

Historic references:



Northern ‘Top-shops’, Reference Historic England. Referencing Manchesters industrial heritage in textile manufacture.

Local references:



1.



2.



3.



4.

Images 1-3: bridges along the Fallowfield loop wich runs across the end of Linden Park.
Image 4: Levenshulme Station South with sits along the fallowfield loop which is currently undergoing restoration and con-
version to a cycle cafe and co-working space with garden.

8.1 Precedents: architectural design

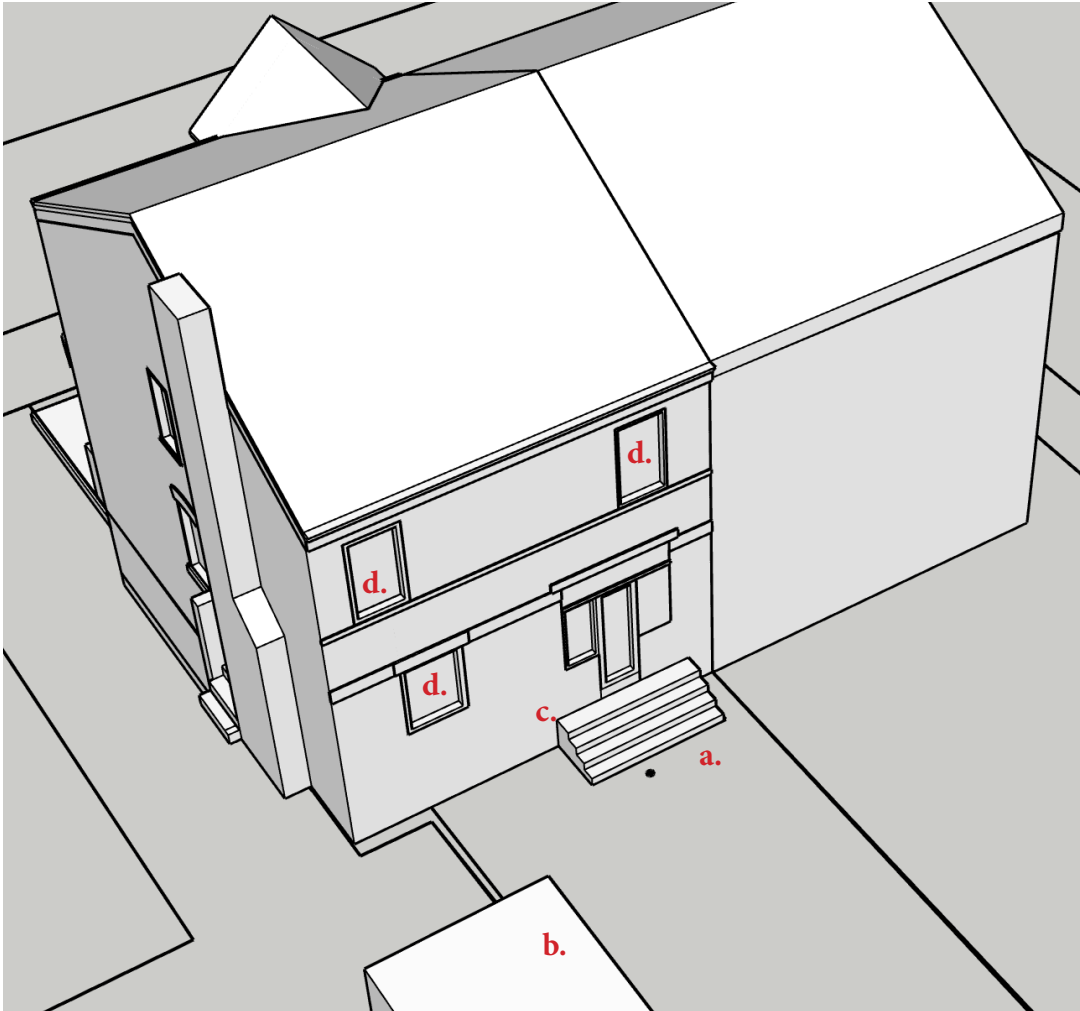


Clockwise:
Walthamstow House, DEDRAFT; Durham Road, Harp & Harp
Architects;
4 Columns House, FT Architects; Waterloo Lane, TAKA Architects.

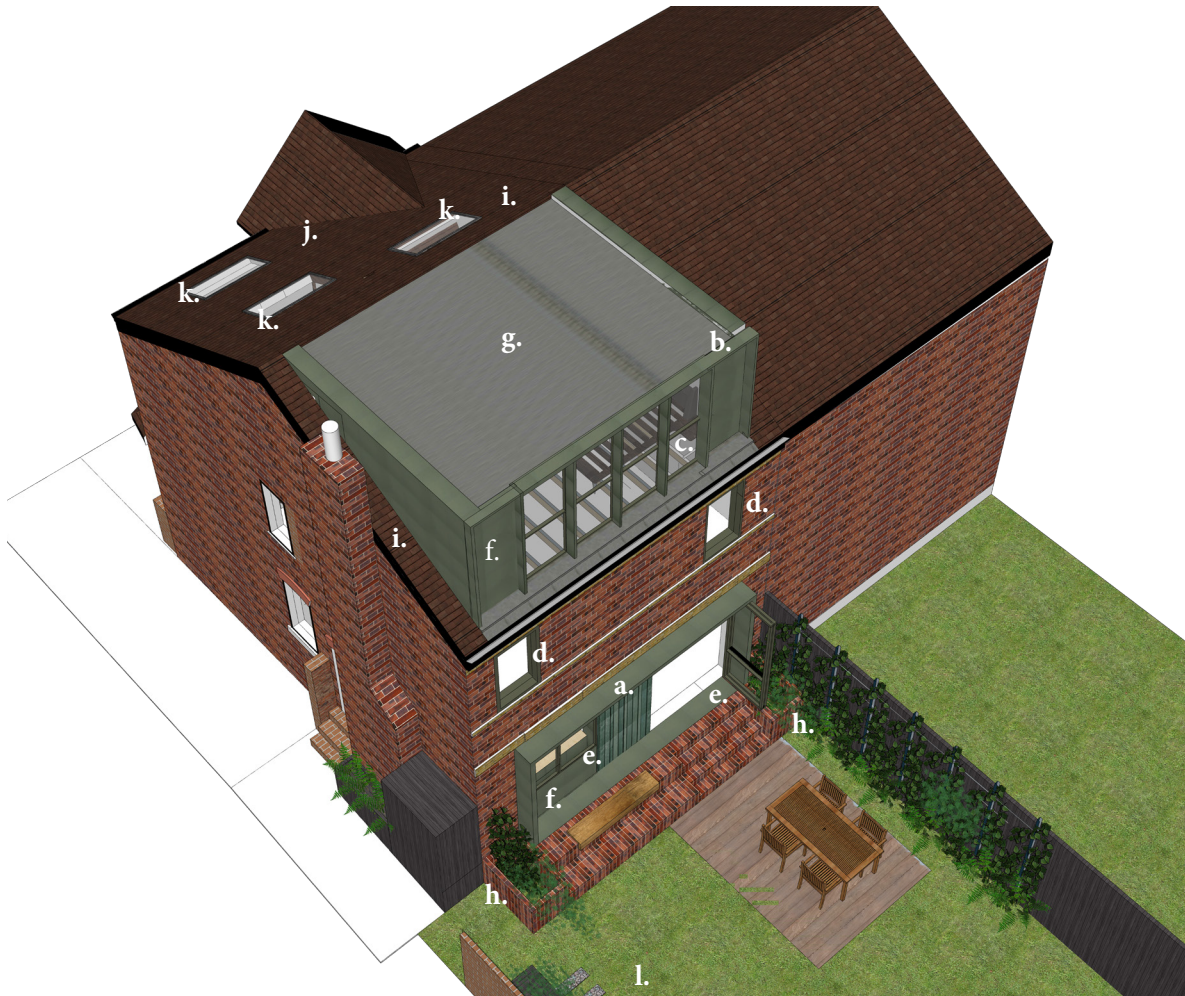
9.0 Design development

Key design ideas:

- A new elevation to the rear garden area that helps define the use of the garden and relates to the horizontal banding. This could incorporate places to sit, and frame views of the garden and sky.
- Better addressing the level change between internal floor and garden level with a band of steps that incorporates seating and planters.
- A roof extension that relates to the 1/6 proportions of the existing property and creates a characterful elevation that references the existing composition of openings.
- Creating an open plan sequence of spaces: Existing living space connected to a new kitchen/hallway.
- The use of doorways, contrasts in scale, exposed structure and materials could create a sequence of interconnected but distinct/characterful spaces rather than a singular open plan space.
- Reinstatement and celebration of original features such as fireplaces, cornicing and the banded brickwork.
- Creating glimpses right through the house connecting to the garden.
- A glass rooflight to bring light into the staircase and bathrooms.



- Existing:
- a. Limited definition along the rear elevation that is specific to the site and garden
 - b. Existing poor quality garage
 - c. Large level change between the property and rear garden.
 - d. Existing windows require replacement



- Proposed:
- a. A lower elevation composed of glazing, PIGMENTO green zinc cladding and stained timber. Fenestration visually lightweight against the host dwelling.
 - b. A new roof-line that emphasises the horizontal banding to the property and aligns the scale of the dwelling with others adjacent.
 - c. Glazing to maximise solar gain
 - d. New aluminum casement windows in green PPC finish
 - e. New aluminum bifold doors/windows in green PPC finish improving relationship with the garden
 - f. New zinc cladding in PIGMENTO green finish, reflecting hues from the garden
 - g. Unseen parapet and flat roof to be dark grey EPDM
 - h. New raised planters
 - i. New tiled roof to match the existing
 - j. pitched roof and setbacks to the gable to reduce the building 'silhouette' and overshadowing.
 - k. New rooflight
 - l. Improved relationship between the gardens, reduced overshadowing through omission of the garage.

9.1 Design principles:

Massing and design:

1. The loft extension takes its reference from the existing roof, and rather than use faux hanging tiles in a manner that would not have been undertaken historically, the use of a contracsting material creates an honest distinction with the existing.
2. As a visually light-weight structure; the proposed rear roof extension aims to create a complementary contrast to the host dwelling. The proposed intervention of the attic is a more transparent structure and therefore does not dominate the host building that is composed of solid masonry.
3. New replacement windows are timber (front of property) or aluminum framed (back of property).
4. The use of timber internally aims to link to the wider use of timber framing presented by many of the arts and crafts and mid-century homes nearby. Exposed joists honestly express the process and craft of constuction.
5. The new openings at ground floor create stronger visual and physical links to the garden. Views are encouraged through the property to the garden by organising and aligning windows and by terracing steps to the rear allowing easier access.
6. The green finish zinc cladding supports the improve relationship to the garden visually by reflecting the garden's tones and hues.
7. The oxidised copper cladding approved on the previous proposal (131791/LP2021) would, over time, weather to a green patina. The green finish zinc expediates this visual effect in a controlled manner.

