



095: 17 Linden Park

Applicant: Polly Checkland and Joe Daly
September 2021: Design and Access Statement
Revision B

Michael Collins Architect

Copyright: distribution subject to agreement and terms of the appointment
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 sliding windows and external cladding. New loft conversion, roof lights and roof extension. Erection of a new garden studio”



Not to scale - Aerial Plan

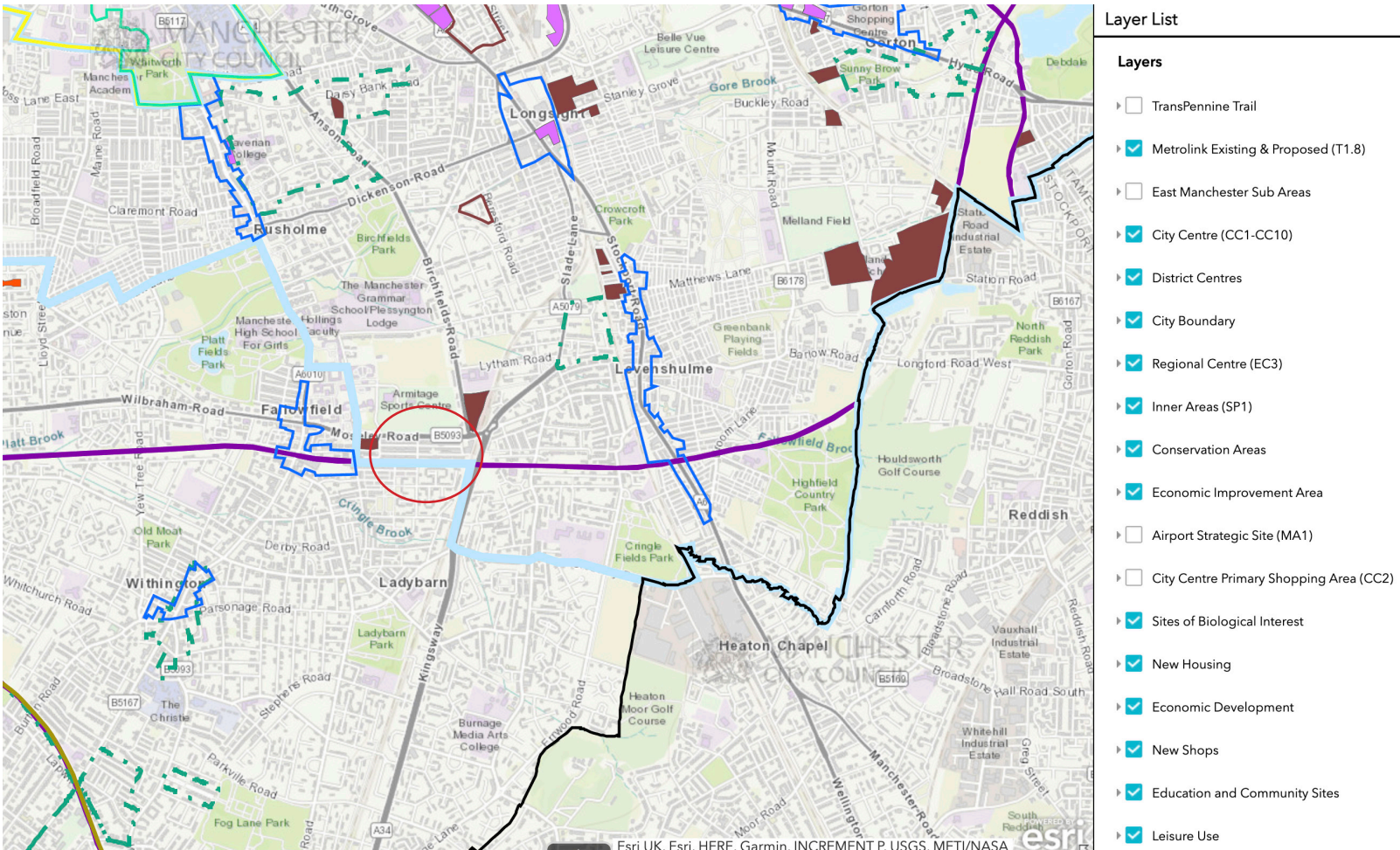
Contents

Summary

- 1.0 Building use
- 2.0 Character Appraisal
- 3.0 The existing property
- 4.0 Site plan
- 5.0 The condition of the existing building
- 6.0 Relevant planning history
- 7.0 Existing plans
- 8.0 Proposed plans / design development
- 9.0 Design principles as proposed
- 10.0 External Materials
- 11.0 Access, environment and waste

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 1960, the proposed designs aims to respect the history of craftsmanship associated with the heritage of housing within the Levenshulme 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 oxidised copper cladding, new glazing systems and timber framing, defined through sharp detailing. Oxidised copper cladding will create textured red surfaces that will tie with the existing brickwork, but also relate to the industrial heritage of South Manchester.



Not to scale - Local Area designations

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.



Street View (C) Google 2021



24 Milwain Road (C) Google 2021



79 Linden Park(C) Google 2021



59 Linden Park(C) Google 2021



a.



b.



c.

3.0 The existing property

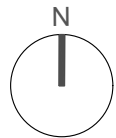
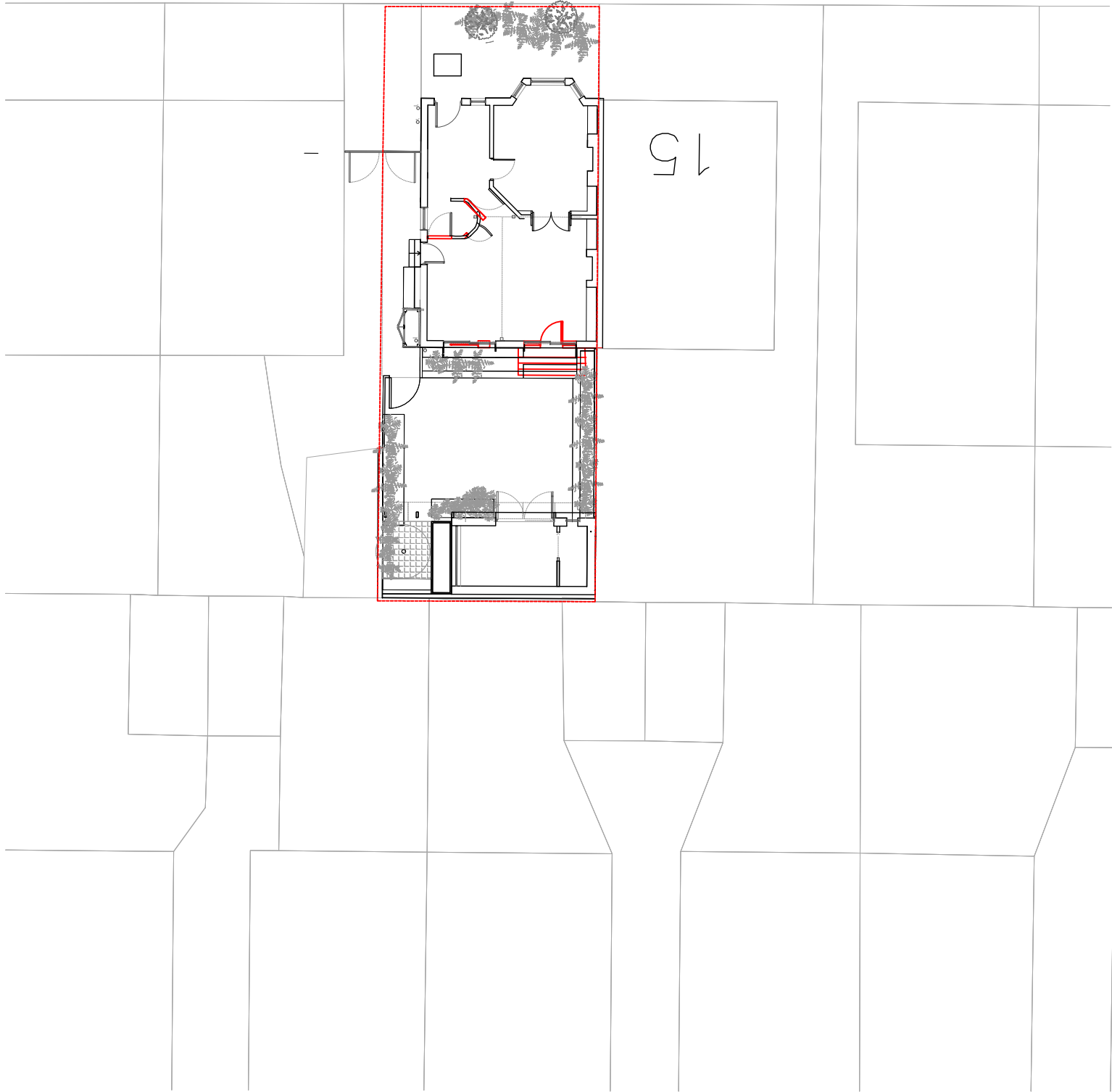
- The front and rear of the property is composed of red facing brick with dentilled datums.
- The chimney is brick, and sills / lintels over windows are composed with arched brickwork to the side and stone concrete lintels to the front and rear.
- White UPVC windows, and aluminum doors to the front and 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.

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.



