proposed extension offset from adjacent boundary line approx 1400mm
- Termination of proposed rear ground floor wall extension to be min. 10.2m from rear boundary line.
- Termination of proposed rear first floor wall extension to be min. 14.5m from rear boundary line.
- Demolition of existing extension and diverting services in anticipation for proposed
- No windows to side elevation of proposed extension to prevent overlooking of adjacent property
- 2nr skylights. 1 to ground floor roof and 1 within first floor roof above bedroom.

- Extensive, non accessible green roof to mono-pitch roof.
- Contemporary brick soldier course detailing above openings
- Demolition of porch to front of property, to be replaced with fully enclosed porch
- The additional roof space will look to support Photovoltaic cells for a renewable energy source as part of a future package of works

The following drawings outline the above proposal, all external finishes to be similar in texture and materiality to existing area.

The profile of the streetscape and boundary line provides a natural buffer to the rear of the property forming beneficial protection from overlooking. Vegetation along boundary lines also reduces visibility to adjacent properties. With sufficient rear garden depth to compensate for the additional first floor bedroom.

2.0 Existing Condition

2.0 Commentary

The property beholds a previously constructed extension which is an addition to the original building form. Being constructed prior to the current occupiers - the clients, this extension requires demolition due to several construction failings.

Waterproofing has been exposed due to the failure of the single ply roofing, leaving little alternative than to cover with plastic sheeting. The extent of the damage has proven too costly to replace locally, and wholesale remediation is required.

The facing brickwork shows unconventional bonding to corners, with damaged fascia boards across the external walls this has led to water ingress and thermal bridging issues, damp to internal spaces is a growing concern due to the poor detailing throughout.

Internal spaces are uncomfortable with low ceiling heights and cold surfaces questioning the insulative qualities of the current design.

The property has a canopy to both the front and rear elevations which are severely deteriorated and pose risk of collapse. Made out of timber, there are significant signs of rot and require replacement.

Existing structural elements which frame the opening to the existing extension do not appear to be encased in fire protection which will be completed as part of the proposed extension works.

It is sufficient to say the property requires this proposal in order to level-up the potential and remove any risk associated with the poor quality extension constructed by a previous occupier whom have put the property at risk of degradation.

2.0 Photographic Study





3.0 Drawing Register

Number	Name	Revision
(00) 001	Location Plan	A - Planning
(00) 002	Site Plan	A - Planning
(00) 003	Block Plan	A - Planning
(01) 001	Existing_Elevations	A - Planning
(02) 001	Proposed_Elevations	A - Planning
(03) 000	Existing_Ground Floor Plan	A - Planning
(03) 001	Existing_First Floor Plan	A - Planning
(03) 002	Existing_Roof Plan	A - Planning
(03) 010	Demolition_Ground Floor Plan	A - Planning
(03) 011	Demolition_First Floor Plan	A - Planning
(04) 000	Proposed_Ground Floor Plan	A - Planning
(04) 001	Proposed_First Floor Plan	A - Planning
(04) 002	Proposed_Roof Plan	A - Planning
(10) 010	Proposed_Rear Extension CGI	A - Planning

Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
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A 30/03/22 LB Issued for planning.

Rev Date Intls Details

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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kellaway & Mr Goyne
Location M21 9NB

Drawing Title Location Plan

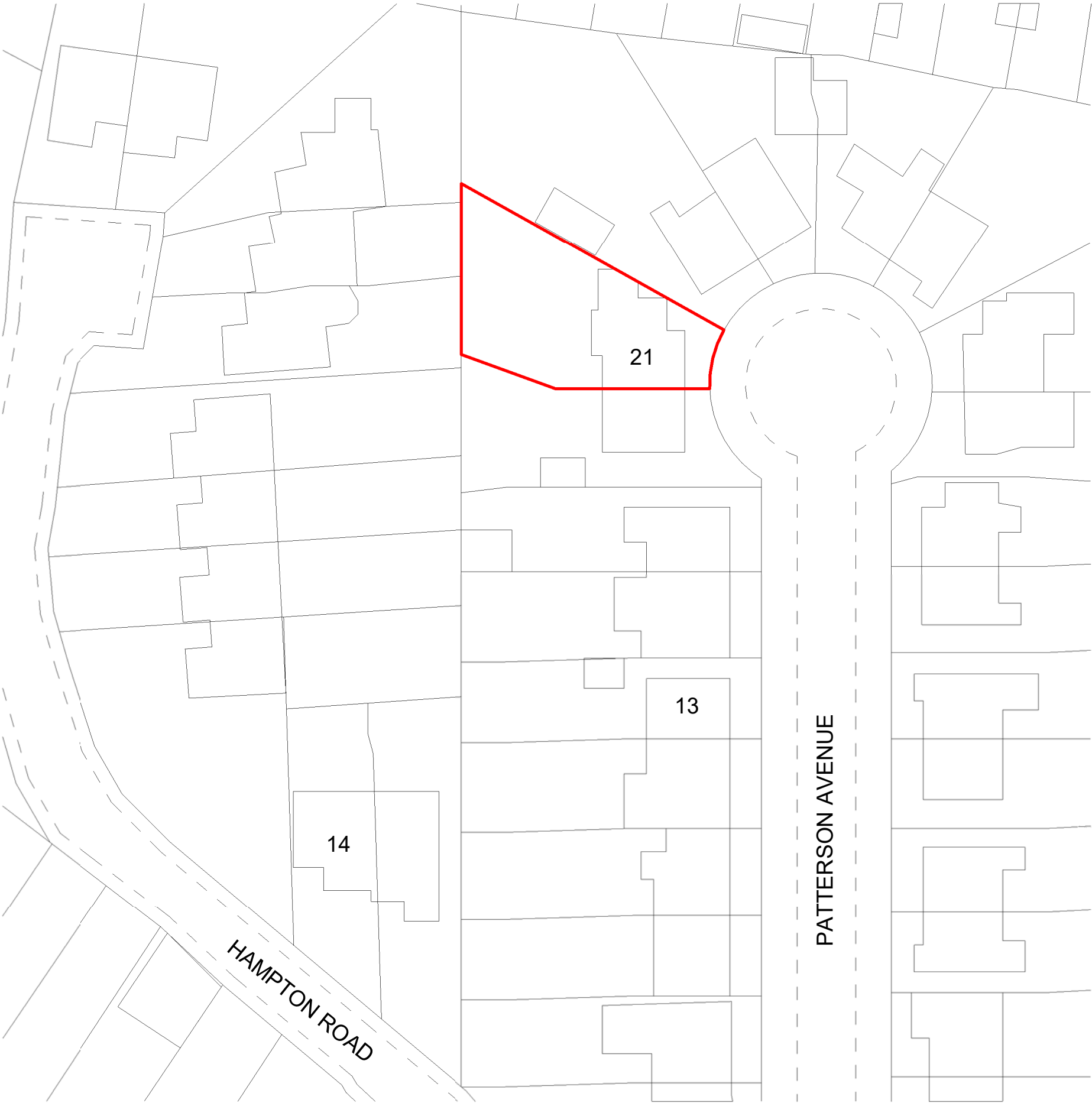
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Checked -- Orig Paper Size A3