9.2 Planning Analysis

This application proposes to supplement the existing certificate of lawfulness 131791/LP2021 which formalised the alterations to the rear elevation and new dormer.

This new full planning application pertains to:

- changing the cladding material from oxidised copper to green finish zinc which is in line with the natural colour change of copper over its lifetime.
- replacement windows at the rear being PCC coated aluminum in a green finish.

The following elements of the scheme remain unchanged from thier original compliance with the GPDO 2015:

- B1B. The new extension will not be higher than the existing ridge.
B1C. The roof extension is on the rear-facing pitch.
B1D. The additional volume added to the roof is less than 40m3.
B1E. There is no balcony or veranda.
B2B. The original eaves will be retained and the face of the roof extension will be set back 200mm from the outer roof edge.



Rear Elevation (not to scale) - illustration of facade tones

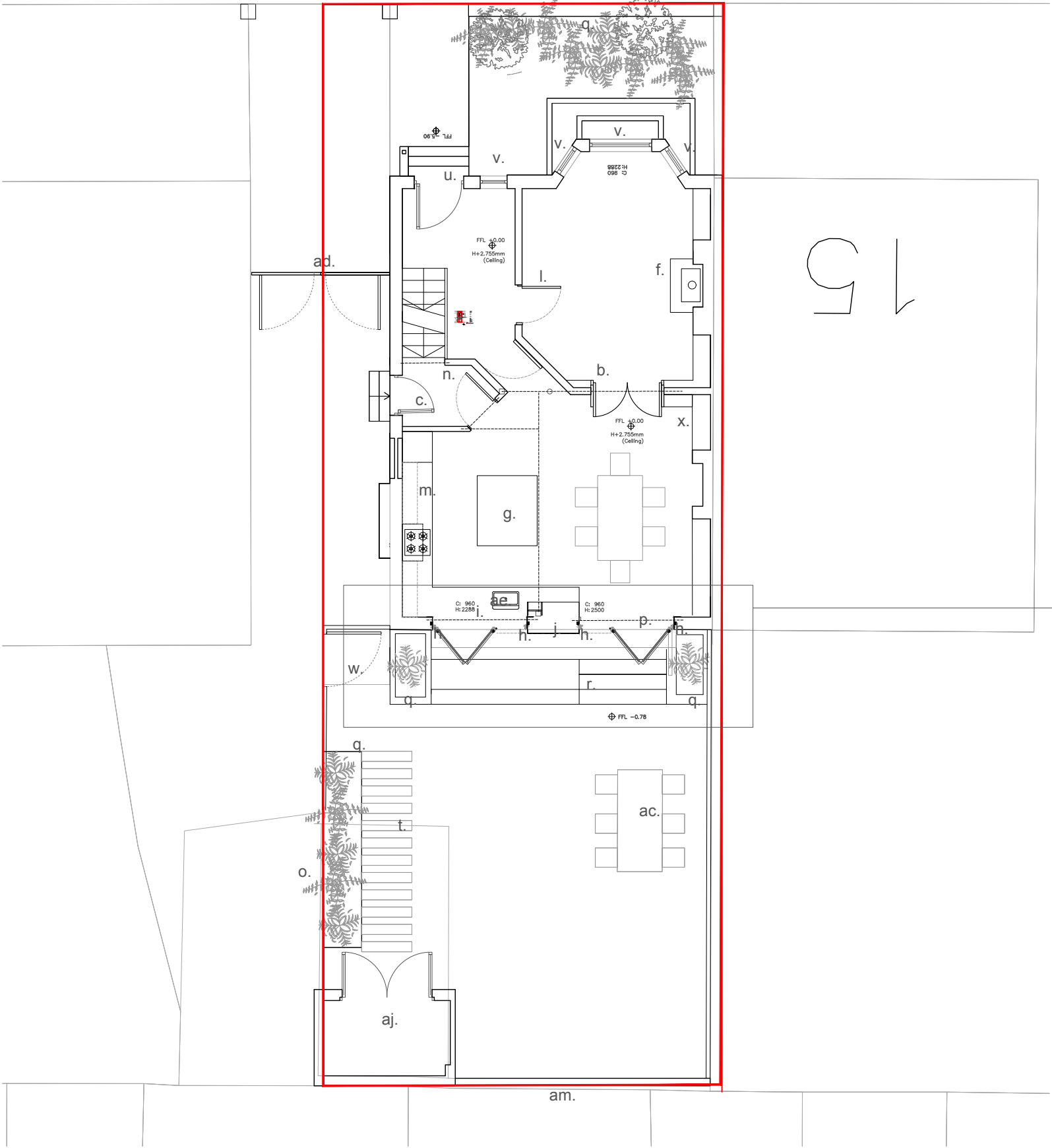
10.0 Proposed Plans

Notes:

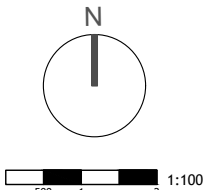
- a. New central structural and storage/display 'trunk'
- b. Double doors (reclaimed to snug)
- c. New hinged door
- d. New opening
- e. New pantry shelving
- f. New WB stove/ chimney lining
- g. New island
- h. New PIGMENTO Green Zinc cladding & surround
- i. Bifold aluminum frame window (existing opening widened) green PPC finish
- j. Stained timber cladding
- k. Sliding doors
- l. Replacement timber door
- m. Joinery/shelving over
- n. Pantry
- o. Existing garage boundary wall retained at 1.8m
- p. New aluminum bi-fold door to existing opening - green PPC finish
- q. Planter beds
- r. New garden brick steps with timber or stone topped seating panel
- s. Garden office
- t. Stepped pathway
- u. Replacement timber front door.
- v. New timber sash and case window
- w. New fence and gate 1.8 high
- x. new joinery /shelves
- y. new full height hallway with aluminum framed roof-light over.
- z. Log store
- aa. Sliding door
- ab. Reading bay
- ac. Dinning area
- ad. Existing gate 1.2 m high
- ae. Sliding window (existing opening widened)
- af. New bench
- ag. Paved terrace
- ah. built-in seat/planter
- ai. Pergola over
- aj. New garden storage created by taking back existing garage
- ak. Dark new timber fence 1.8m high
- al. lawn/shrubs
- am. Existing brick boundary wall retained
- an. New 2.5m high garden studio
- ao. New pond

Note: all as 131791/LP/2021 amendments to door and window types, cladding and colours

Denotes downtakings



Ground floor as proposed



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Note: to be read in conjunction with Structural Engineers
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

Michael Collins Architect LLP

17 Linden park

Job No.
095 Ground floor plan
as proposed

Stage: 3
Status: Planning

020

REVISION:
B
Scale
1:100
@:A3



First floor plan as proposed

Notes:

- a. New replacement sash and case windows
- b. New sedum roof over single ply/EPDM membrane
- c. Sliding pocket door
- d. Existing garage boundary with to be retained, evelled at 1.8 high
- e. New timber fence and gate 1.8m high
- f. New aluminum flashing RAL TBC
- g. Existing low brick boundary wall retained
- h. Pergola structure
- i. New ceiling opening and attic stair
- j. Bathroom
- k. Top of zinc clad surround to kitchen door and clad infill
- l. New aluminum windows green PPC finish
- m. Replacement exposed timber ceiling joists
- n. New single ply/EPDM roof to garden storage

Denotes downtakings

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17 Linden park

Job No. 095 First floor plan as proposed

Stage: 3
Status: Planning

021

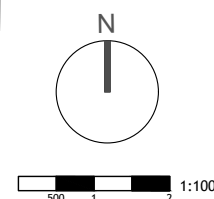
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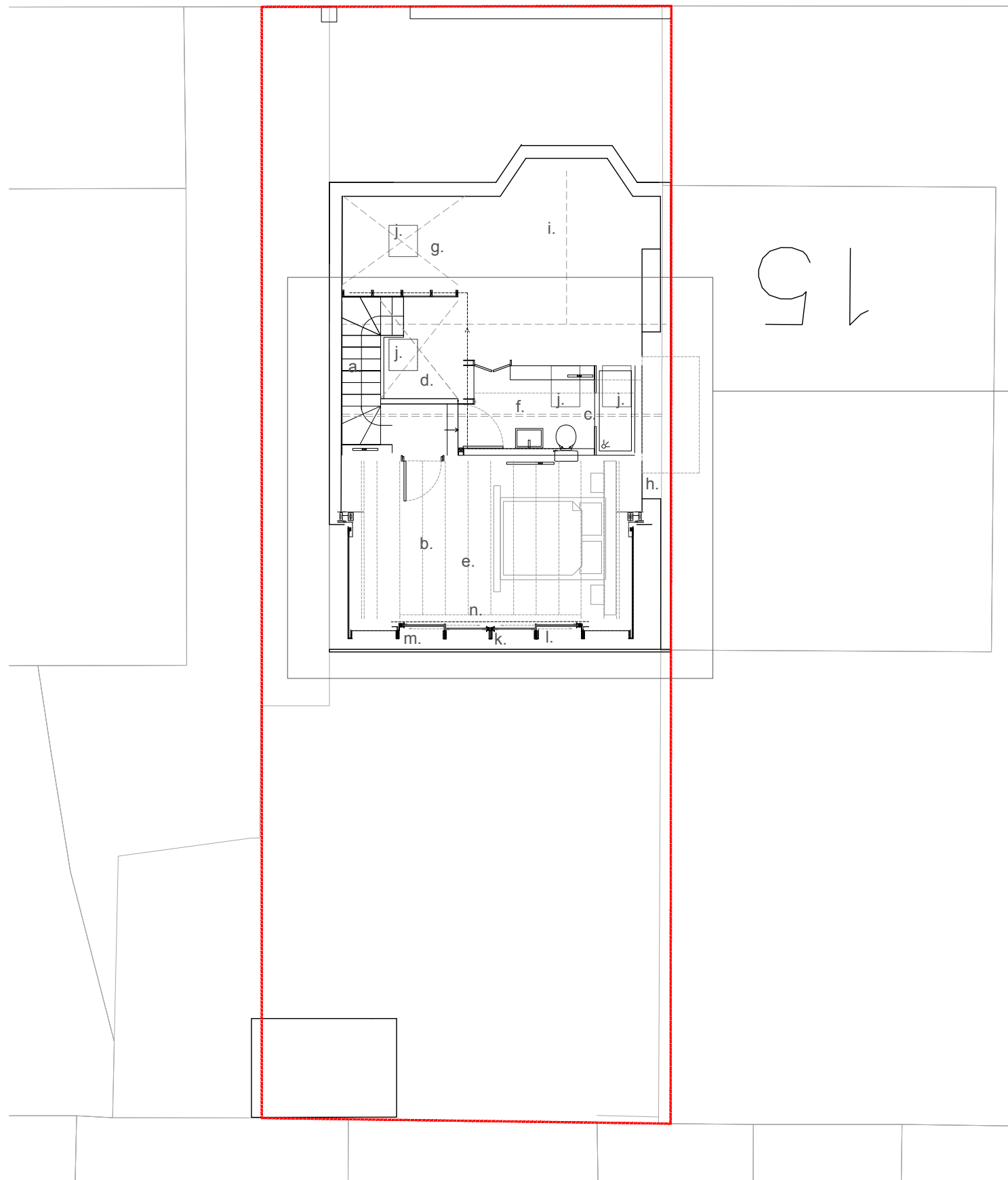
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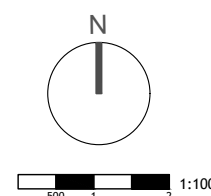
Note: as 131791/LP/202, approval sought for colour change