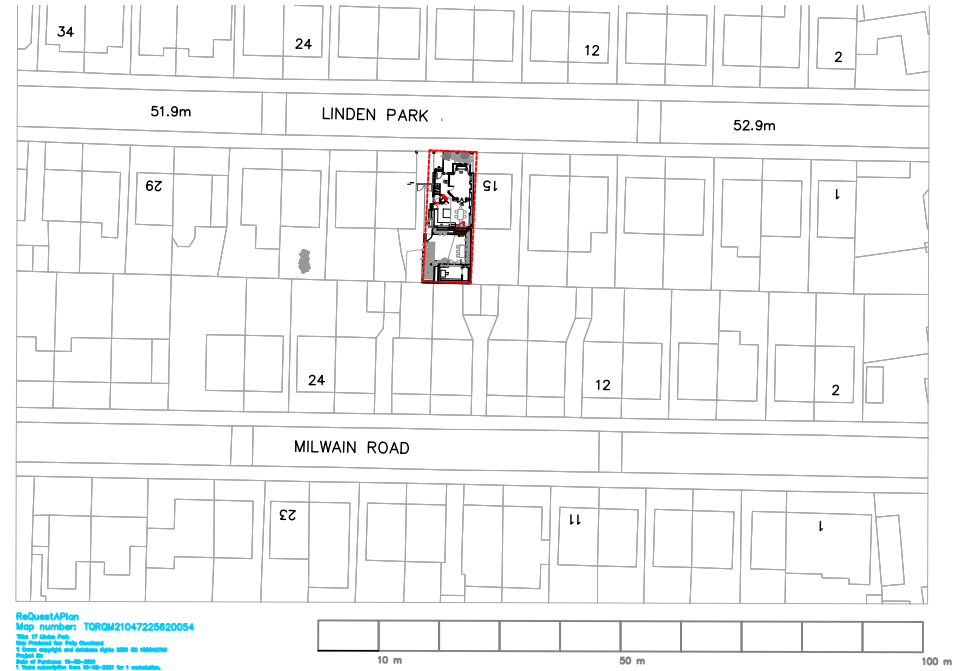
12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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
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



Michael Collins Architect LLP

17 Linden park
Job No 095 Location and block plan

Stage: 3
Status: Planning

001

REVISION: Scale 1:1250 @:A3

- 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

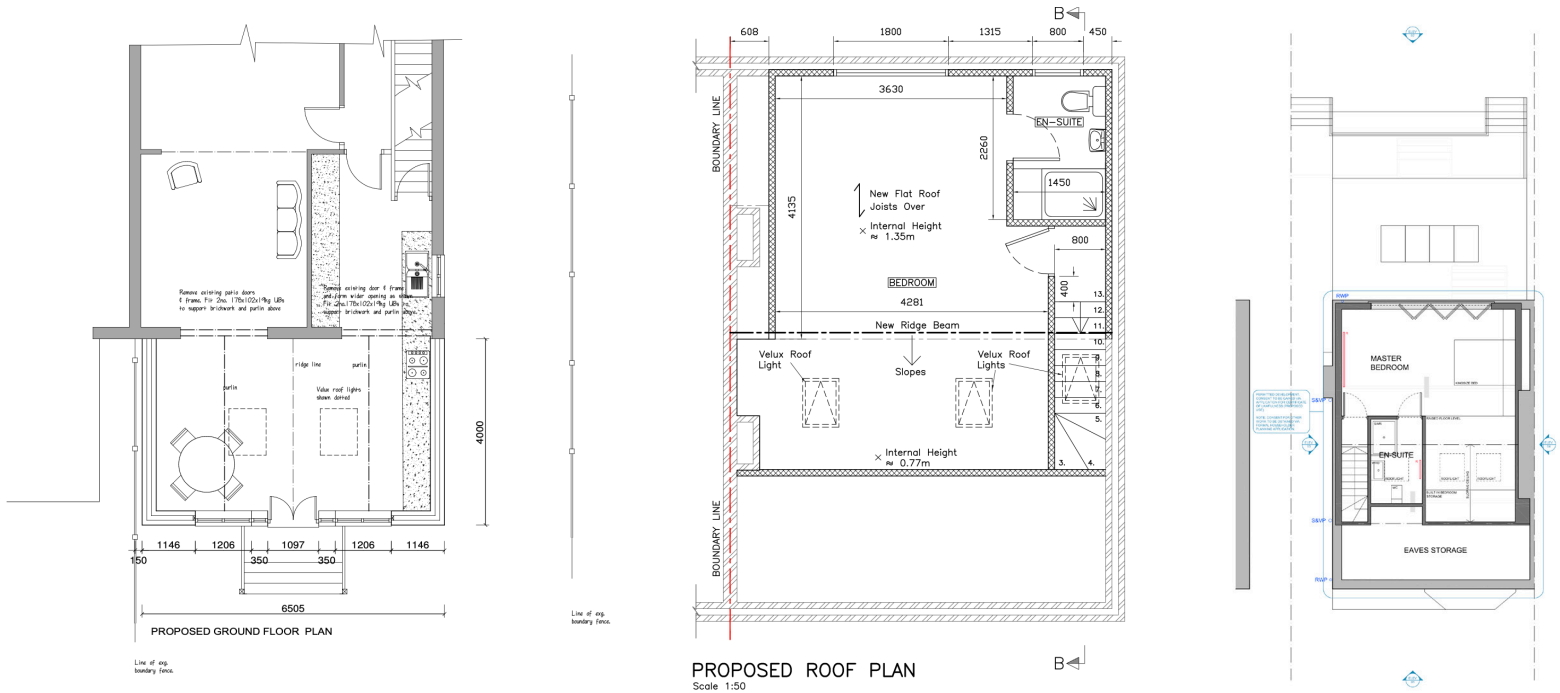
A recent loft conversion have been undertaken at nr 20 Milwain road.

National planning policy paras:
-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

Note: A number of roof extensions alterations and extensions have been carried out - 20 Milwain road, and garden studios to 22 Milwain road.

Recent planning applications (over the last 5 years shown in red:



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

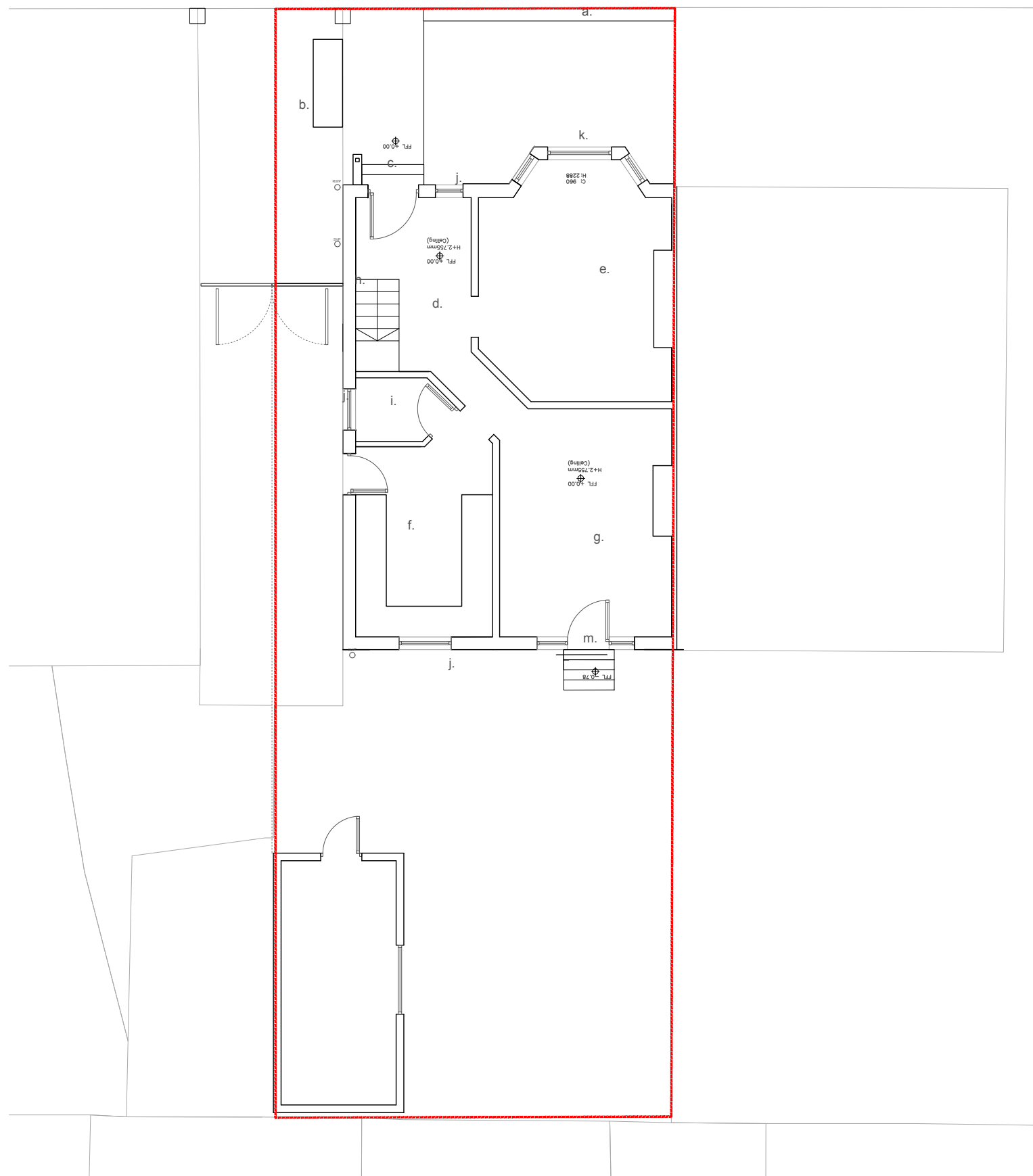
119080/LP/2018
65 Milwain Road ,Manchester M19 2PT
Certificate of Lawful Development for proposed construction of dormer extension to rear elevation and installation of velux windows to front elevation of roof.