Job No: 0001 Status PLANNING

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-XX-DR-AT-(00) 001-A

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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kellaway & Mr Goyne
Location M21 9NB

Drawing Title Site Plan

Date 30/03/2022 22:51:02 Scale 1 : 500
Checked -- Orig Paper Size A3

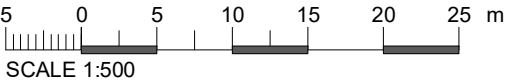
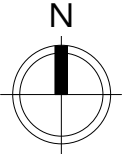
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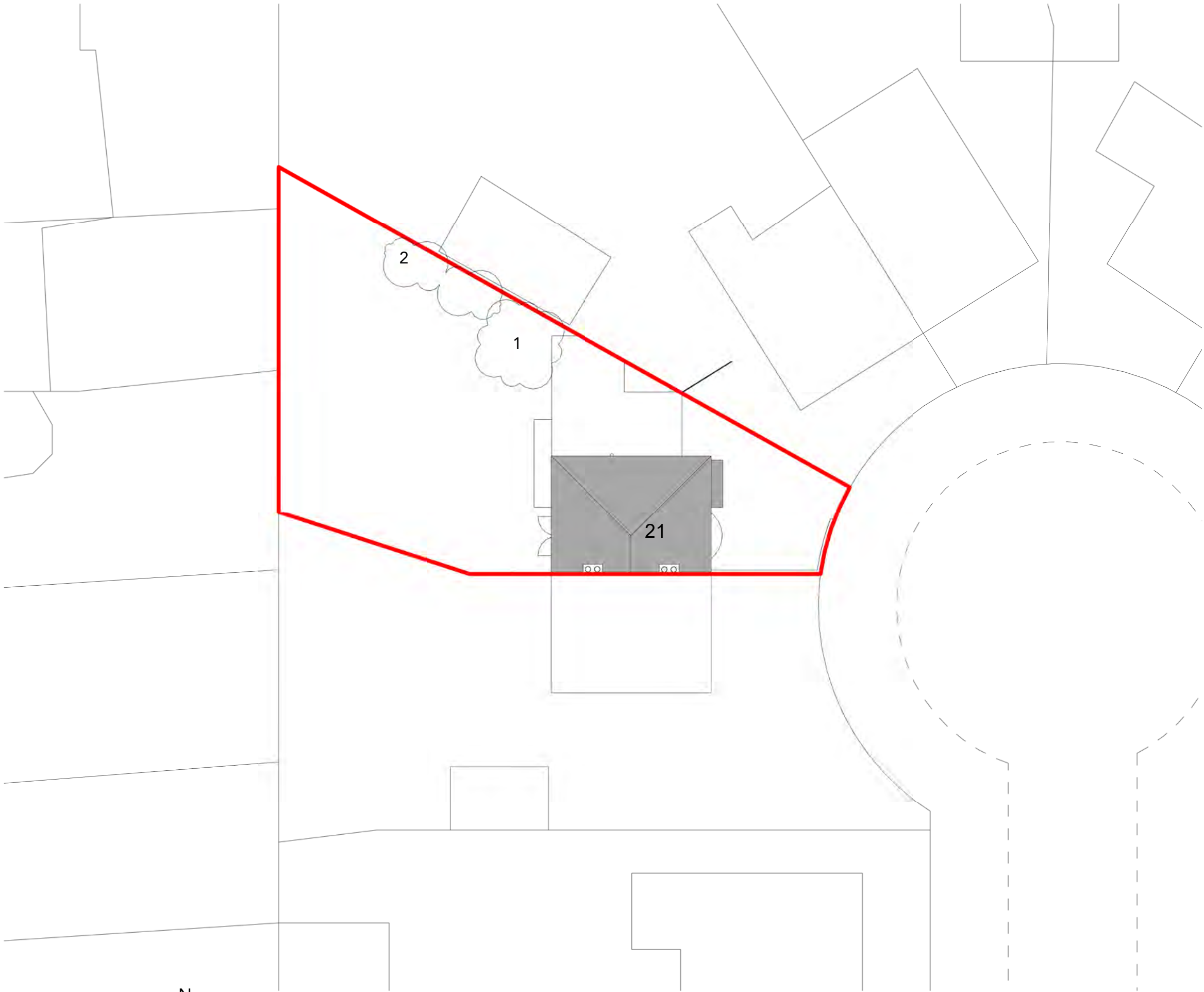
Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-XX-DR-AT-(00) 002-A

Site Plan

1 : 500





Note:
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Vegetation assessment:
1 - Rhododendron bush: To be removed, potential for replacement in suitable location following construction works

2 - Pivot bush: To be trimmed suitably for access along side elevation, not to be removed.

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Rev	Date	Intls	Details
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Client	Ms Kellaway & Mr Goyne
Location	M21 9NB

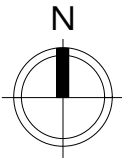
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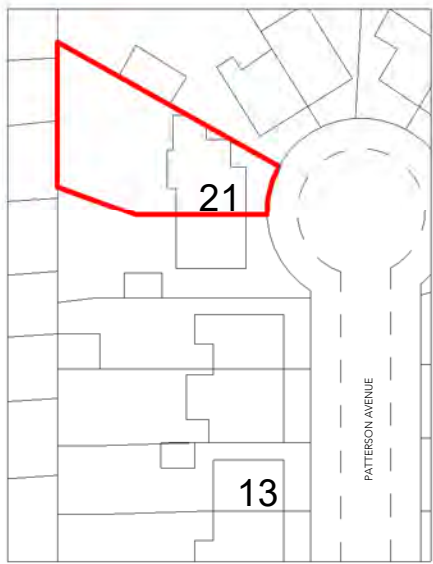
Job No:	0001	Status	PLANNING
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Project:	Origin:	Zone:	Level:	Type:	Disc:	Number:	Rev:
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001-LB-XX-XX-DR-AT-(00) 003-A



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Existing_Front/East Elevation
1 : 50



Existing_Rear/West
1 : 50



Existing_Site/North Elevation
1 : 50

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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kallaway & Mr Goyne
Location M21 9NB