Notes:

- a. New reclaimed timber staircase
- b. New exposed rafters overhead
- c. Roof ridge overhead
- d. New full height hallway with rooflight overhead
- e. New bedroom
- f. New bathroom
- g. Void to bathroom below, RL over
- h. Existing chimney breast
- i. Eaves storage - (angled)
- j. New rooflight overhead
- k. New leadwork
- l. New PIGMENTO green zinc cladding folded welt joints
- m. New PIGMENTO gree zinc privacy fins/pilasters
- n. New sliding glazing system green PPC finish

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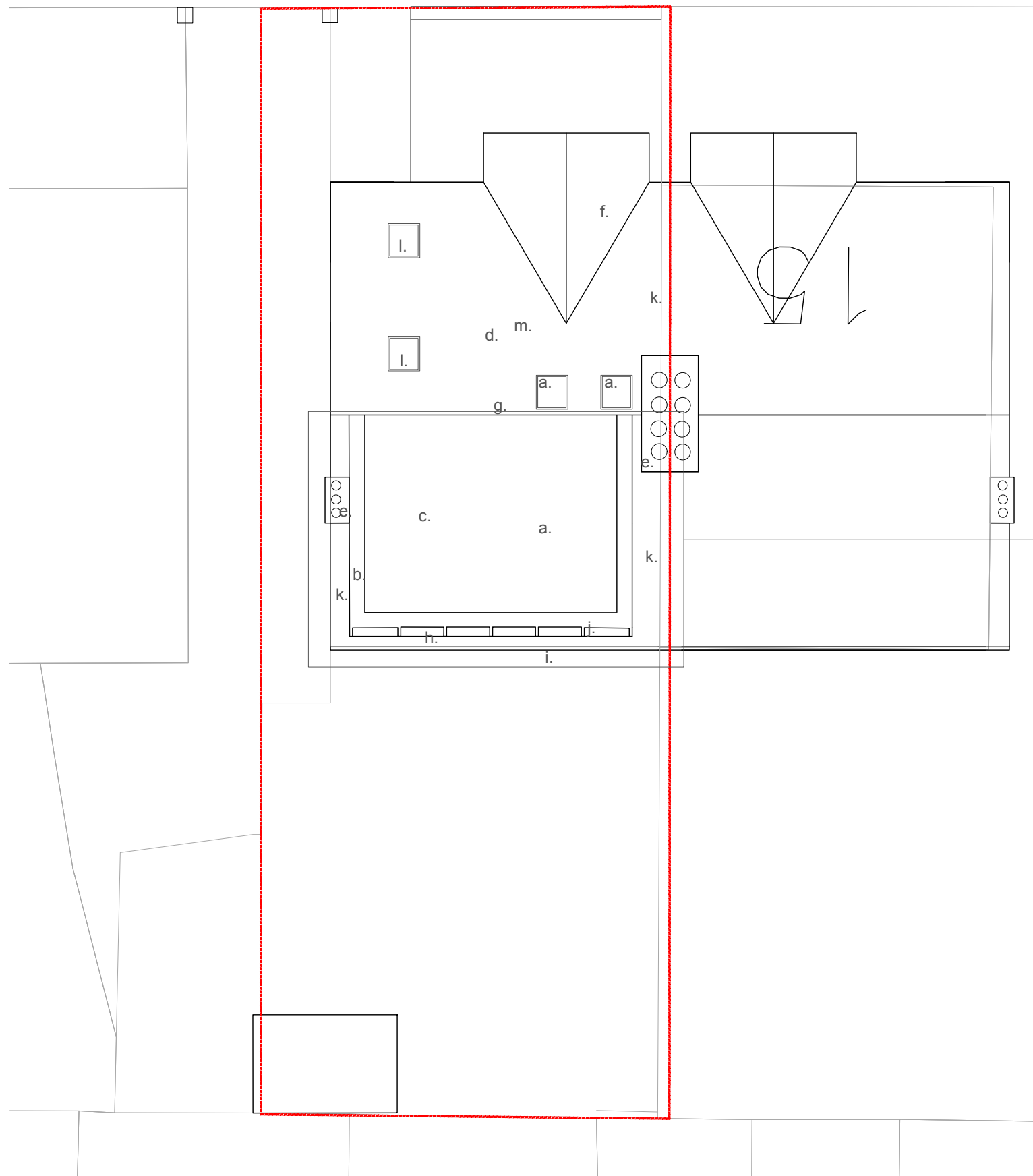
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095 Attic plan
as proposed

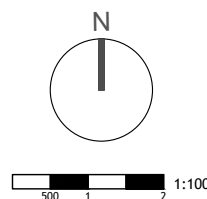
Stage: 3
Status: Planning

022

REVISION:
A Scale
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@:A3



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Notes:

- a. New openable aluminum framed roof-light
- b. New PIGMENTO green zinc capping to roof edge of dormer
- c. New EPDM membrane
- d. Roof joists to be replaced and insulated with new membranes, battens
- e. Existing chimney
- f. Existing hip roof bay
- g. New ventilated ridge tiles
- h. New lead eaves
- i. New gutter
- j. Top of PIGMENTO green zinc clad surround
- k. Making good of work to existing tiles
- l. New fixed aluminum frame roof-light
- m. New concrete tiles matched to existing roof colour

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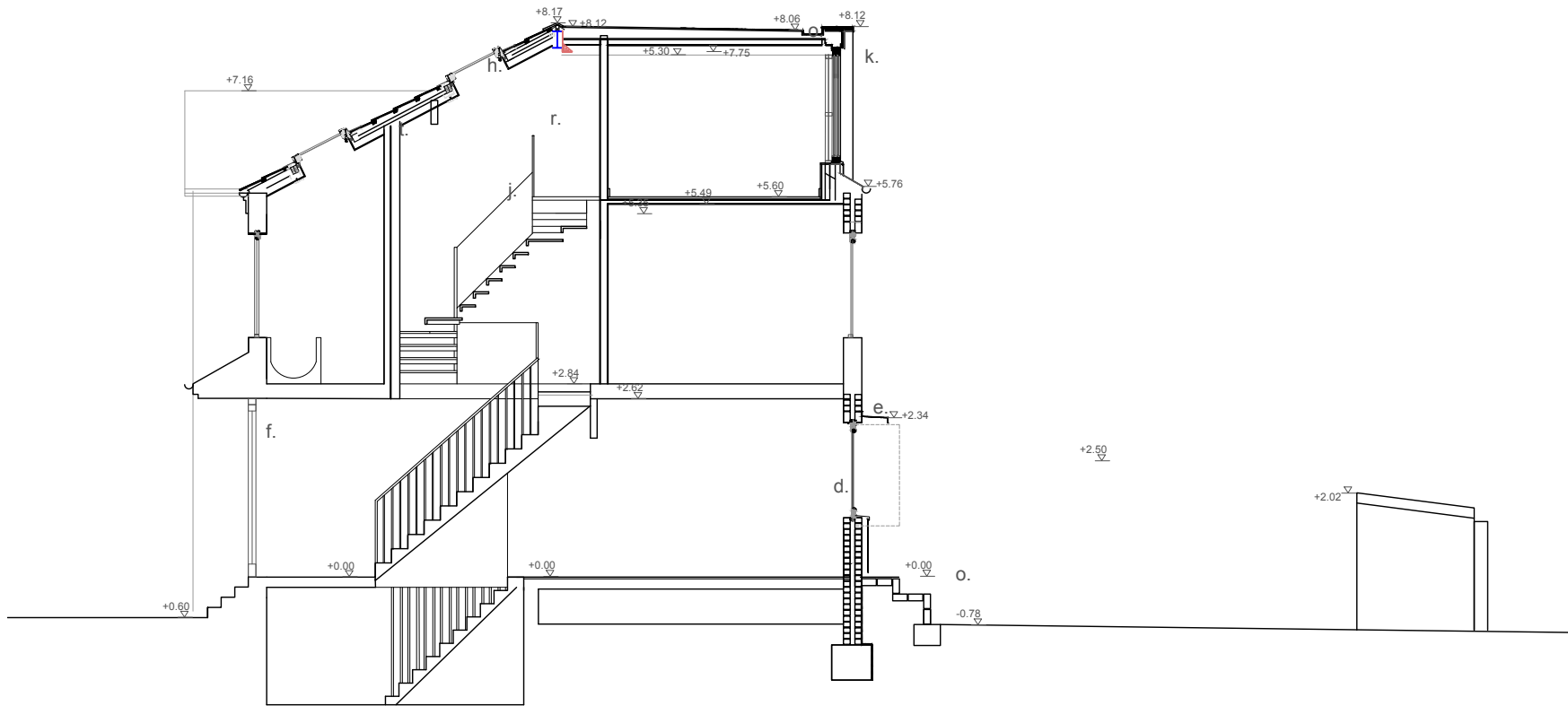
17 Linden park