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





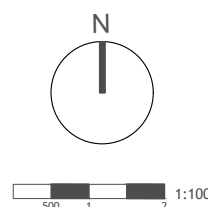
7.0 Existing Plans



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 PVC window
- k. Existing bay windows
- l. Existing garage
- m. Existing aluminum UPVC door

Ground floor as existing



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

Michael Collins Architect LLP

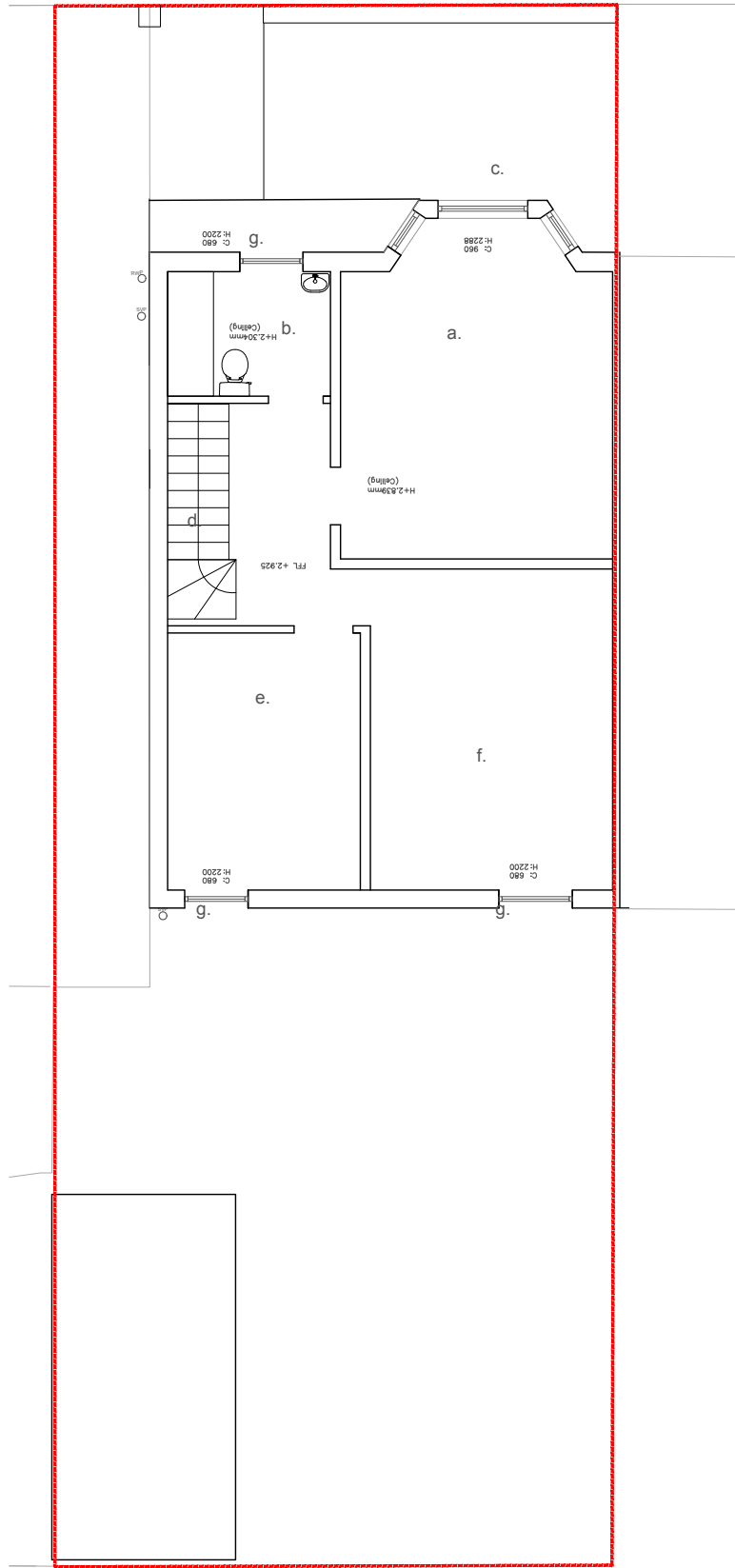
17 Linden park

Job No.
095 Ground floor plan
as existing

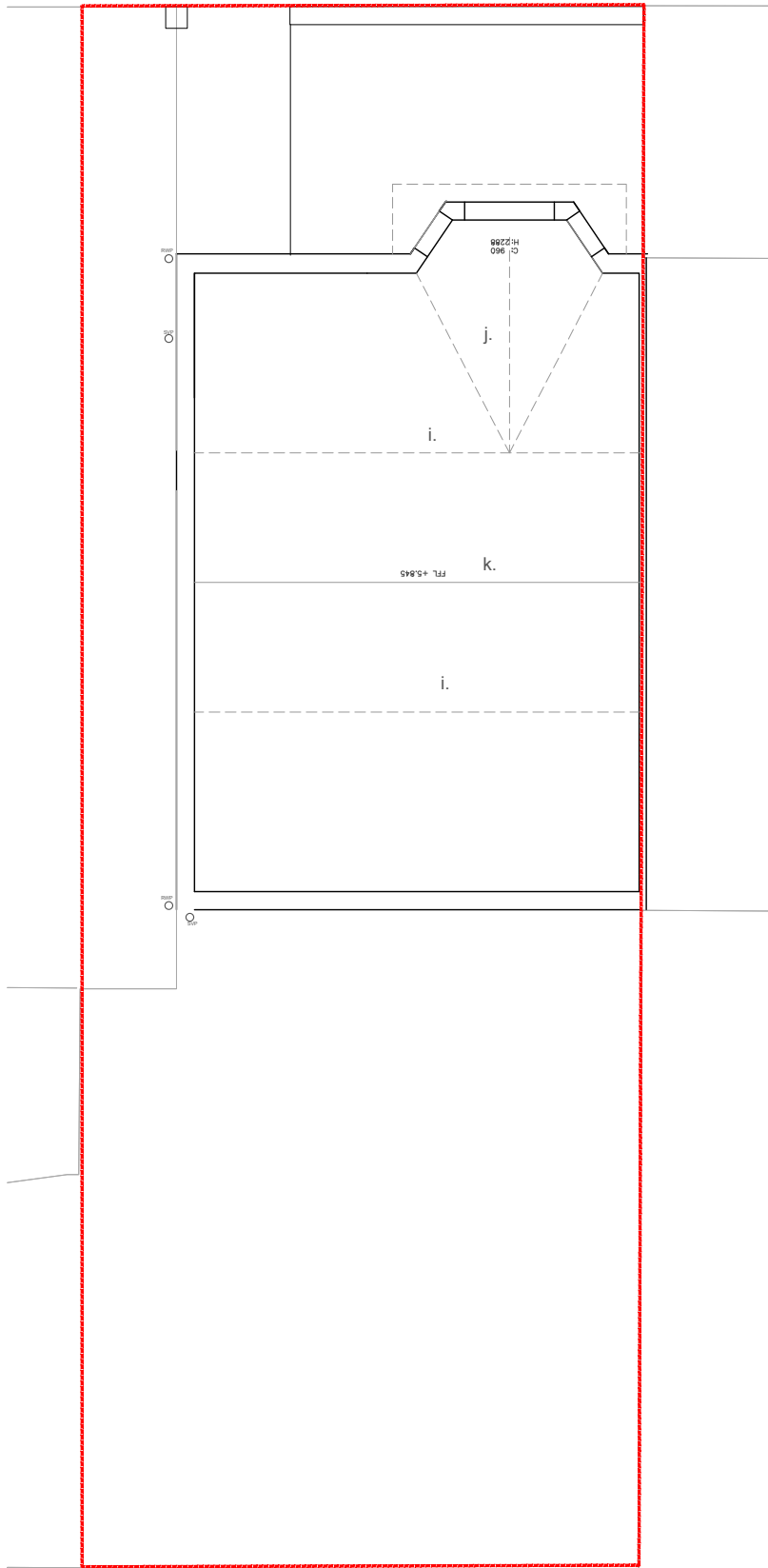
Stage: 3
Status: Planning

002

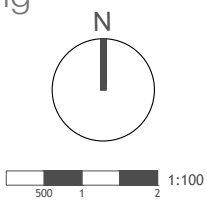
REVISION: Scale
1:100
@:A3



First floor plan as existing



Attic plan as existing



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

Notes:

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

Michael Collins Architect LLP

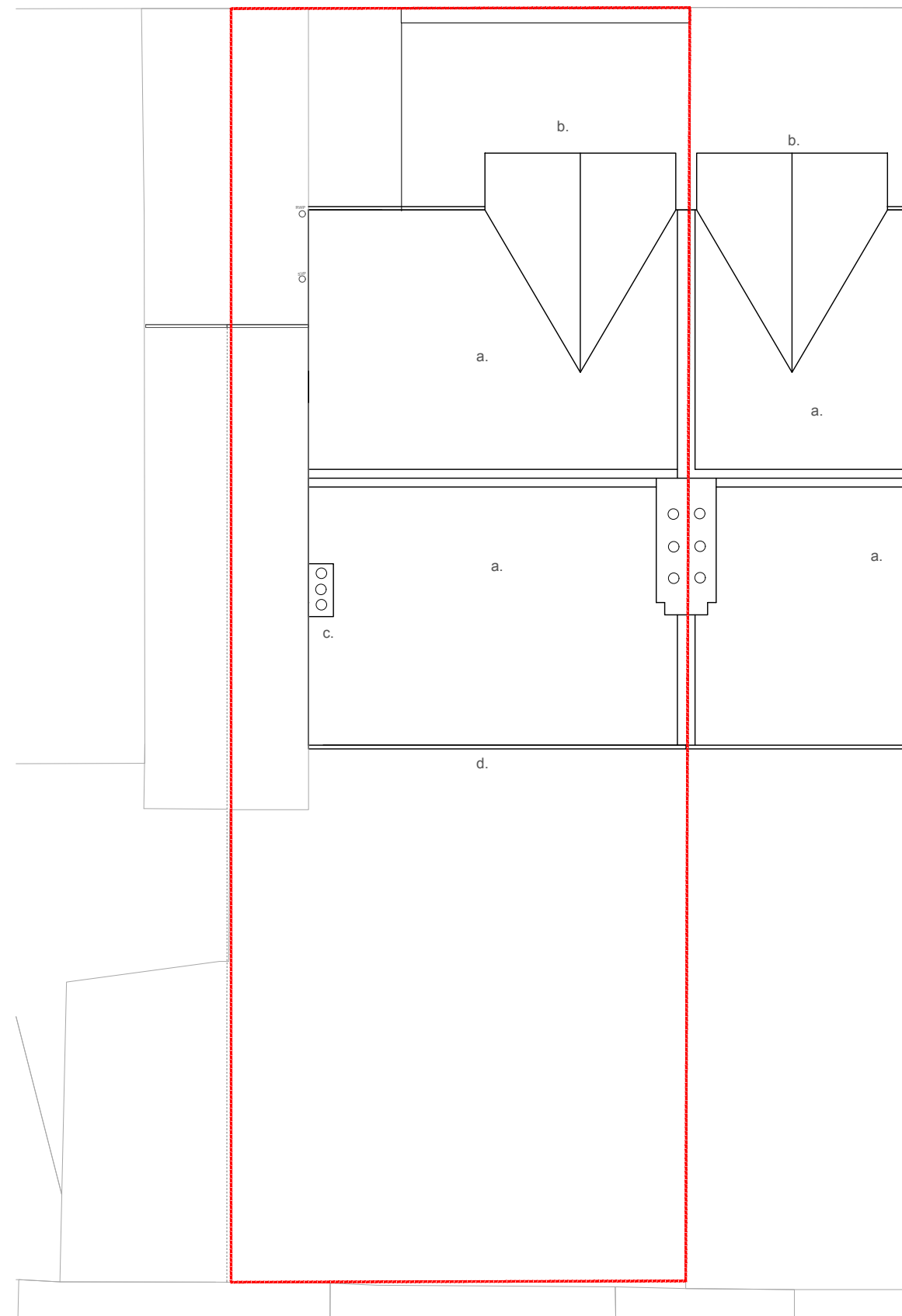
17 Linden park

Job No. 095 First floor and attic plans as Existing

Stage: 3
Status: Planning

003

REVISION: 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
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

Michael Collins Architect LLP

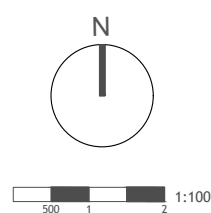
17 Linden park

Job No. 095 Roof plan
as Existing

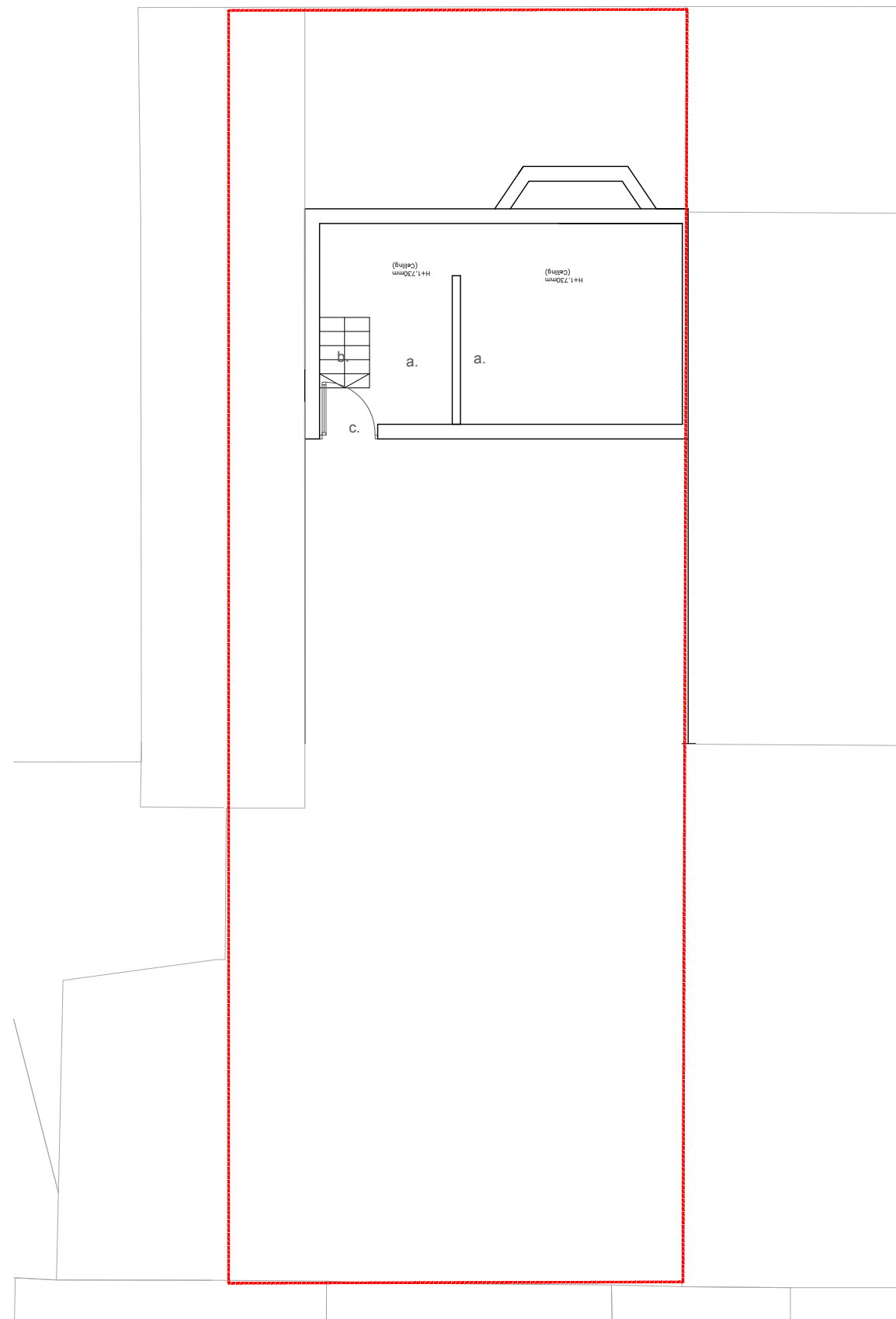
Stage: 3
Status: Planning

004

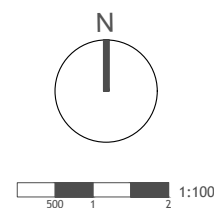
REVISION: Scale
1:100
@:A3



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com



basement as existing



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

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

Notes:

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

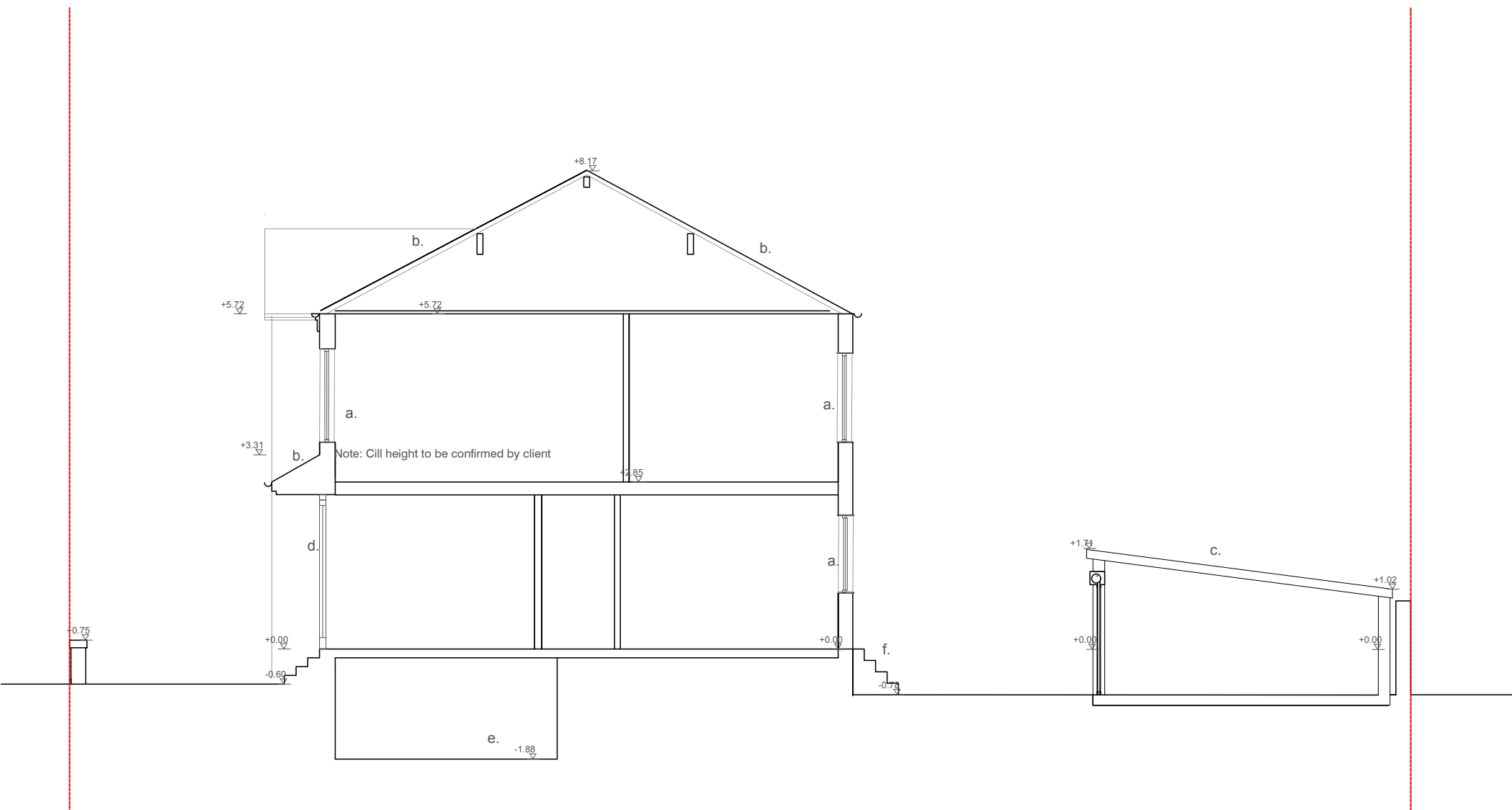
Michael Collins Architect LLP

17 Linden park

Job No.
095 Basement plan as
existing

Stage: 3
Status: Planning

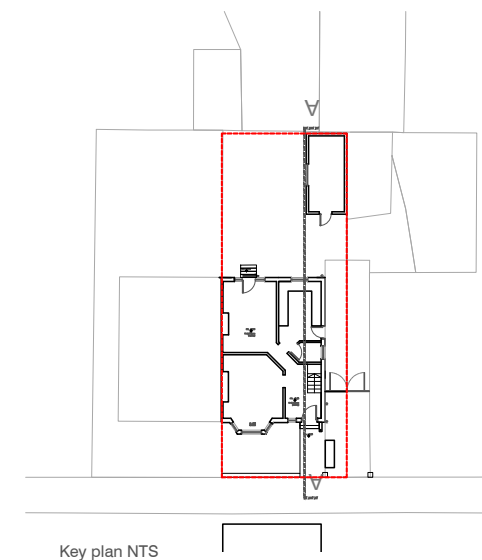
005
REVISION: Scale
1:100
@:A3



Section AA as existing

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



Key plan NTS

Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

Michael Collins Architect LLP

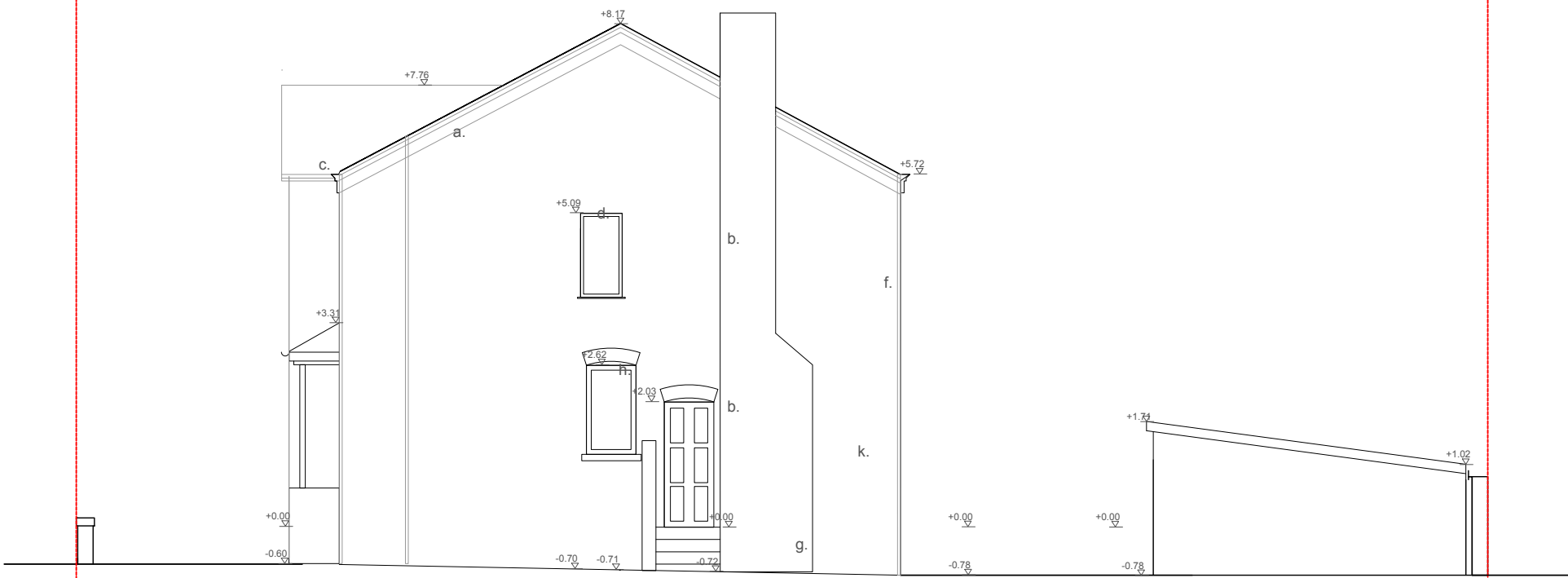
17 Linden park

Job No.
095 Section
as Existing

006



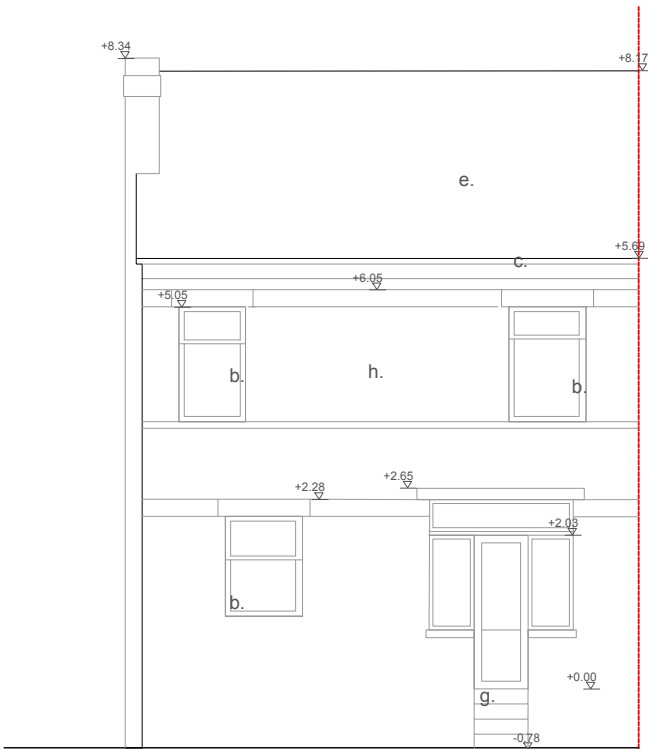
Elevation AA as existing



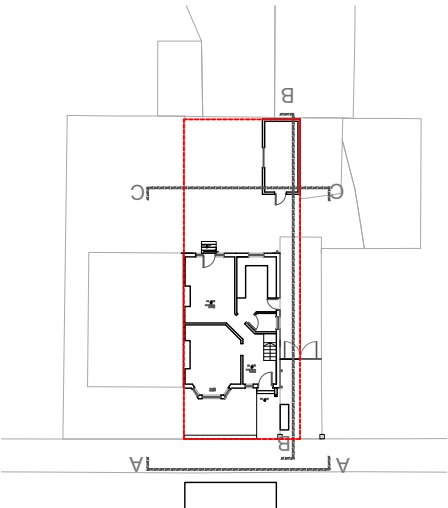
Elevation BB as existing

Notes:

- a. Existing hip roof bay
- b. Existing UPVC front windows
- c. Existing gutter
- d. Existing timber window frame
- e. Existing tiled roof
- f. Existing brick chimney
- g. Existing steps
- h. Existing brickwork
- i. Existing clay tiled roof
- j. Existing timber door
- k. Existing aluminum door
- l. Existing timber fenestration



Elevation CC as existing



Key plan NTS

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

12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

500 1 2 1:100

Michael Collins Architect LLP

17 Linden park

Job No. 095 Section as Existing

Stage: 3
Status: Planning

007

REVISION: Scale 1:100 @:A3



8.0 Proposed Plans

8.0 Design development



Key design ideas:

- A new elevation to the garden area that helps define the use of the rear garden area, and relates to the horizontal banding. This could incorporate places to sit, and frame views of the garden and sky.
- 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 the garden and writing studio.
- A glass roof to bring light into the staircase and rear of the property.

- 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



- a. A lower elevation composed of glazing, 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. EPDM/sedum roof
- e. Replacement windows timber sash and case.
- f. New timber studio.
- g. New oxidised cladding to create a complimentary contrast
- h. New planted beds.
- 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 over-shadowing through omission of the garage.

8.1 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, creates an honest distinction with the existing but is also textured with similar tonal qualities.
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 or aluminum framed.
4. The use of timber aims to link to the wider use of timber framing presented by many of the arts and crafts and mid-century homes nearby.
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 access.
6. The new writing studio incorporates planting to its facade and, will sit low in the garden with charred timber cladding.

8.2 Planning Analysis

This application has been designed in relation to the general Permitted Development order 2015 and complies in the following manner

-Garden studio:

- E1B. The total area covered by the building following this application will not exceed 50% of the existing curtilage.
- E1C. The proposed studio does not sit forward of the existing dwelling.
- E1F. The eaves height will not be more than 2.5 m from ground level.
- E1H. The proposals do not include the creation of a veranda or raised deck.