Drawing ref Existing_Elevations

Date 30/03/2022 22:51:16 Scale As indicated
Checker -- Orig Paper Size A1

Job No: 0001 Status PLANNING

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-XX-DR-AT- (01) 001- A

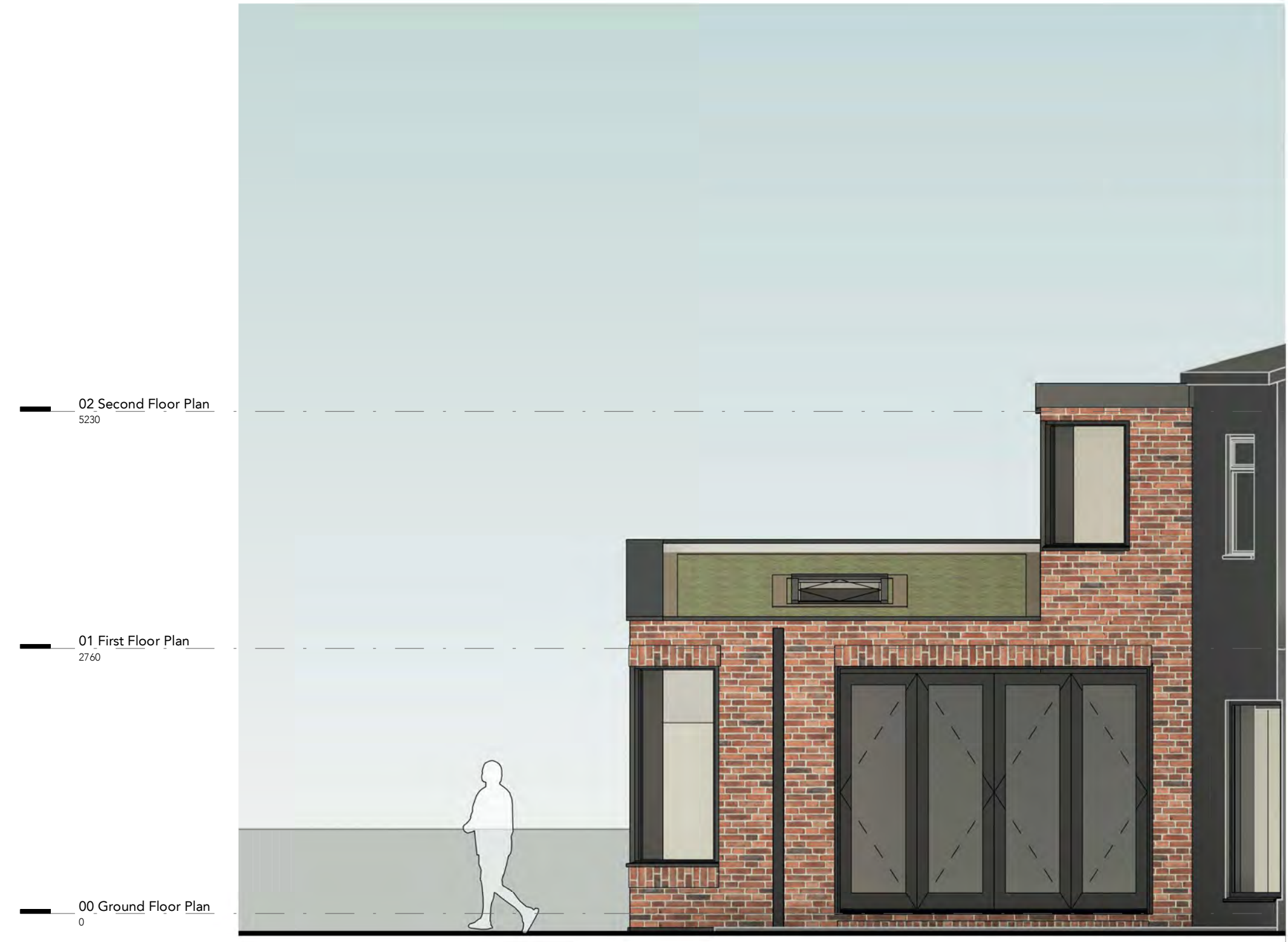
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SCALE 1:50



Proposed_Front Elevation
1 : 50



Proposed_Side/North Elevation
1 : 50

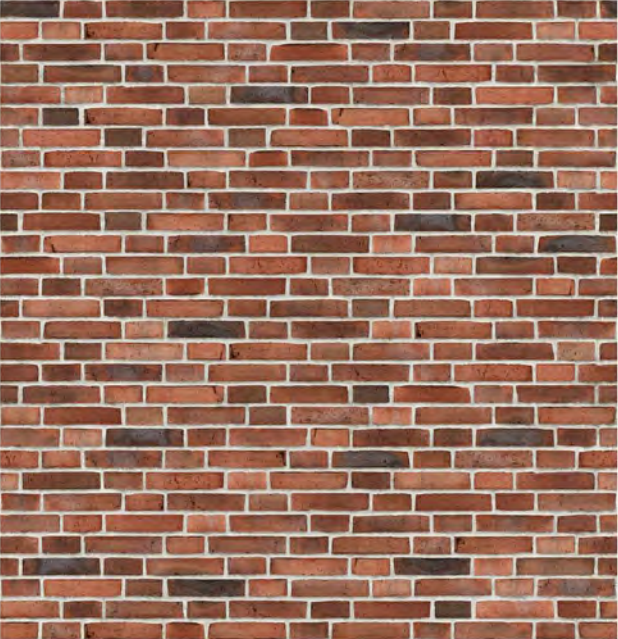


Proposed_Rear/West Elevation_2
1 : 50



Proposed_Rear/West Elevation_1
1 : 50

Material Palette



Proposed Brickwork
Manufacturer: Peterson Tegl
Product No: D35
Mortar Colour: Dark

TO REAR EXTENSION ONLY -
PORCH TO MATCH EXISTING



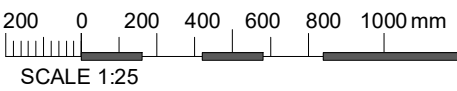
Powder coated aluminium
windows/doors/gutters
Product No: RAL 9017



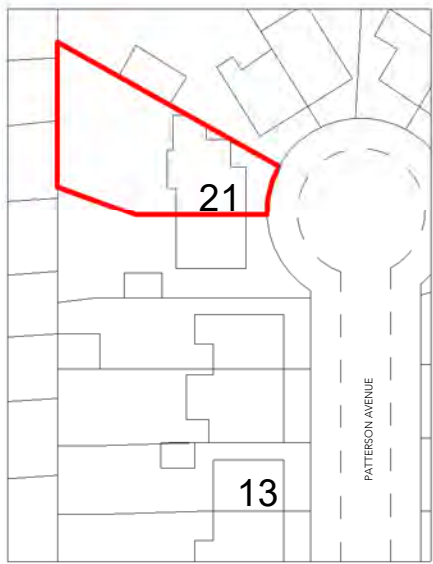
Bauder XF301 sedum blanket
extensive green roof system or
acceptable equivalent.



Single ply/EPDM roof,
Standard finish - Black



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Client Ms Kallaway & Mr Goynne
Location M21 9NB