Job No. 095 Attic plan as proposed

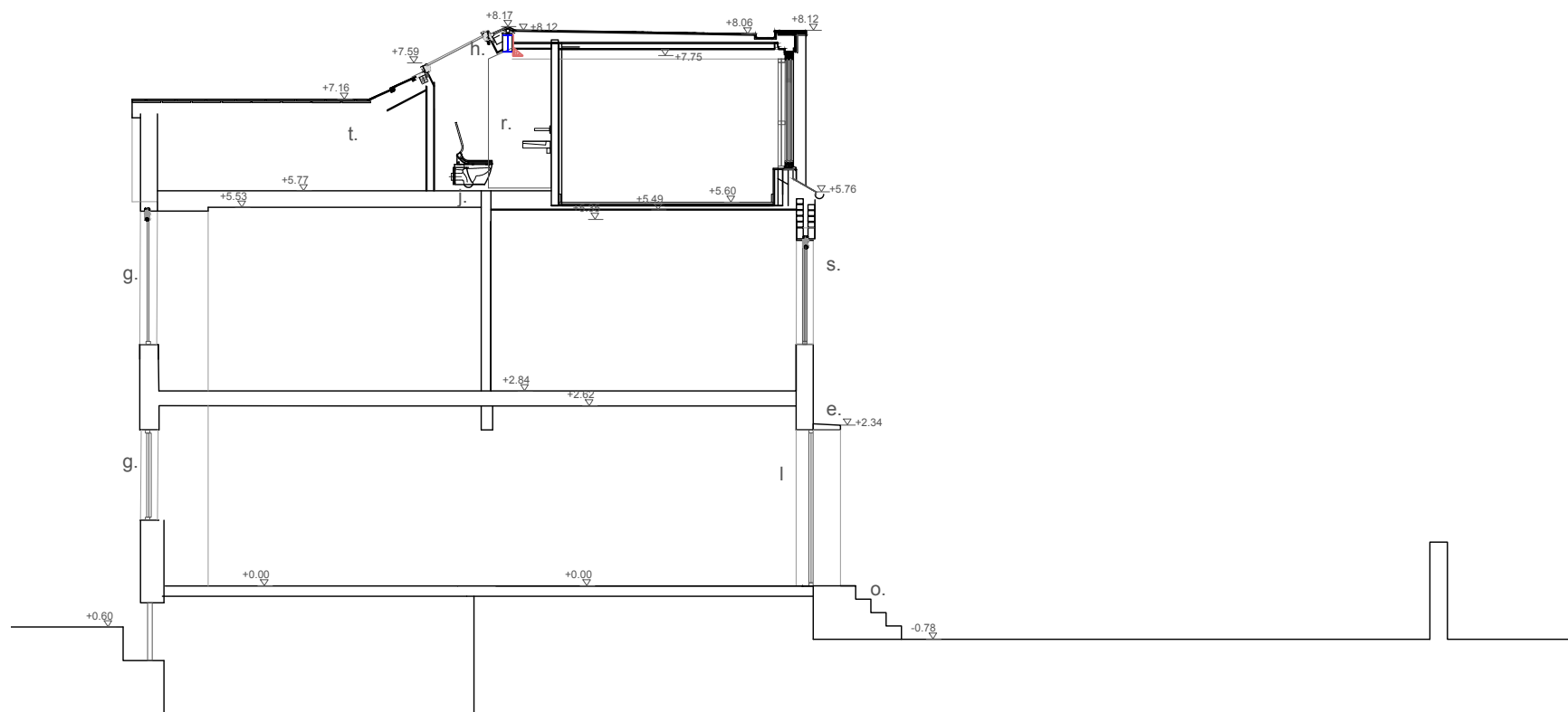
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023

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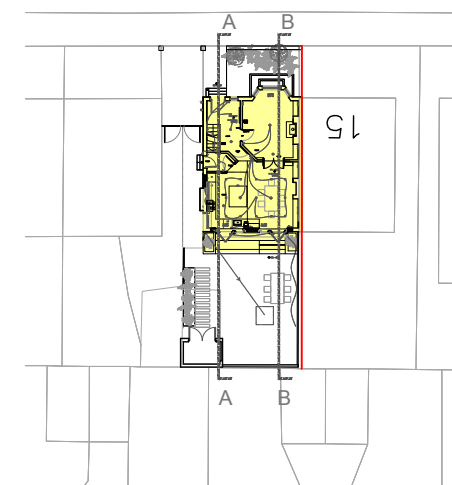
Section AA as proposed



Section BB as existing

Notes:

- a. New garden studio 2.5m high
- b. Existing boundary wall retained
- c. aluminum sliding door
- d. Existing opening enlarged new aluminum green PPC finish bi-fold windows
- e. Zin clad surround in PIGMENTO green finish
- f. Replacement front door - timber and glazed
- g. Replacement windows - to be timber sash and case
- h. New flush fitted roof-light
- i. New openable roof-light
- j. Replacement floor to create new loft conversion
- k. Zinc cladding in PIGMENTO green finish
- l. New aluminum bi-fold doors to existing opening (green PPC finish)
- m. Timber/charred cladding
- n. Sedum roofing on single ply/EPDM membrane
- o. New garden steps/planter
- p. Simple ply/EPDM membrane
- q. Pergola structure
- r. New attic bathroom
- s. Replacement casement aluminum window in green PPC finish
- t. Eves storage



Key plan NTS

Denotes downtakings

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17 Linden park

Job No.
095 Sections
as proposed

Stage: 3
Status: Planning

024

REVISION:
B
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@: A3

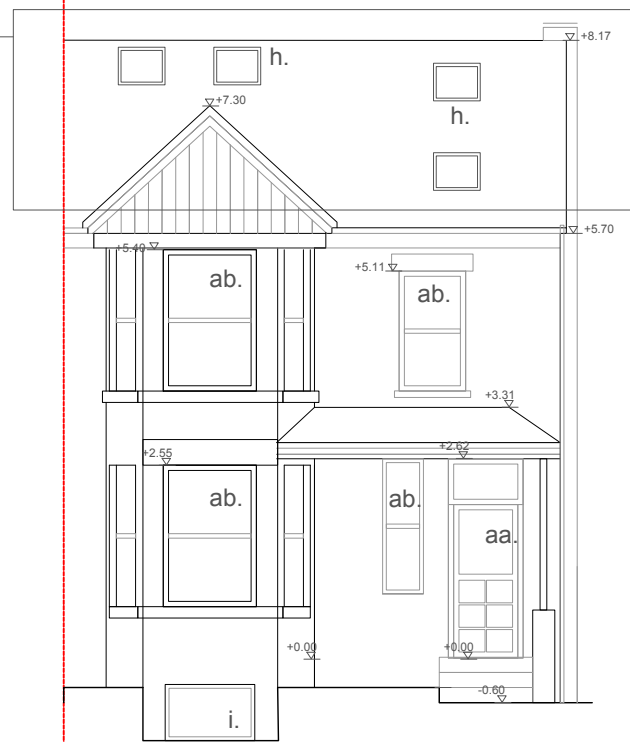
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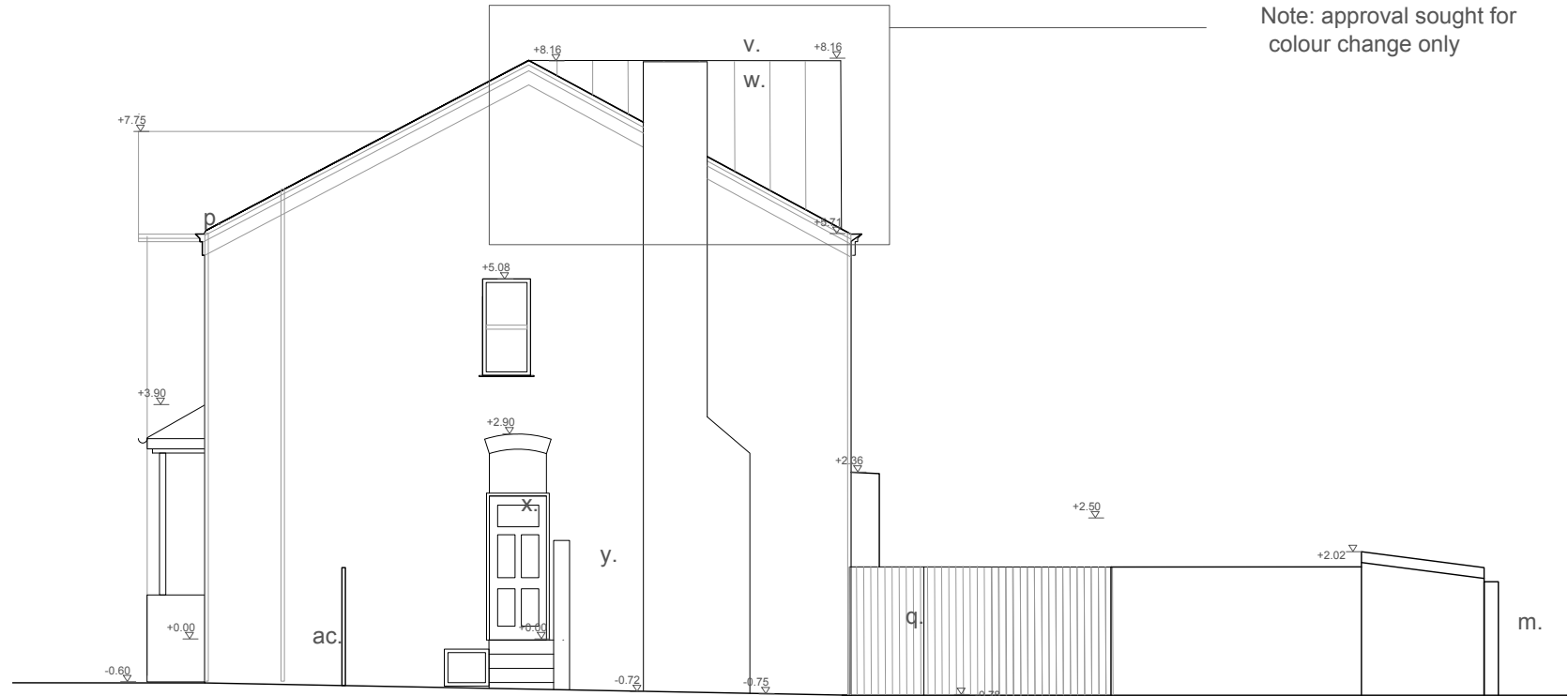
Note: rooflight positions under 131791/LP2021 varied

Notes:

- a. New aluminum bi-fold doors green PPC finish (RAL TBC)
- b. Enlarged kitchen window
- c. New 1.8 high timber fence
- d. Planter beds
- e. New garden steps
- f. Garden office
- g. New fence and gate
- h. New rooflight
- i. Existing opening to basement gutter
- k. Zinc cladding in PIGMENTO green finish
- l. Zinc clad fins in PIGMENTO green finish
- m. Existing garage partially demolishes, existing rear/side walls retained to form new garden store
- n. New bi-fold aluminum window green PPC finish
- o. New sliding aluminum windows green PPC finish
- p. EPDM roofing
- q. Timber fence and gate 1.8 high
- r. Replacement aluminum casement windows with green PPC finish to openings
- s. Log store 2.5 high
- t. Existing brick datum
- u. lead flashing to roof edge
- v. EPDM membrane/single ply membrane to roof with zinc edges
- w. Zinc cladding flat seam in PIGMENTO green finish
- x. Relocated side door, crescent bricks retained with fanlight above door
- y. Existing doorway blocked up with matching brickwork making good
- z. Larch cladding with a green colour stain
- aa. Replacement reclaimed timber door with dark green paint finish
- ab. Replacement timber sash and case windows with dark green paint finish
- ac. Existing gate

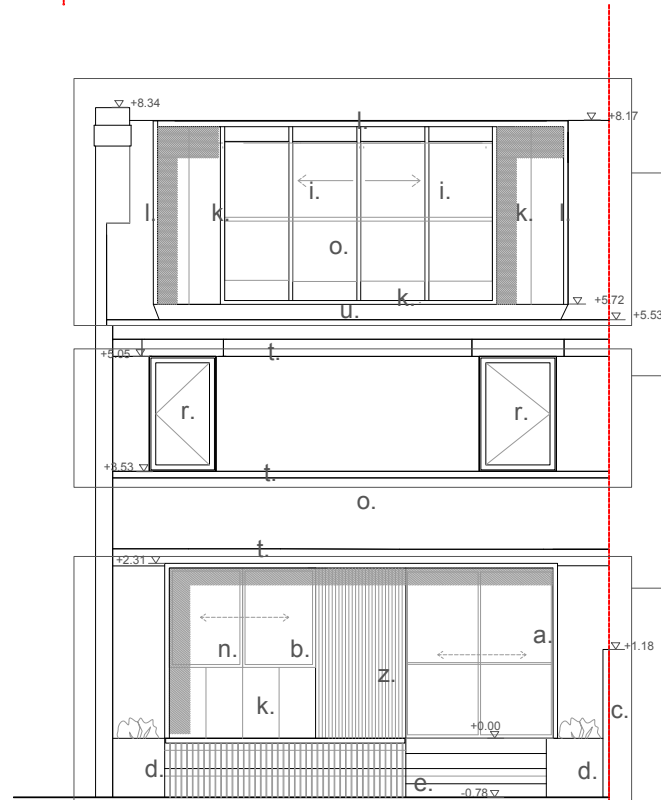


Elevation AA as proposed



Elevation BB as proposed

Note: approval sought for colour change only

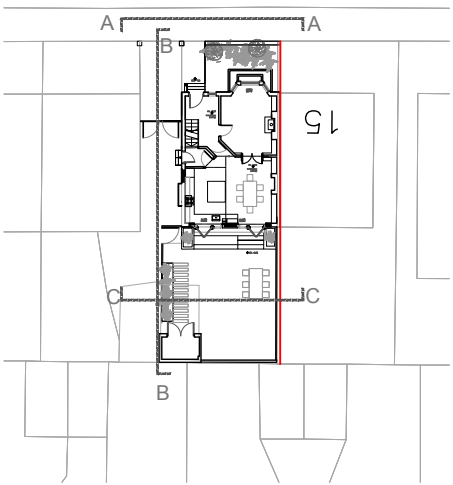


Elevation CC as proposed

Note: As 131791/LP2021, Approval sought for colour change only

Note: As 131791/LP2021, Approval sought for variation to window type

Note: As 131791/LP2021, Approval sought for colour change and fenestration

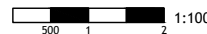


Denotes downtakings

Key plan NTS

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17 Linden park

Job No. 095 elevations as proposed

Stage: 3
Status: Outline Costing

025

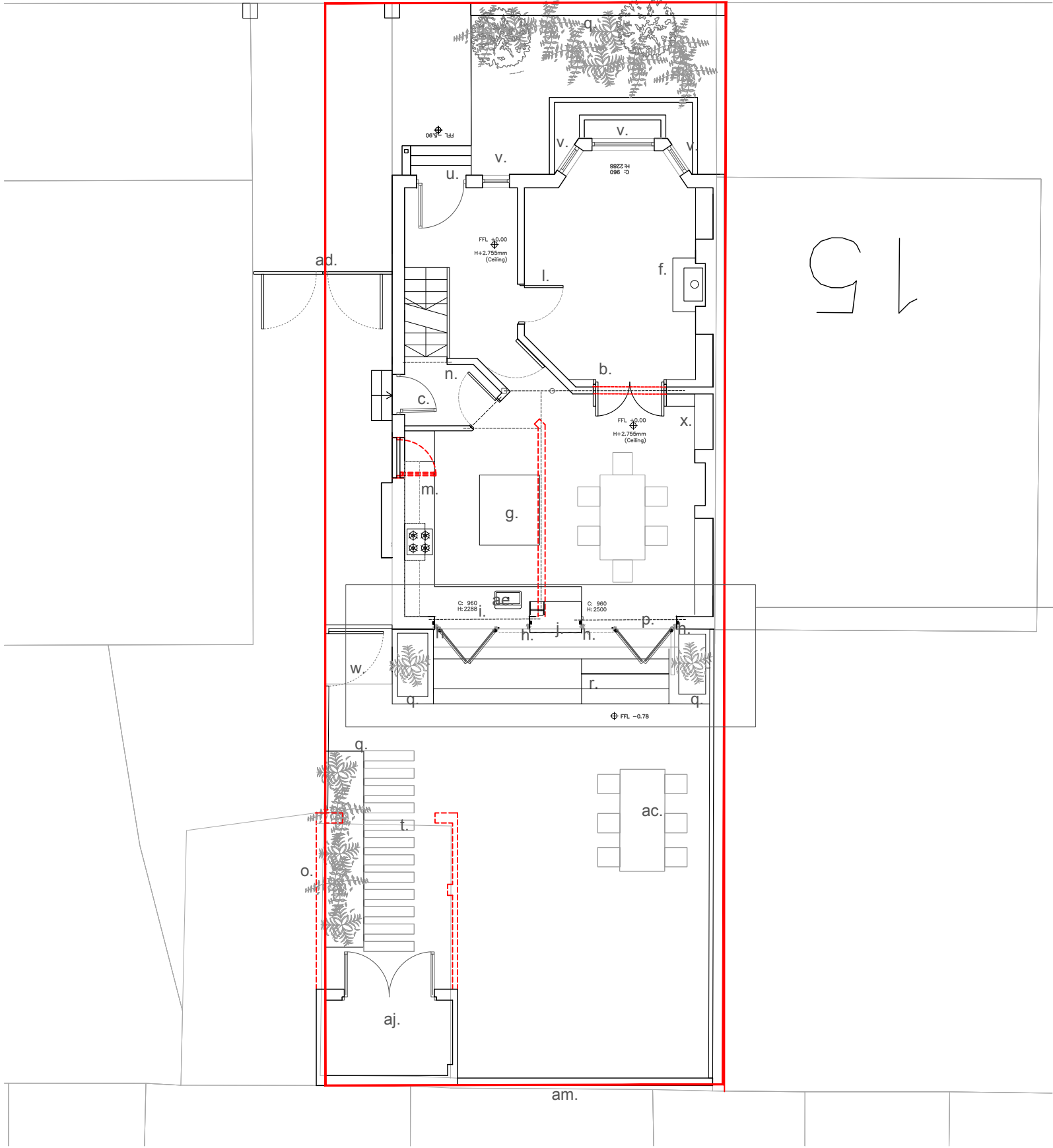
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Notes:

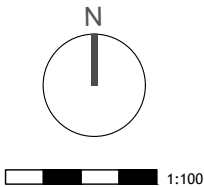
- a. New central structural and storage/display 'trunk'
- b. Double doors (reclaimed to snug)
- c. New hinged door
- d. New opening
- e. New pantry shelving
- f. New WB stove/ chimney lining
- g. New island
- h. New PIGMENTO Green Zinc cladding & surround
- i. Bifold aluminum frame window (existing opening widened) green PPC finish
- j. Stained timber cladding
- k. Sliding doors
- l. Replacement timber door
- m. Joinery/shelving over
- n. Pantry
- o. Existing garage boundary wall retained at 1.8m
- p. New aluminum bi-fold door to existing opening - green PPC finish
- q. Planter beds
- r. New garden brick steps with timber or stone topped seating panel
- s. Garden office
- t. Stepped pathway
- u. Replacement timber front door.
- v. New timber sash and case window
- w. New fence and gate 1.8 high
- x. new joinery /shelves
- y. new full height hallway with aluminum framed roof-light over.
- z. Log store
- aa. Sliding door
- ab. Reading bay
- ac. Dining area
- ad. Existing gate 1.2 m high
- ae. Sliding window (existing opening widened)
- af. New bench
- ag. Paved terrace
- ah. built in seat/planter
- ai. Pergola over
- aj. New garden storage created by taking back existing garage
- ak. Dark new timber fence 1.8m high
- al. lawn/shrubs
- am. Existing brick boundary wall retained
- an. New 2.5m high garden studio
- ao. New pond

Note: all as 131791/LP/2021 amendments to door and window types, cladding and colours