-Roof extension:

- 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
- B2A. An oxidised copper is proposed, a high quality material that is similar to the existing brick and tiles. The unseen parapet roof will be single ply/EPDM.
- B2B. The original eaves will be retained and the face of the roof extension will be set back 200mm from the outer roof edge,

-Cladding and new windows:

- A1 (c,d,e,f) The new surround and widened kitchen windows are on the rear elevation. The oxidised cladding aims to match the brickwork.
- A1 The replacement windows aim to reinstate the windows that would have been used on the original property.

9.0 Architectural design precedents



Corten and decorative brick - Manchester Jewish museum.



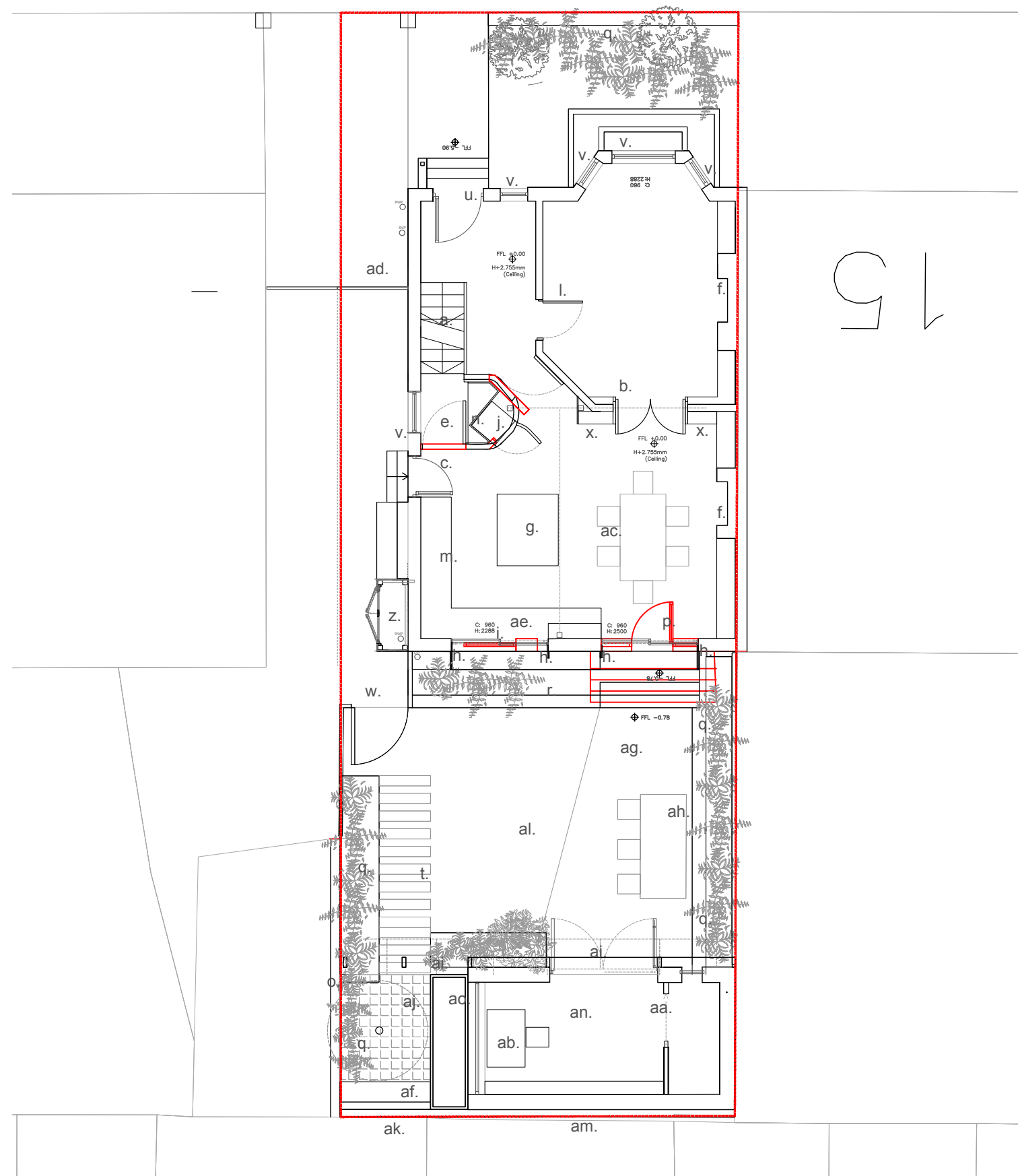
Copper cladding and Victorian brick - London



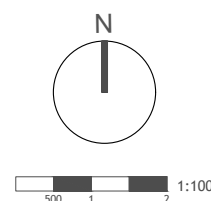
Northern 'Top-shops' Reference Historic England



Oxidised dormer and Victorian brick - London



Ground floor as proposed



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

Notes:

- New central structural and storage/display 'trunk'
- Double doors (reclaimed to snug)
- New hinged door
- New opening
- New pantry shelving
- New WB stove/ chimney
- New island
- Oxidised copper cladding & surround
- Enlarged kitchen window
- Full height storage / or fridge area
- Sliding doors
- Replacement timber door
- Joinery/shelving over
- Pantry
- Existing garage boundary wall retained at 1.8m
- New aluminum sliding door to existing opening -bronze framing
- Planter beds
- New garden steps and planter
- Garden office.
- Stepped pathway
- Replacement timber front door.
- New timber sash and case window 1.8m high
- New fence and gate 1.8 high
- new joinery /shelves
- new full height hallway with aluminum framed roof-light over.
- Log store
- Sliding door
- Reading bay
- Dinning area
- Existing gate relocated 1.2 m high
- Sliding window (existing opening widened)
- New bench
- Paved terrace
- built in seat/planter
- Pergola over
- Multi-tem tree
- Ferns, dark new timber fence 1.8m high
- lawn/shrubs
- Existing brick boundary wall retained
- New 2.5m high garden studio
- New pond

Michael Collins Architect LLP

17 Linden park

Job No.
095 Ground floor plan
as proposed

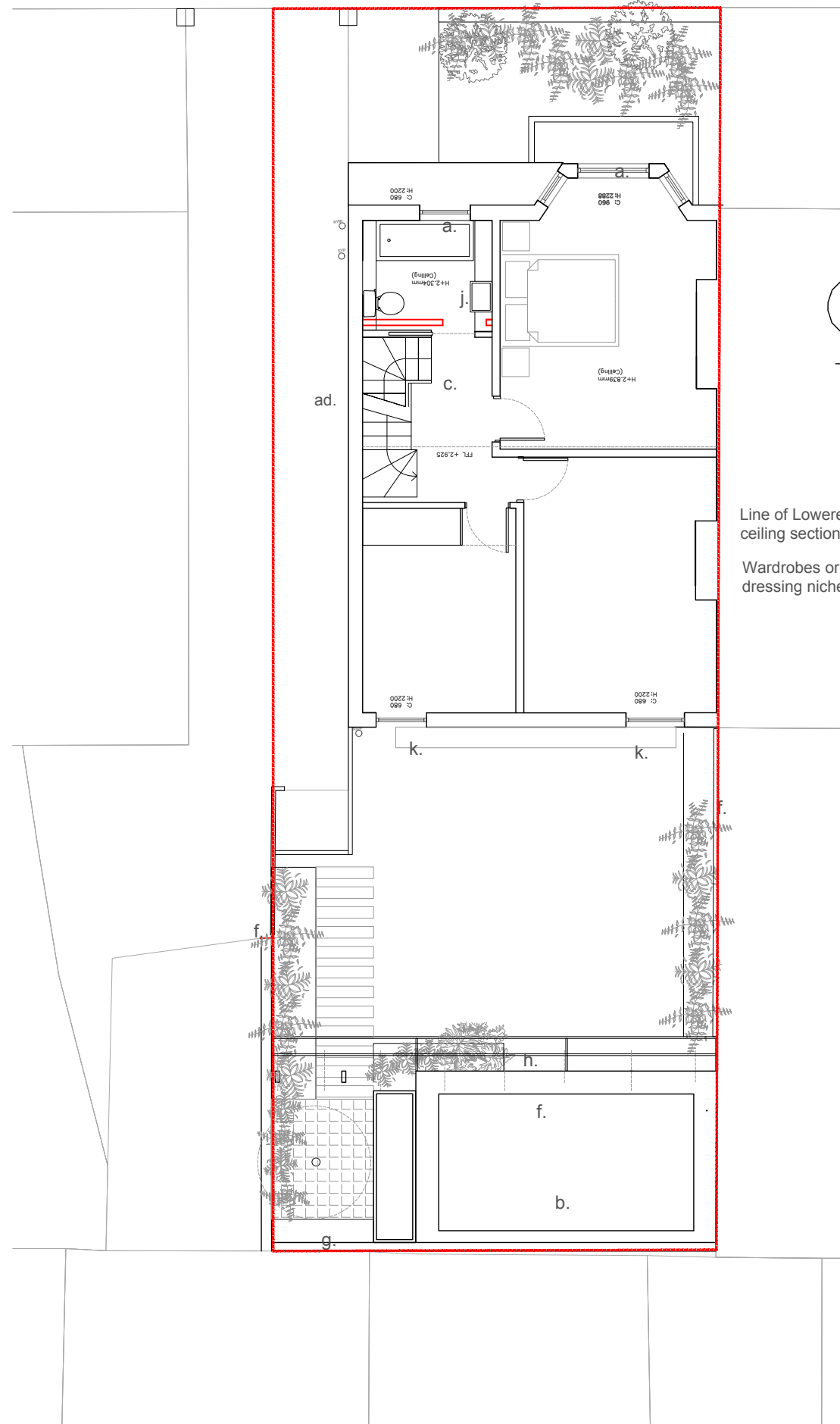
Stage: 3
Status: Planning

020

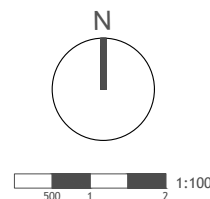
REVISION: Scale
1:100
@:A3

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 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. Enlarged first floor bathroom
- k. Top of copper clad surround to kitchen door and clad infill