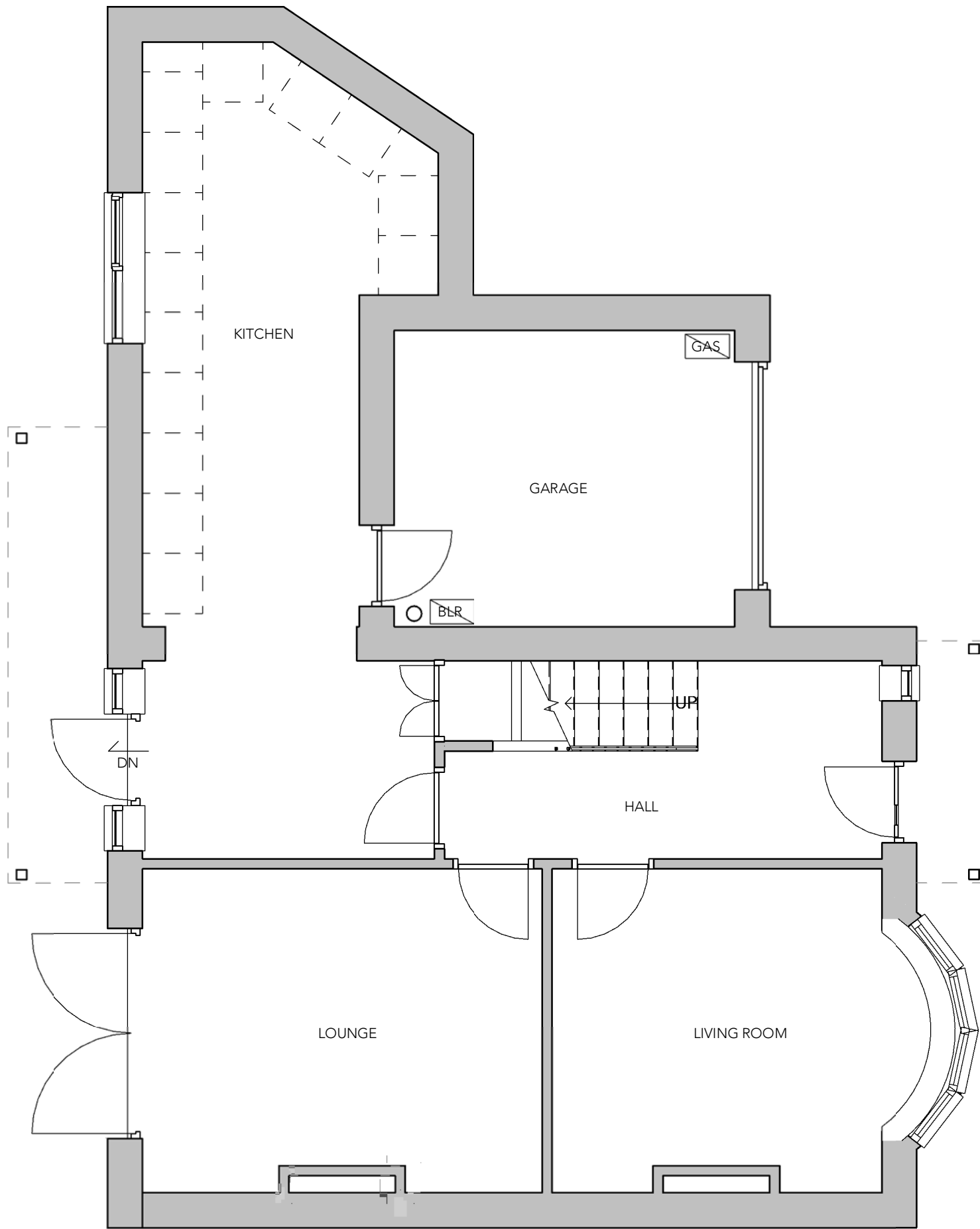
Drawing ref Proposed_Elevations

Date 30/03/2022 22:52:22 **Scale** As indicated
Checker -- **Orig Paper Size** A1

Job No: 0001 **Status** PLANNING

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-XX-DR-AT- (02) 001- A



TOTAL EXISTING FLOOR AREA: 61.5m²

TOTAL DEMOLISHED FLOOR AREA: 23.70m²

TOTAL PROPOSED FLOOR AREA: 38.92m²

TOTAL ADDITIONAL FLOOR AREA: 12.20m²

Additional floor space: 19.8% of existing building area

Note:
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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kellaway & Mr Goyne
Location M21 9NB

Drawing Title Existing_Ground Floor Plan

Date 30/03/2022 22:52:45 Scale 1 : 50
Checked -- Orig Paper Size A3

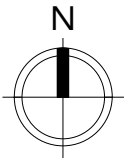
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Project: Origin: Zone: Level: Type: Disc: Number: Rev:

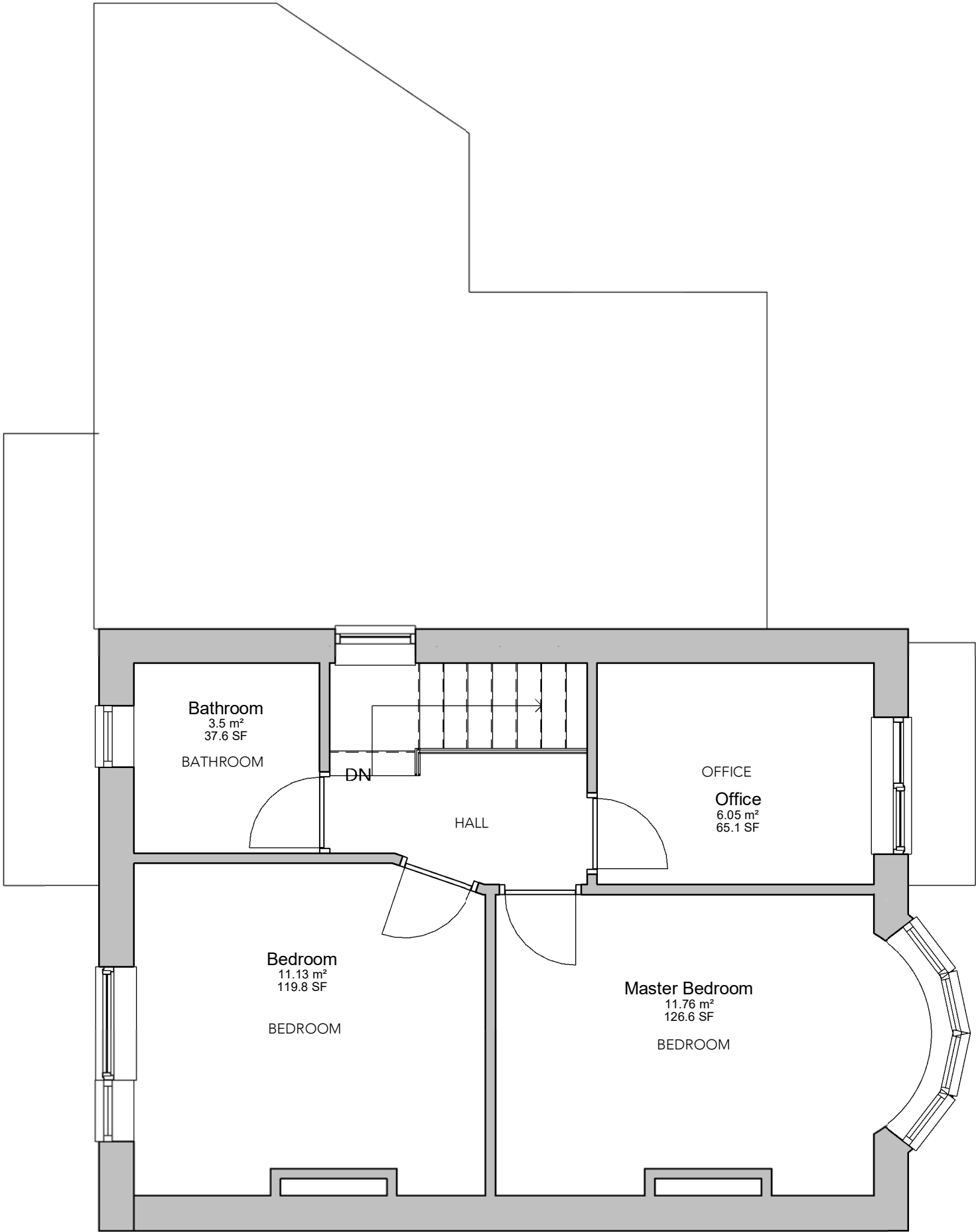
001-LB-XX-00-DR-AT-(03) 000-A

Existing_Ground Floor Plan

1 : 50



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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kellaway & Mr Goyne
Location M21 9NB