----- Denotes downtakings



Ground floor as proposed



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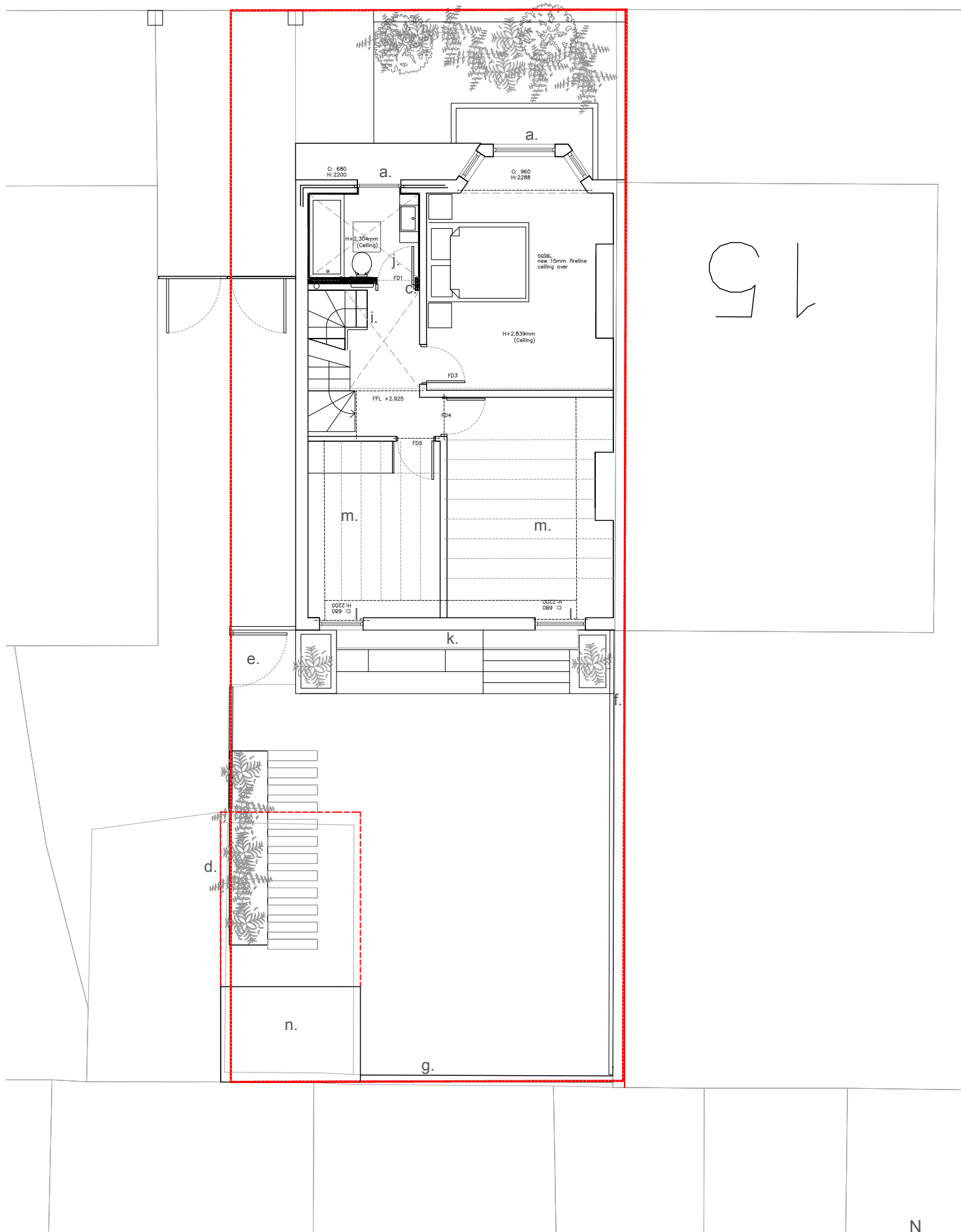
17 Linden park

Job No.
095 Ground floor plan
as proposed

Stage: 3
Status: Planning

020

REVISION:
B Scale
1:100
@:A3



First floor plan as proposed

Notes:

- a. New replacement sash and case windows
- b. New sedum roof over single ply/EPDM membrane
- c. Sliding pocket door
- d. Existing garage boundary with to be retained, evelled at 1.8 high
- e. New timber fence and gate 1.8m high
- f. New aluminum flashing RAL TBC
- g. Existing low brick boundary wall retained
- h. Pergola structure
- i. New ceiling opening and attic stair
- j. Bathroom
- k. Top of zinc clad surround to kitchen door and clad infill
- l. New aluminum windows green PPC finish
- m. Replacement exposed timber ceiling joists
- n. New single ply/EPDM roof to garden storage

----- Denotes downtakings

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17 Linden park

Job No.
095 First floor plan
as proposed

Stage: 3
Status: Planning

021

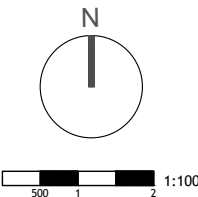
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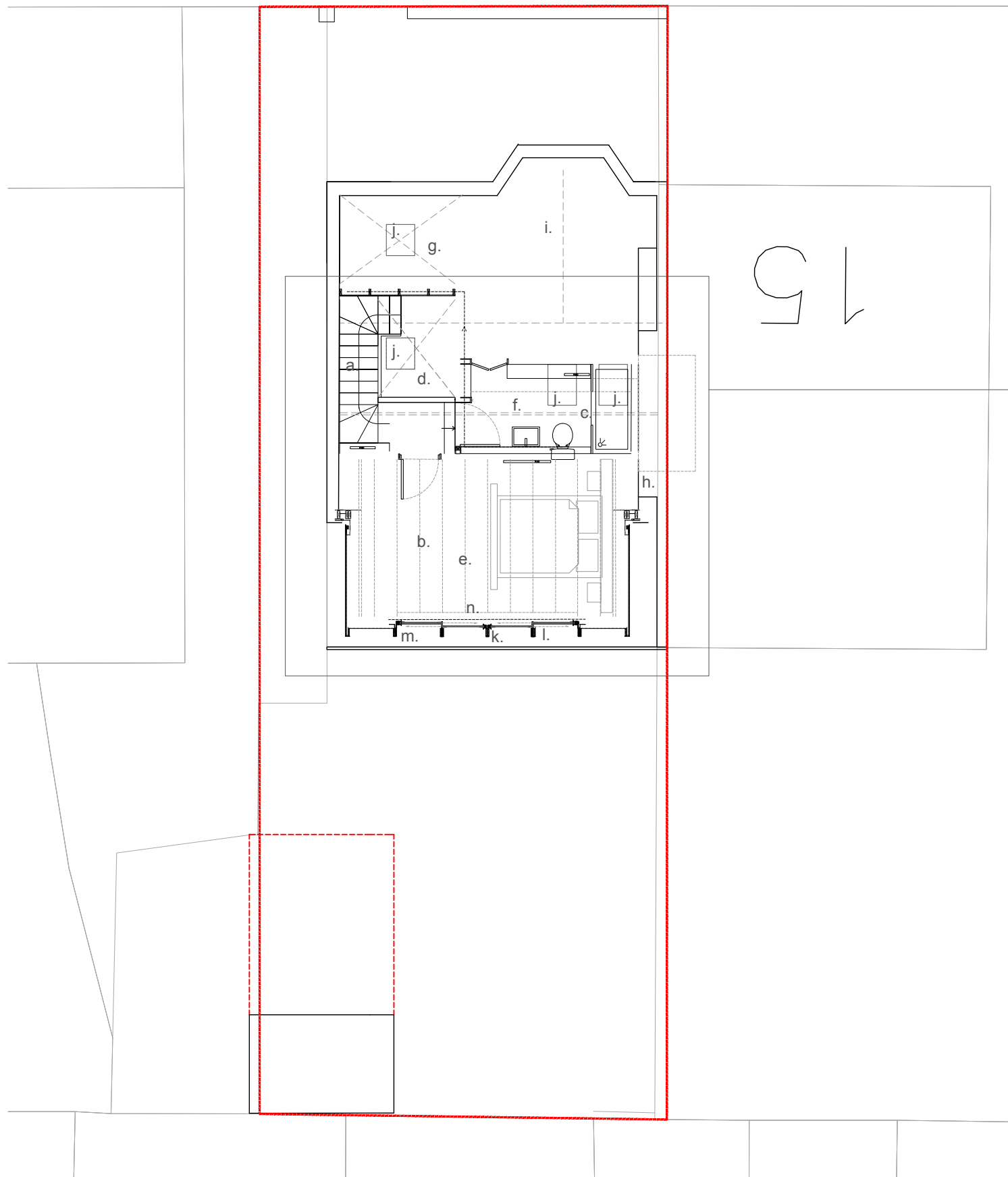
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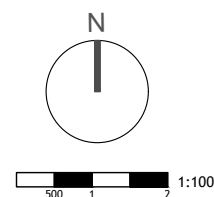
Attic plan as proposed

Note: as 131791/LP/202, approval sought for colour change

Notes:

- a. New reclaimed timber staircase
- b. New exposed rafters overhead
- c. Roof ridge overhead
- d. New full height hallway with rooflight overhead
- e. New bedroom
- f. New bathroom
- g. Void to bathroom below, RL over
- h. Existing chimney breast
- i. Eaves storage - (angled)
- j. New rooflight overhead
- k. New leadwork
- l. New PIGMENTO green zinc cladding folded welt joints
- m. New PIGMENTO gree zinc privacy fins/pilasters
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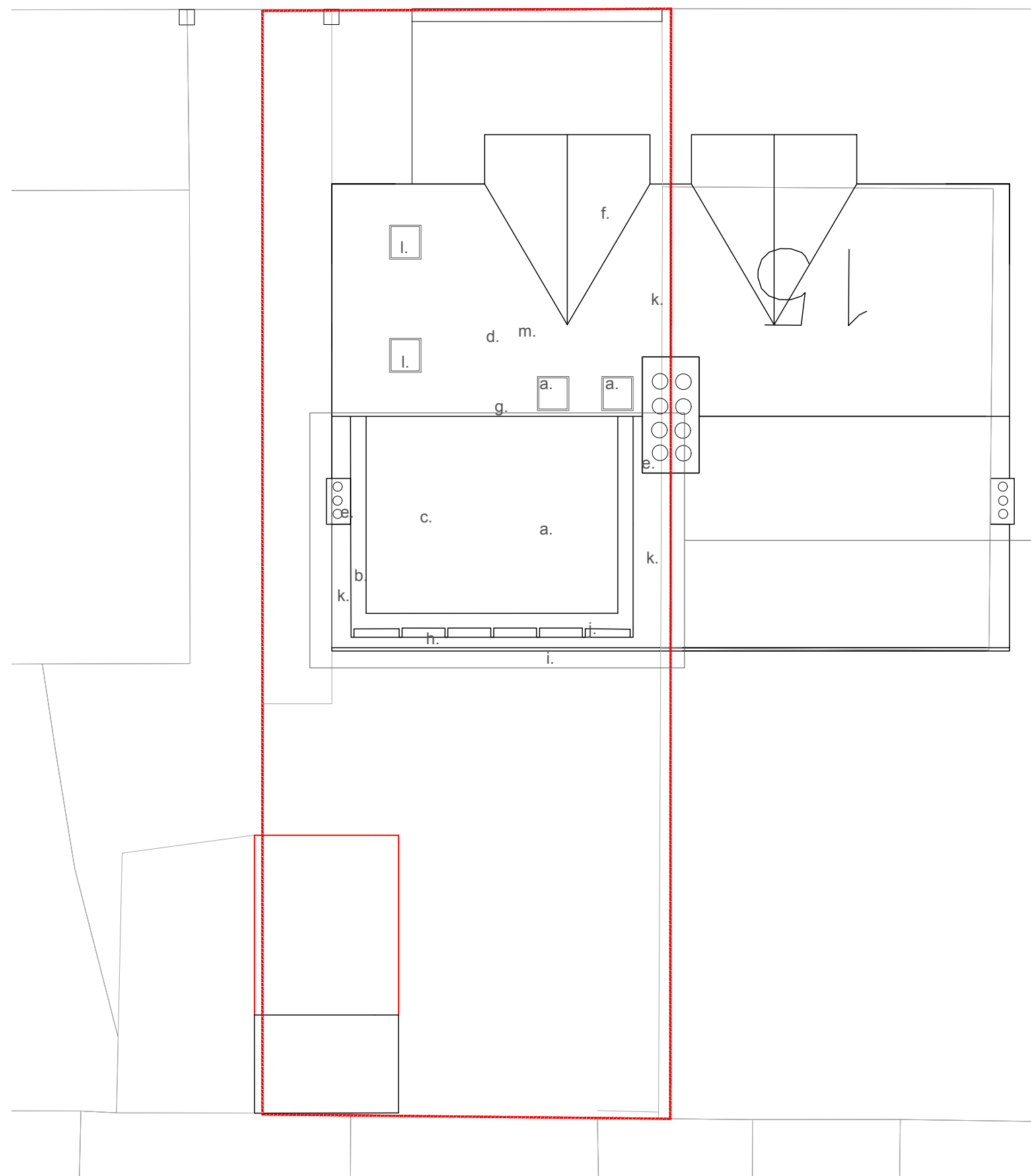
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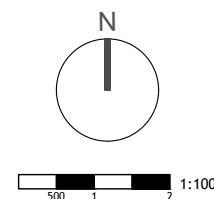
Stage: 3
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022