First floor plan as proposed



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

Michael Collins Architect LLP

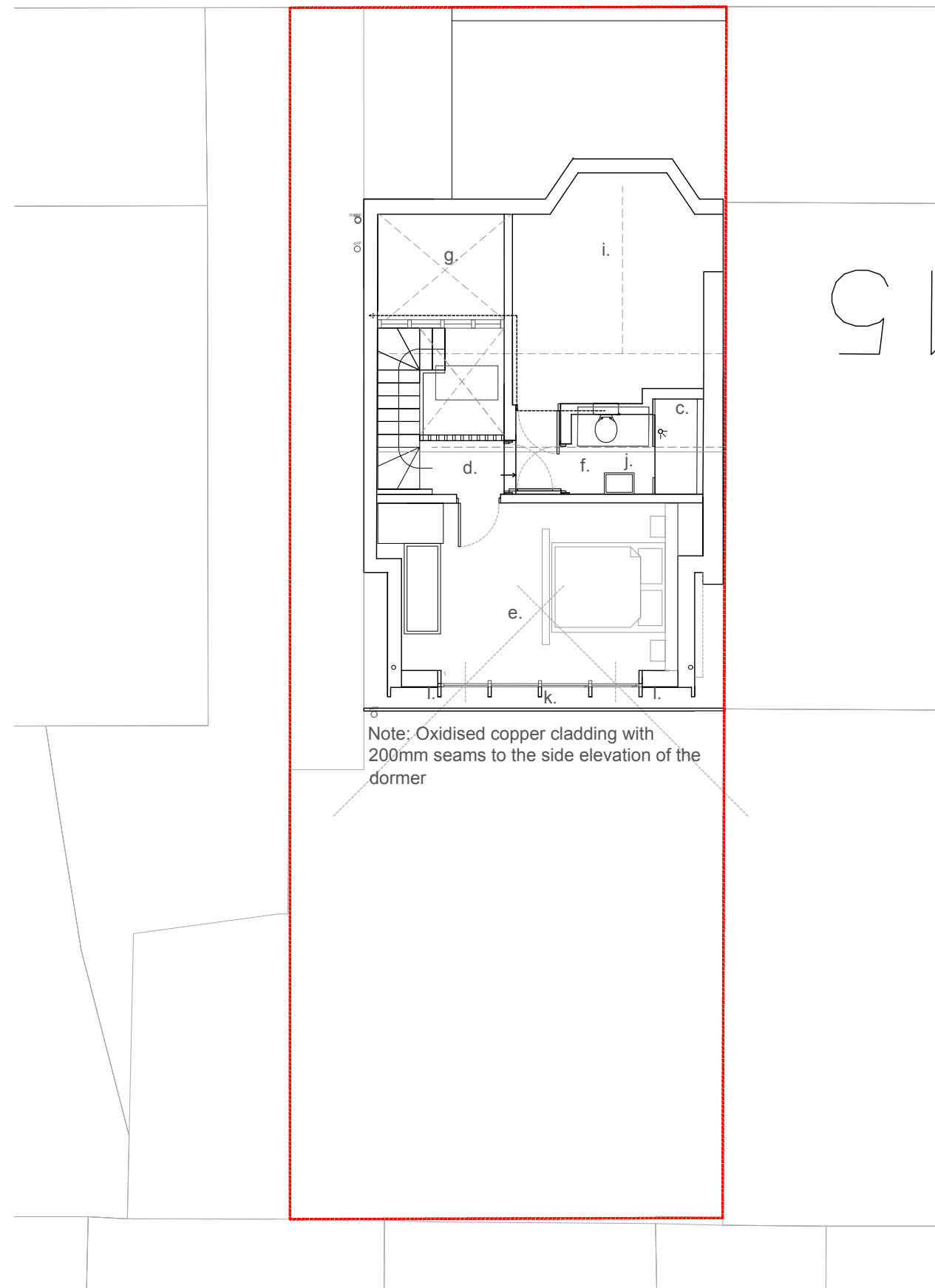
17 Linden park

Job No.
095 First floor plan
as proposed

Stage: 3
Status: Planning

021

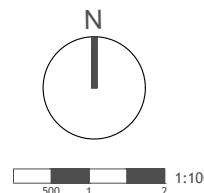
REVISION: Scale
1:100
@:A3



Notes:

- a. Access below to WC
- b. New opening
- c. new attic shower room
- d. new full height hallway with rooflight over.
- e. New bedroom
- f. New WC
- g. Void to bathroom below.
- h. new bathroom window
- i. Eaves storage - (angled)
- j. New rooflight over
- k. Lead eaves
- l. New oxidised copper cladding with 200 seams to the side elevations of the dormer

Attic plan as proposed



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

Michael Collins Architect LLP

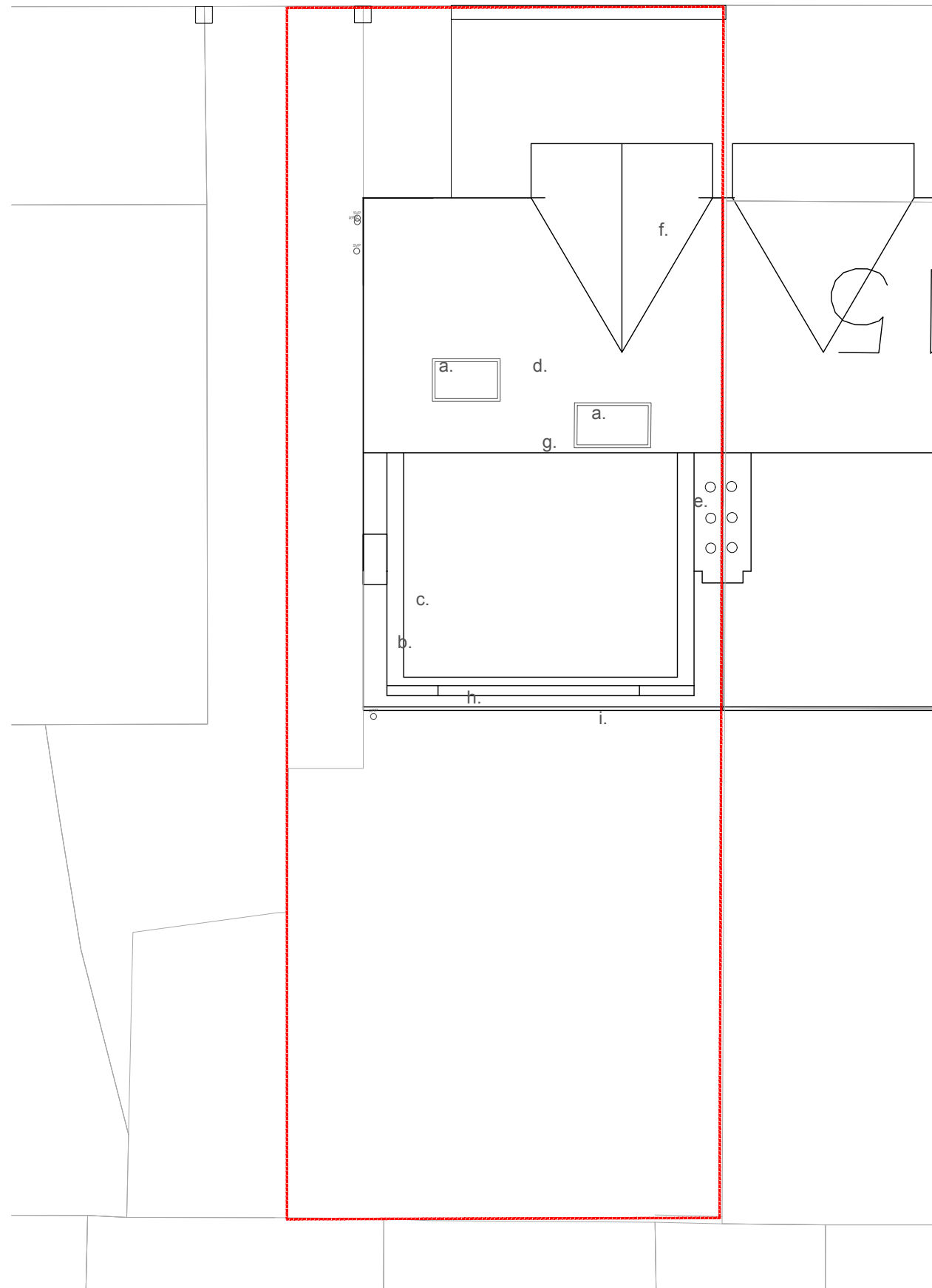
17 Linden park

Job No.
095 Attic plan
as proposed

Stage: 3
Status: Planning

022

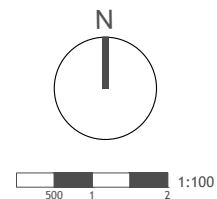
REVISION: B
Scale 1:100
@:A3



Notes:

- a. New flush fitted roof-light
- b. New oxidised copper capping to roof edge of dormer
- c. new single ply or EPDM membrane
- d. Replacement roof tiles
- e. Chimney
- f. Existing hip roof bay
- g. Vented ridge
- h. Lead eaves
- i. Gutter