Drawing Title Existing_First Floor Plan

Date 30/03/2022 22:52:50 Scale 1 : 50
Checked -- Orig Paper Size A3

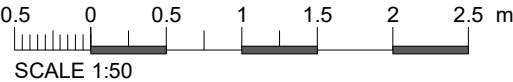
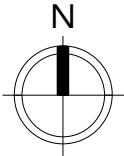
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Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-01-DR-AT-(03) 001-A

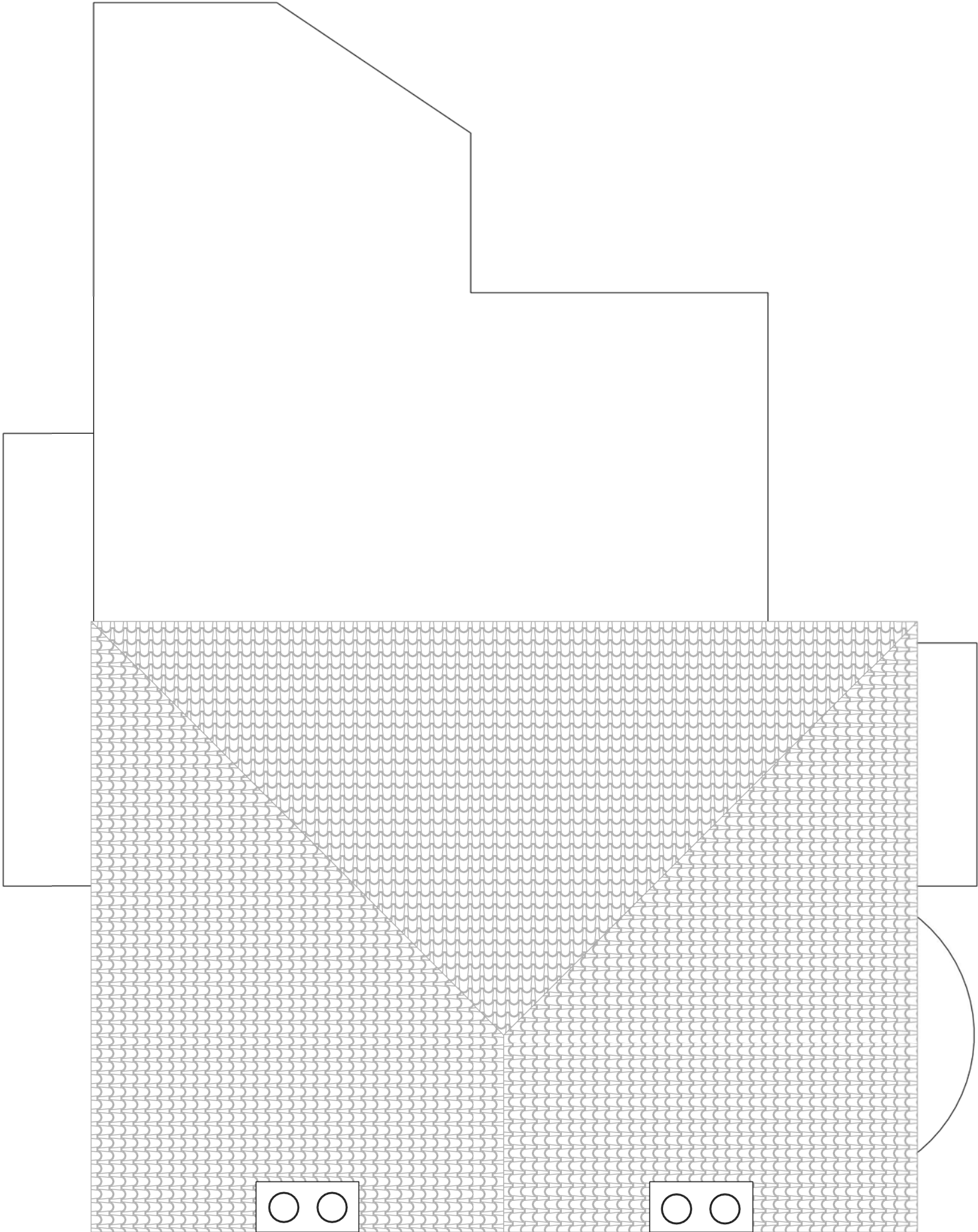
01 First Floor Plan

1 : 50



Existing_Roof Plan

1 : 50



Note:
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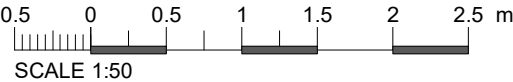
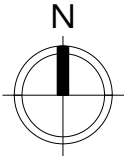
Drawing Title	Existing_Roof Plan
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Checked	--	Orig Paper Size	A3