REVISION: A Scale 1:100 @:A3



Attic plan as proposed



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Notes:

- a. New openable aluminum framed roof-light
- b. New PIGMENTO green zinc capping to roof edge of dormer
- c. New EPDM membrane
- d. Roof joists to be replaced and insulated with new membranes, battens
- e. Existing chimney
- f. Existing hip roof bay
- g. New ventilated ridge tiles
- h. New lead eaves
- i. New gutter
- j. Top of PIGMENTO green zinc clad surround
- k. Making good of work to existing tiles
- l. New fixed aluminum frame roof-light
- m. New concrete tiles matched to existing roof colour

----- Denotes dundertakings

Michael Collins Architect LLP

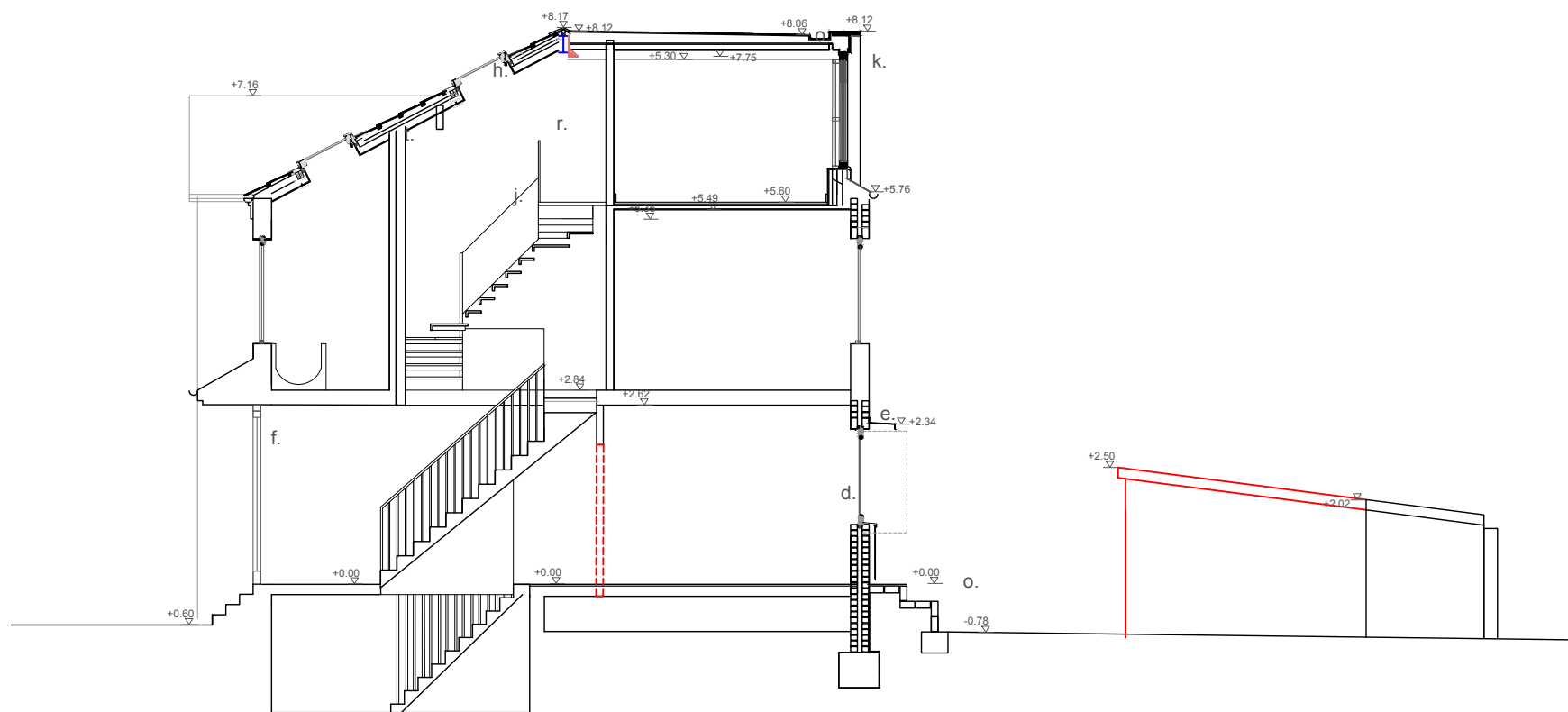
17 Linden park

Job No. 095 Attic plan as proposed

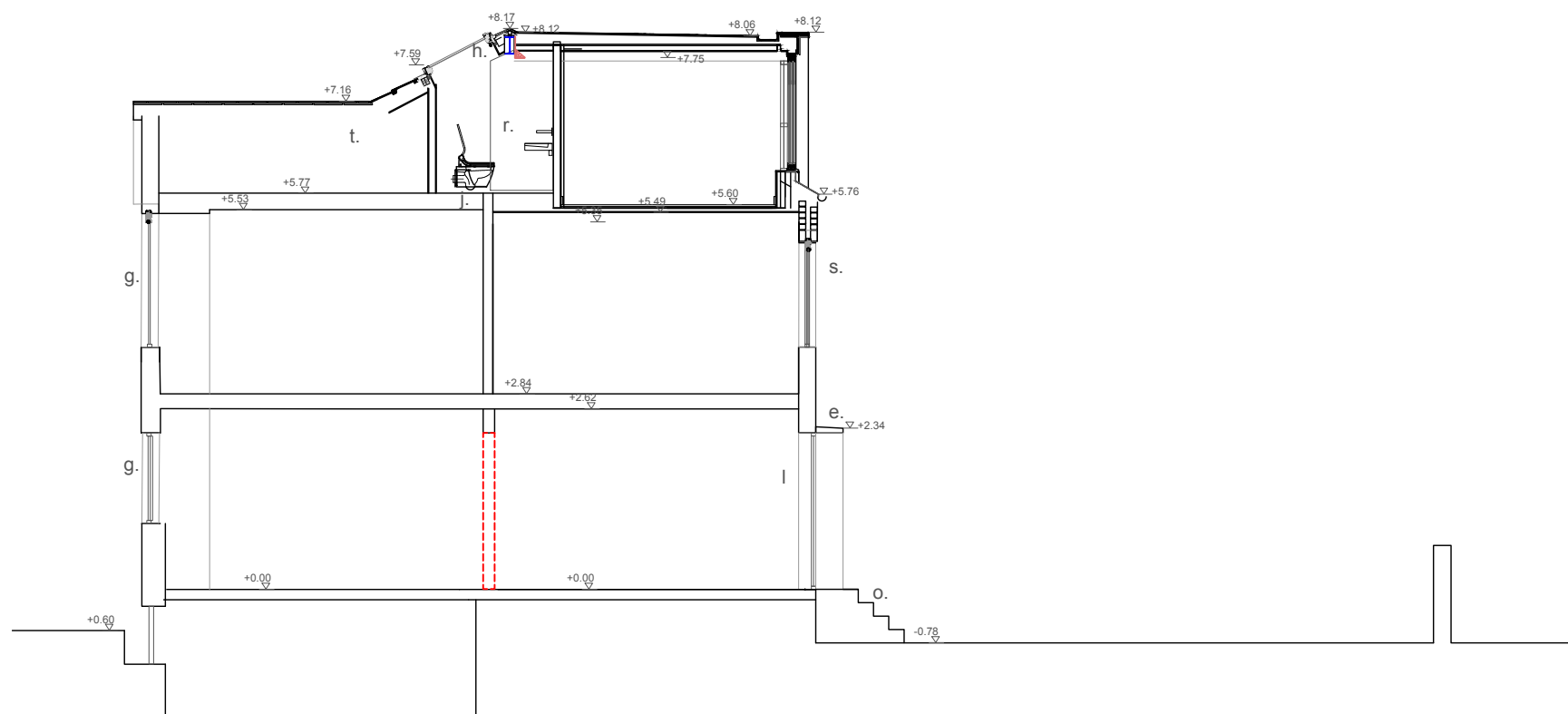
Stage: 3
Status: Planning

023

REVISION: Scale 1:100 @:A3



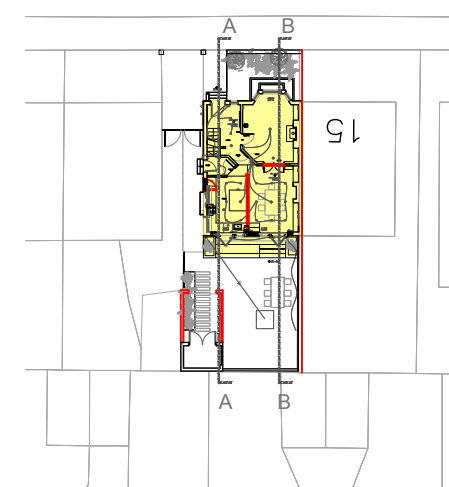
Section AA as proposed



Section BB as existing

Notes:

- New garden studio 2.5m high
- Existing boundary wall retained
- aluminum sliding door
- Existing opening enlarged new aluminum green PPC finish bi-fold windows
- Zin clad surround in PIGMENTO green finish
- Replacement front door - timber and glazed
- Replacement windows - to be timber sash and case
- New flush fitted roof-light
- New openable roof-light
- Replacement floor to create new loft conversion
- Zinc cladding in PIGMENTO green finish
- New aluminum bi-fold doors to existing opening (green PPC finish)
- Timber/charred-cladding
- Sedum roofing on single ply/EPDM membrane
- New garden steps/planter
- Simple ply/EPDM membrane
- Pergola structure
- New attic bathroom
- Replacement casement aluminum window in green PPC finish
- Eves storage



Key plan NTS

----- Denotes downtakings

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17 Linden park

Job No. 095 Sections as proposed

Stage: 3
Status: Planning

024

REVISION: B Scale 1:100 @:A3

Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
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

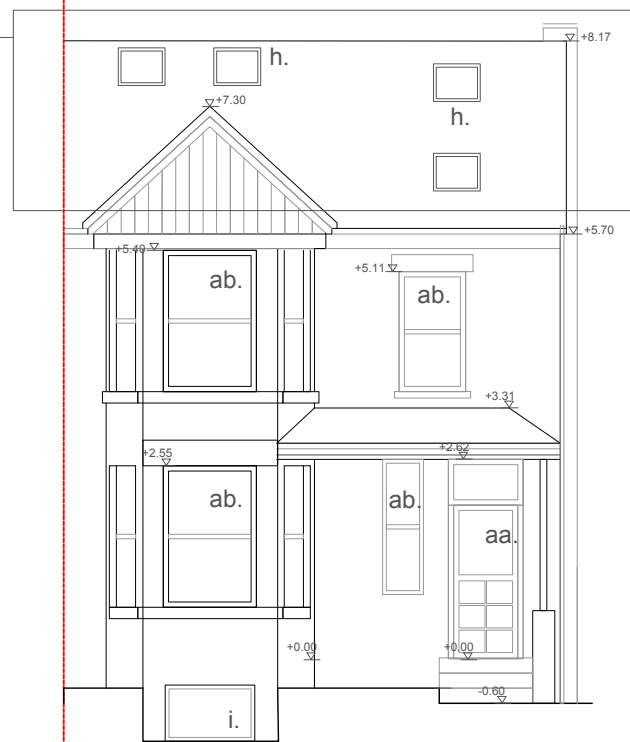
500 1 2 1:100

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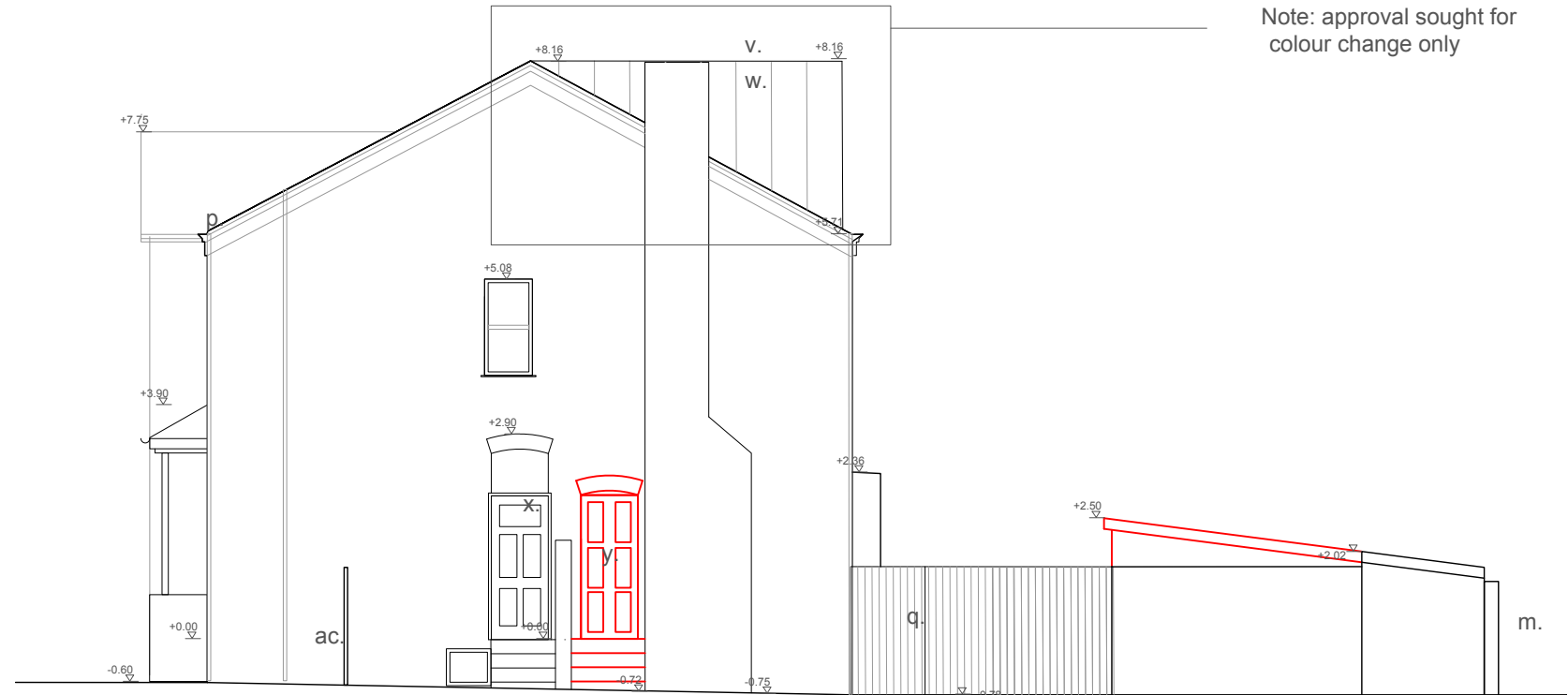
Note: rooflight positions under 131791/LP2021 varied

Notes:

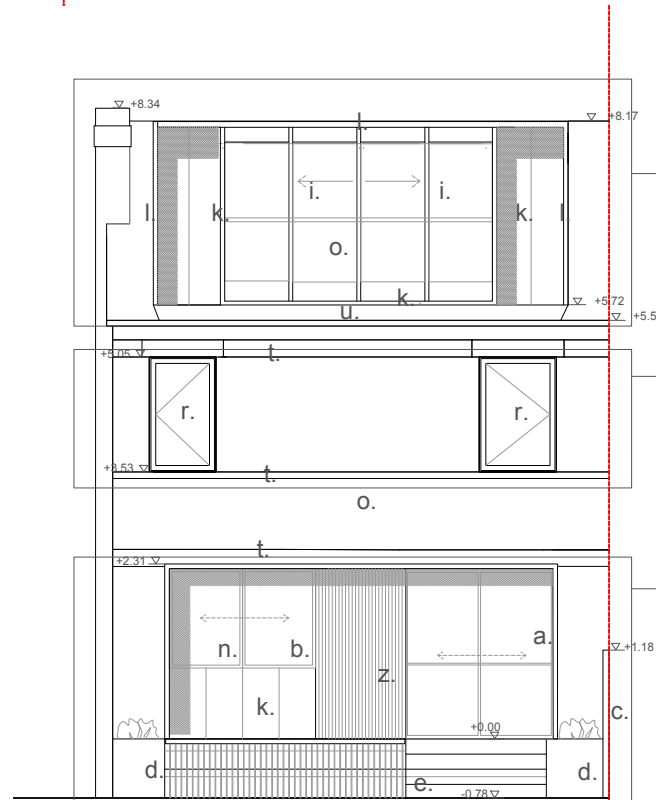
- a. New aluminum bi-fold doors green PPC finish (RAL TBC)
- b. Enlarged kitchen window
- c. New 1.8 high timber fence
- d. Planter beds
- e. New garden steps
- f. ~~Garden office~~
- g. New fence and gate
- h. New rooflight
- i. Existing opening to basement gutter
- k. Zinc cladding in PIGMENTO green finish
- l. Zinc clad fins in PIGMENTO green finish
- m. Existing garage partially demolishes, existing rear/side walls retained to form new garden store
- n. New bi-fold aluminum window green PPC finish
- o. New sliding aluminum windows green PPC finish
- p. EPDM roofing
- q. Timber fence and gate 1.8 high
- r. Replacement aluminum casement windows with green PPC finish to openings
- s. Log store 2.5 high
- t. Existing brick datum
- u. lead flashing to roof edge
- v. EPDM membrane/single ply membrane to roof with zinc edges
- w. Zinc cladding flat seam in PIGMENTO green finish
- x. Relocated side door, crescent bricks retained with fanlight above door
- y. Existing doorway blocked up with matching brickwork making good
- z. Larch cladding with a green colour stain
- aa. Replacement reclaimed timber door with dark green paint finish
- ab. Replacement timber sash and case windows with dark green paint finish
- ac. Existing gate



Elevation AA as proposed



Elevation BB as proposed

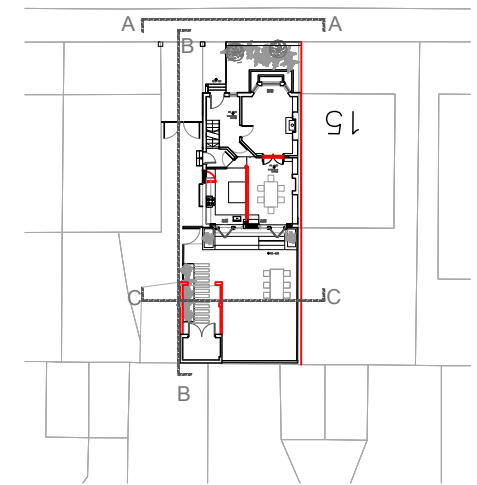


Elevation CC as proposed

Note: As 131791/LP2021, Approval sought for colour change only

Note: As 131791/LP2021, Approval sought for variation to window type

Note: As 131791/LP2021, Approval sought for colour change and fenestration



Key plan NTS

Note: This drawing is copyright
Do not scale from this drawing
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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

Note: approval sought for colour change only

Denotes downtakings

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17 Linden park
095 elevations as proposed

025

Stage: 3
Status: Outline Costing

REVISION: Scale
B 1:100
@:A3

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