Job No:	0001	Status	PLANNING
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Project:	Origin:	Zone:	Level:	Type:	Disc:	Number:	Rev:
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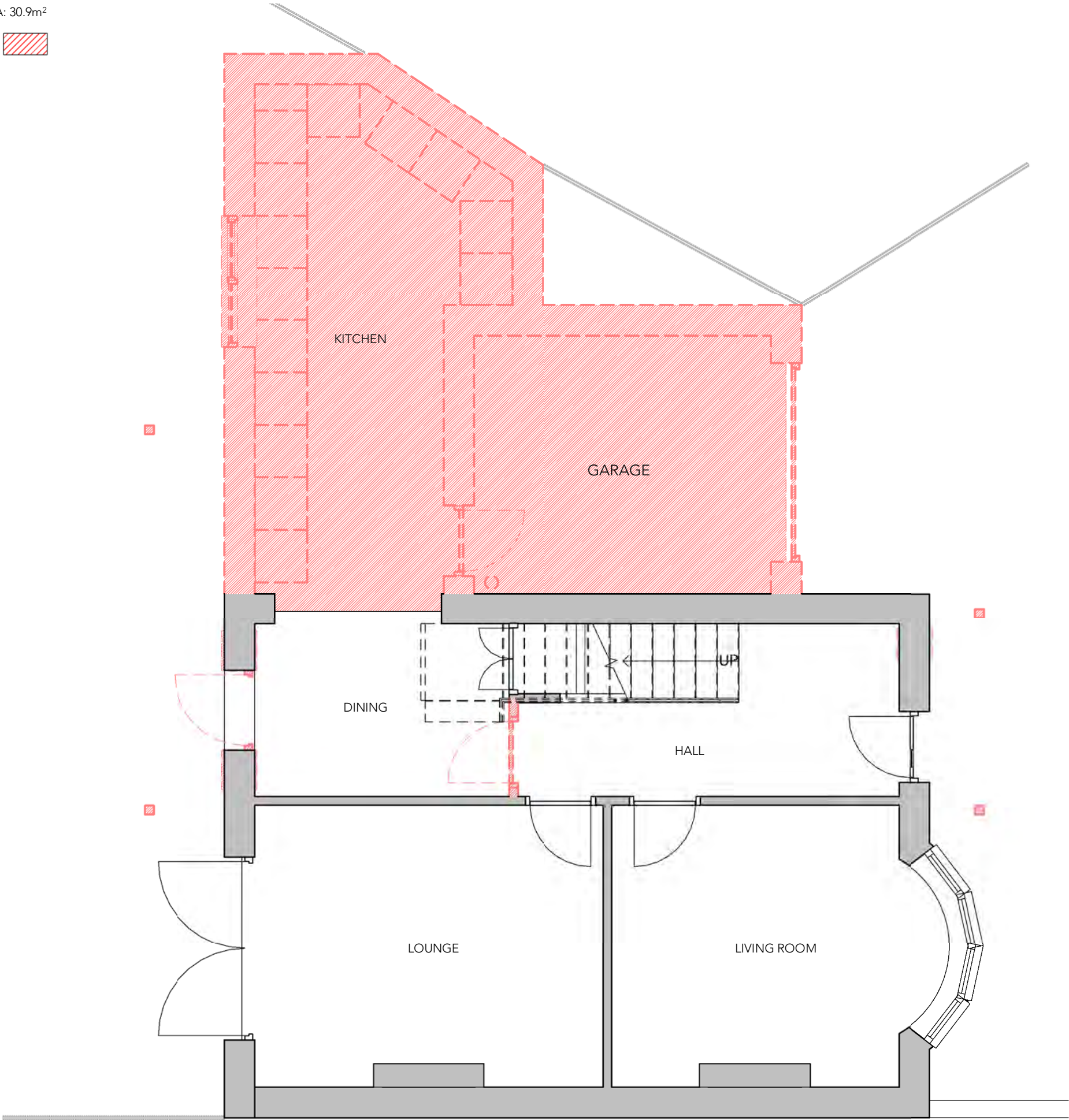
001-LB-XX-02-DR-AT-(03) 002-A



TOTAL DEMOLISHED AREA: 30.9m²
Indicates demolished areas



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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kellaway & Mr Goyne
Location M21 9NB

Drawing Title Demolition_Ground Floor Plan

Date 30/03/2022 22:53:03 Scale 1 : 50
Checked - Orig Paper Size A3

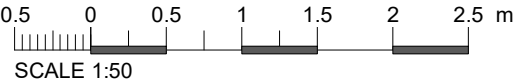
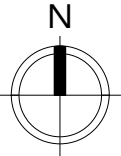
Job No: 0001 Status PLANNING

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-00-DR-AT-(03) 010-A

Demo_Ground Floor Plan

1 : 50

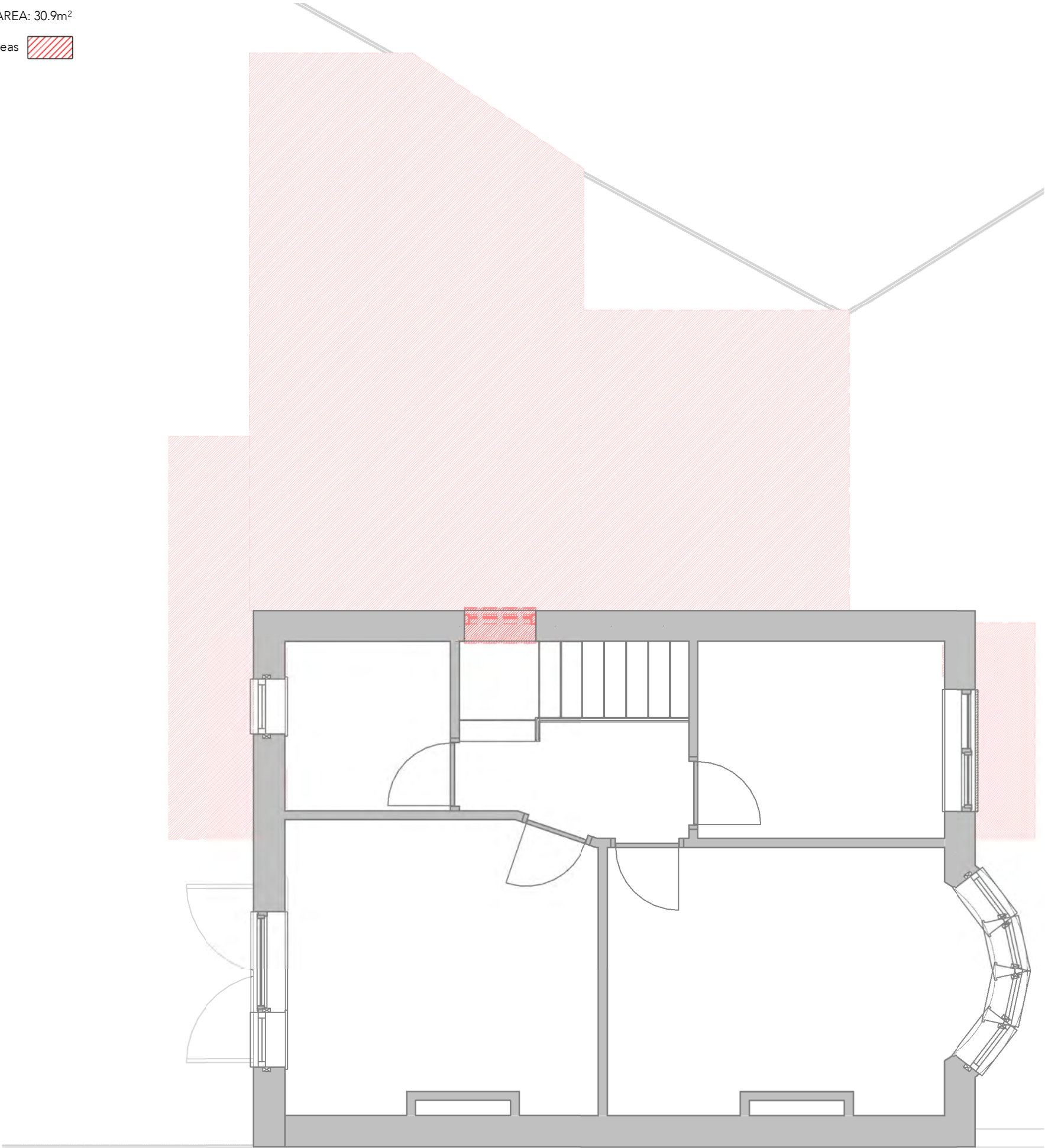


TOTAL DEMOLISHED AREA: 30.9m²

Indicates demolished areas



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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kellaway & Mr Goyne
Location M21 9NB

Drawing Title Demolition_First Floor Plan

Date 30/03/2022 22:53:12 Scale 1 : 50
Checked - Orig Paper Size A3

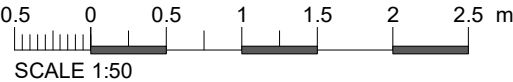
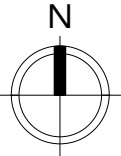
Job No: 0001 Status

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-01-DR-AT-(03) 011-A

Demo_First Floor Plan

1 : 50

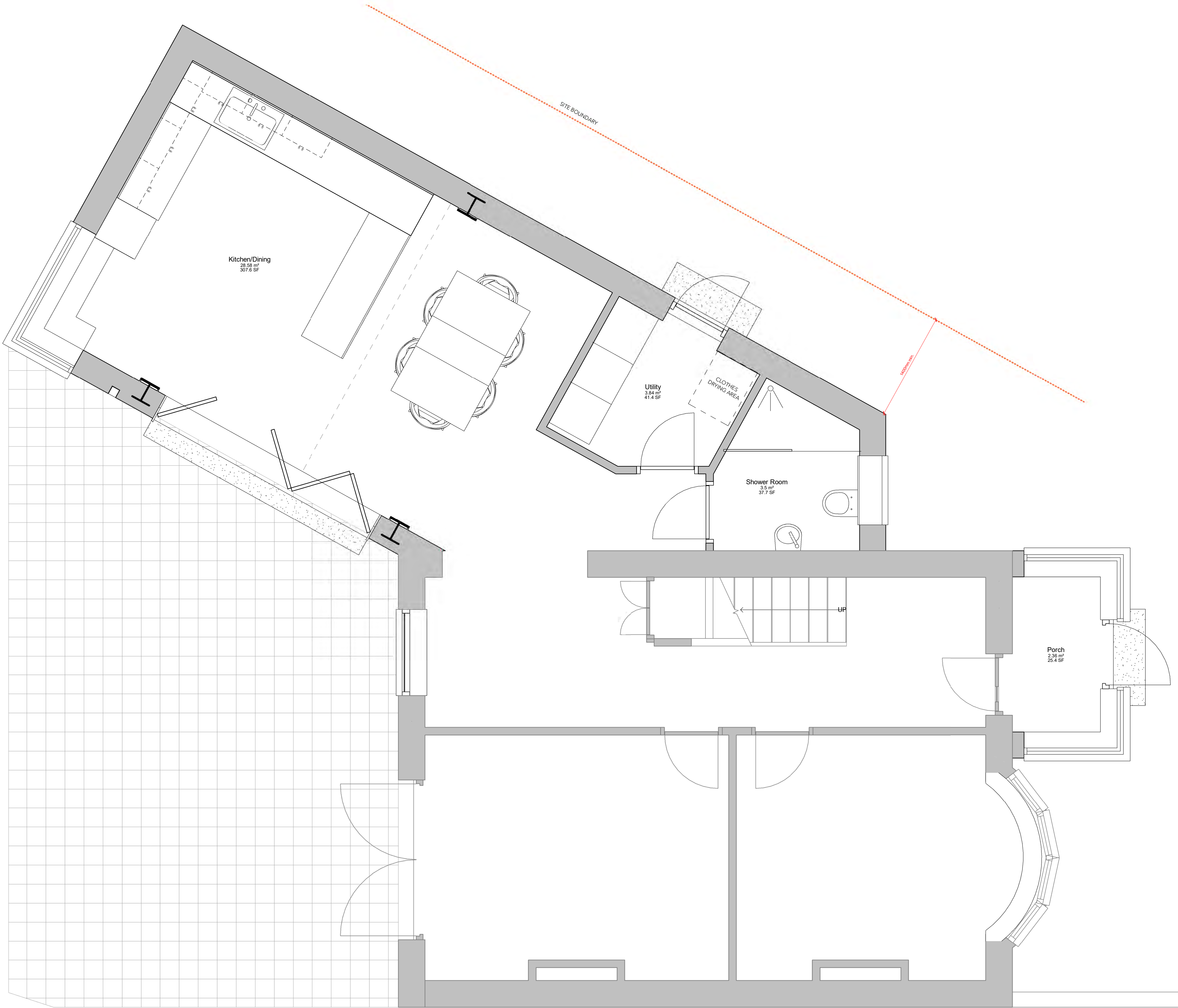


Ground Floor additional area: 35.8m²
First Floor additional area: 13.6m²
Porch: 2.4m²

TOTAL AREA OF PROPOSED: 51.8m²

Remedial work to site boundary to include replacement of timber fence to effected areas. Identical to current design.

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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kallaway & Mr Goyné
Location M21 9NB

Drawing ref Proposed_Ground Floor Plan

Date 30/03/2022 22:53:20 Scale 1 : 25
Checker - Orig Paper Size A1

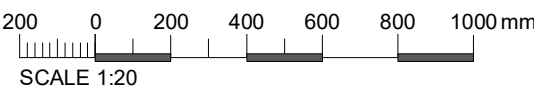
Job No: 0001 Status PLANNING

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-01-DR-AT- (04) 000- A

Proposed_Ground Floor Plan

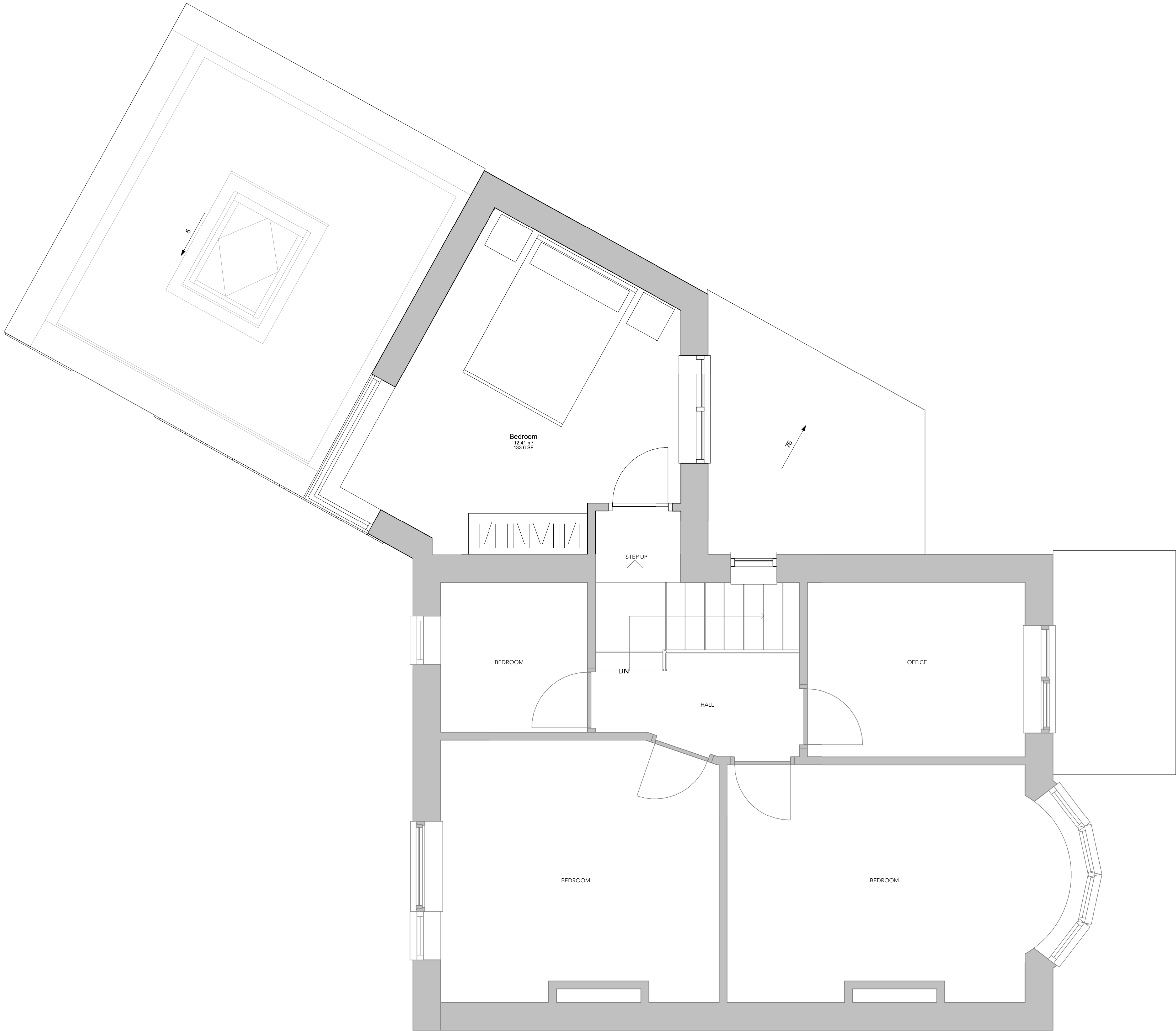
1 : 25



Ground Floor additional area: 35.8m²
First Floor additional area: 13.6m²
Porch: 2.4m²

TOTAL AREA OF PROPOSED: 51.8m²

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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kallaway & Mr Goyne
Location M21 9NB

Drawing ref Proposed_First Floor Plan

Date 30/03/2022 22:53:32 Scale 1 : 25
Checker -- Orig Paper Size A1

Job No: 0001 Status PLANNING

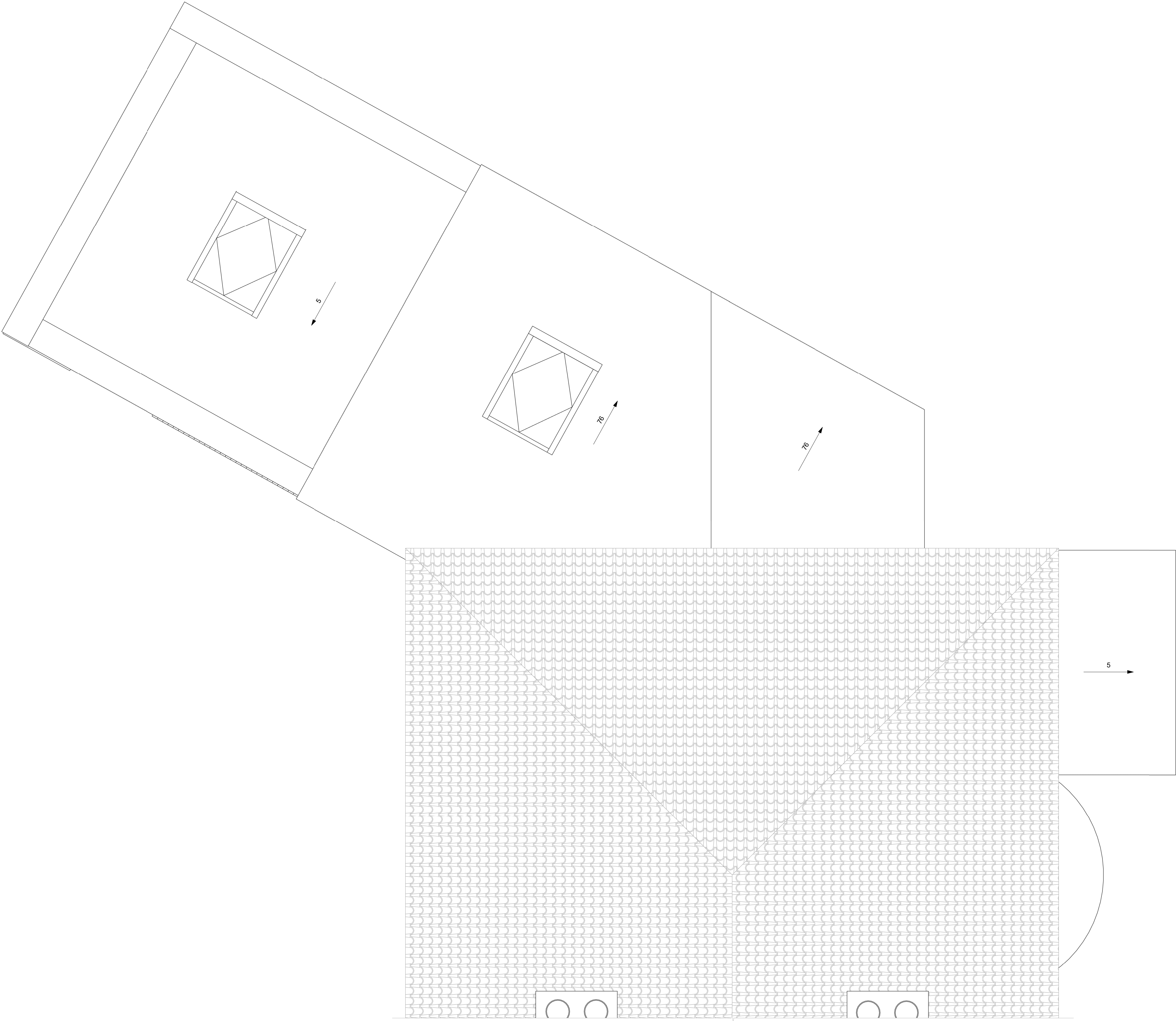
Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-01-DR-AT- (04) 001- A

Ground Floor additional area: 35.8m²
First Floor additional area: 13.6m²
Porch: 2.4m²

TOTAL AREA OF PROPOSED: 51.8m²

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Project Title 21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client Ms Kallaway & Mr Goyne
Location M21 9NB

Drawing ref Proposed_Roof Plan

Date 30/03/2022 22:53:43 Scale 1 : 25
Checker -- Orig Paper Size A1

Job No: 0001 Status PLANNING

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

001-LB-XX-RF-DR-AT- (04) 002- A



Note:
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Rev	Date	Intls	Details
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Project Title	21 Patterson Ave, Chorlton-cum-Hardy, Manchester
Client	Ms Kellaway & Mr Goyne
Location	M21 9NB

Drawing Title	Proposed_Rear Extension CGI
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Date	30/03/2022 22:56:27	Scale	
Checked	-	Orig Paper Size	A3

Job No:	0001	Status	PLANNING
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Project:	Origin:	Zone:	Level:	Type:	Disc:	Number:	Rev:
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001-LB-XX-XX-DR-AT-(10) 001-A