Attic plan as proposed



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

Michael Collins Architect LLP

17 Linden park

Job No.
095 Roof plan
as proposed

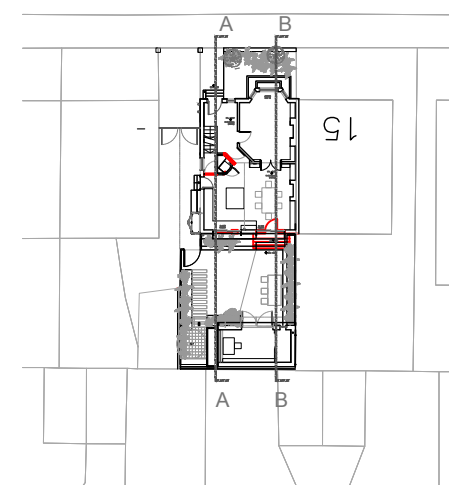
Stage: 3
Status: Planning

023

REVISION:
B
Scale
1:100
@:A3

- a. New garden studio 2.5m high
- b. Existing boundary wall retained
- c. aluminum sliding door
- d. Existing opening, enlarge new aluminum windows
- e. oxidised copper clad surround
- f. Replacement front door - timber and glazed
- g. Replacement windows - to be timber sash and case in dark green colour
- h. New flush fitted roof-light
- i. New staircase
- j. Replacement floor to create new loft conversion
- k. Oxidised copper cladding
- l. New aluminum sliding doors to existing opening
- 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

Section AA as proposed



Key plan NTS

Michael Collins Architect LLP

17 Linden park

Job No. **095** Sections as proposed

Stage: 3
Status: Planning

024

REVISION: Scale
B 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

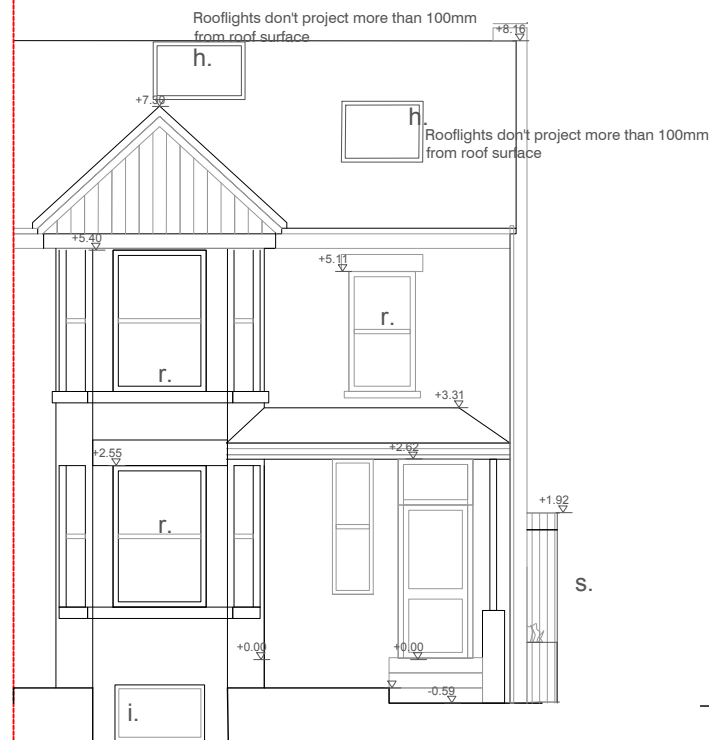
Section BB as existing



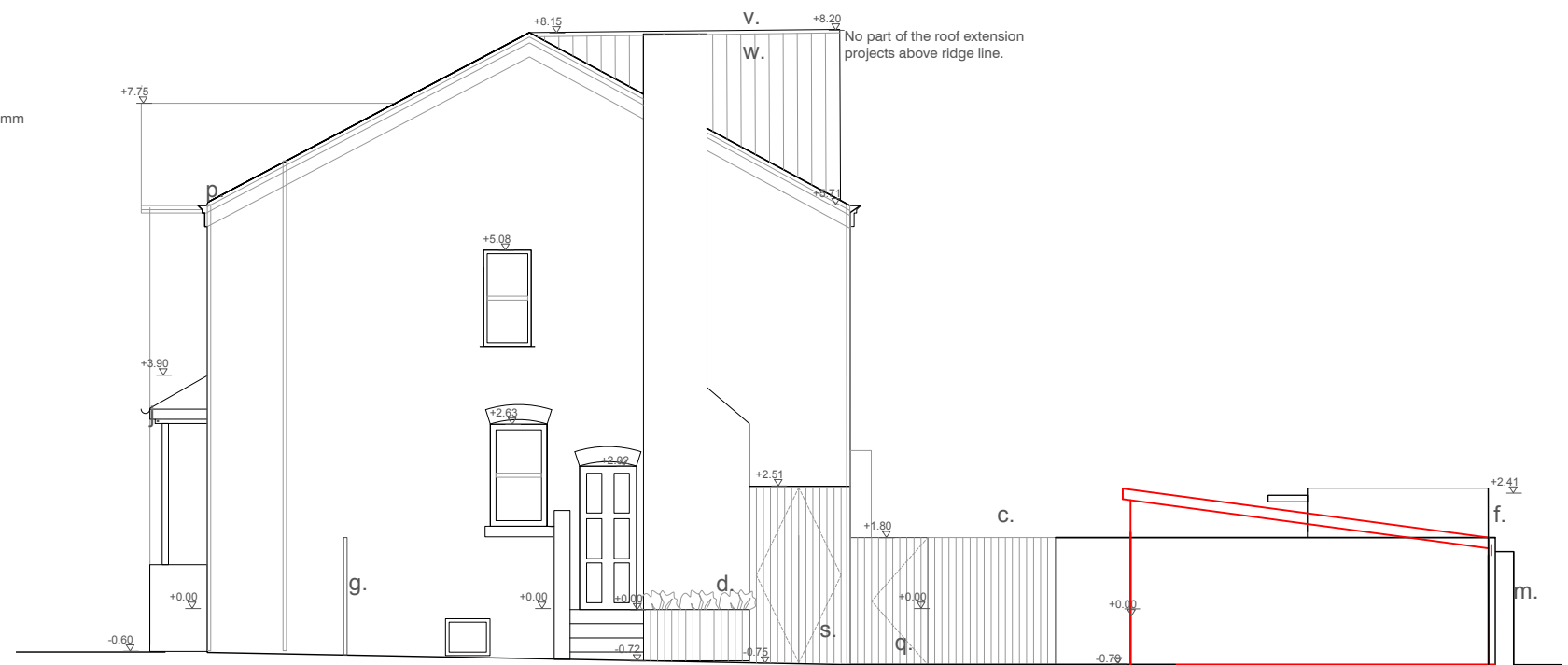
12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Notes:

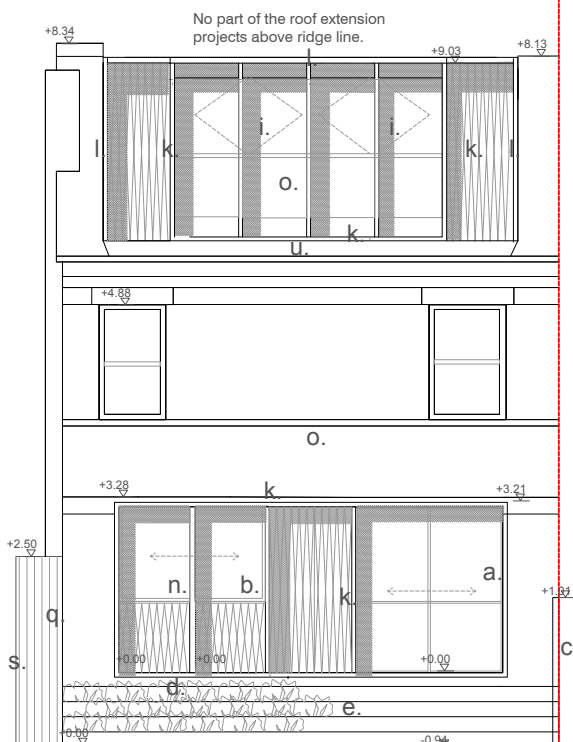
- a. New aluminum sliding doors - oxidised bronze finish
- b. Enlarged kitchen window
- c. New 1.8 high timber fence
- d. Planter beds
- e. New garden steps
- f. Garden office
- g. New fence and gate
- h. New flush fitted rooflights.
- i. Existing opening to basement gutter
- j. Oxidised copper cladding
- l. Oxidised copper pilasters
- m. Existing brick wall of garage reduced and retained.
- n. new aluminum sliding window - bronze finish
- o. Bronze framed aluminum windows (openable)
- p. EPDM roofing
- q. Timber gate 1.8 high
- r. Replacement timber sash and case windows to existing openings.
- s. Log store 2.5 high
- t. Existing brick datum
- u. lead flashing to roof edge
- v. EPDM membrane/single ply membrane to rood with oxidised copper edgings
- w. Oxidised copper cladding standing seam



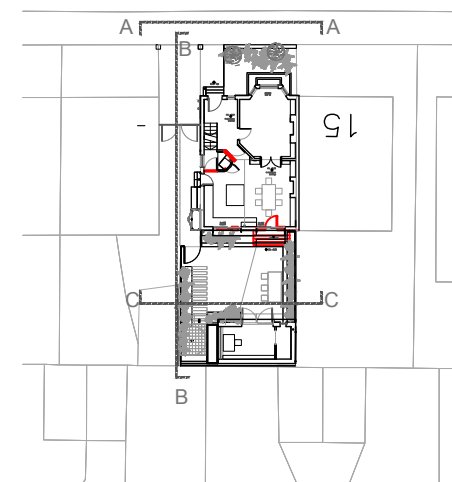
Section AA as proposed



Section BB as proposed



Section CC as proposed



Key plan NTS

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

12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

500 1 2 1:100

Michael Collins Architect LLP

17 Linden park

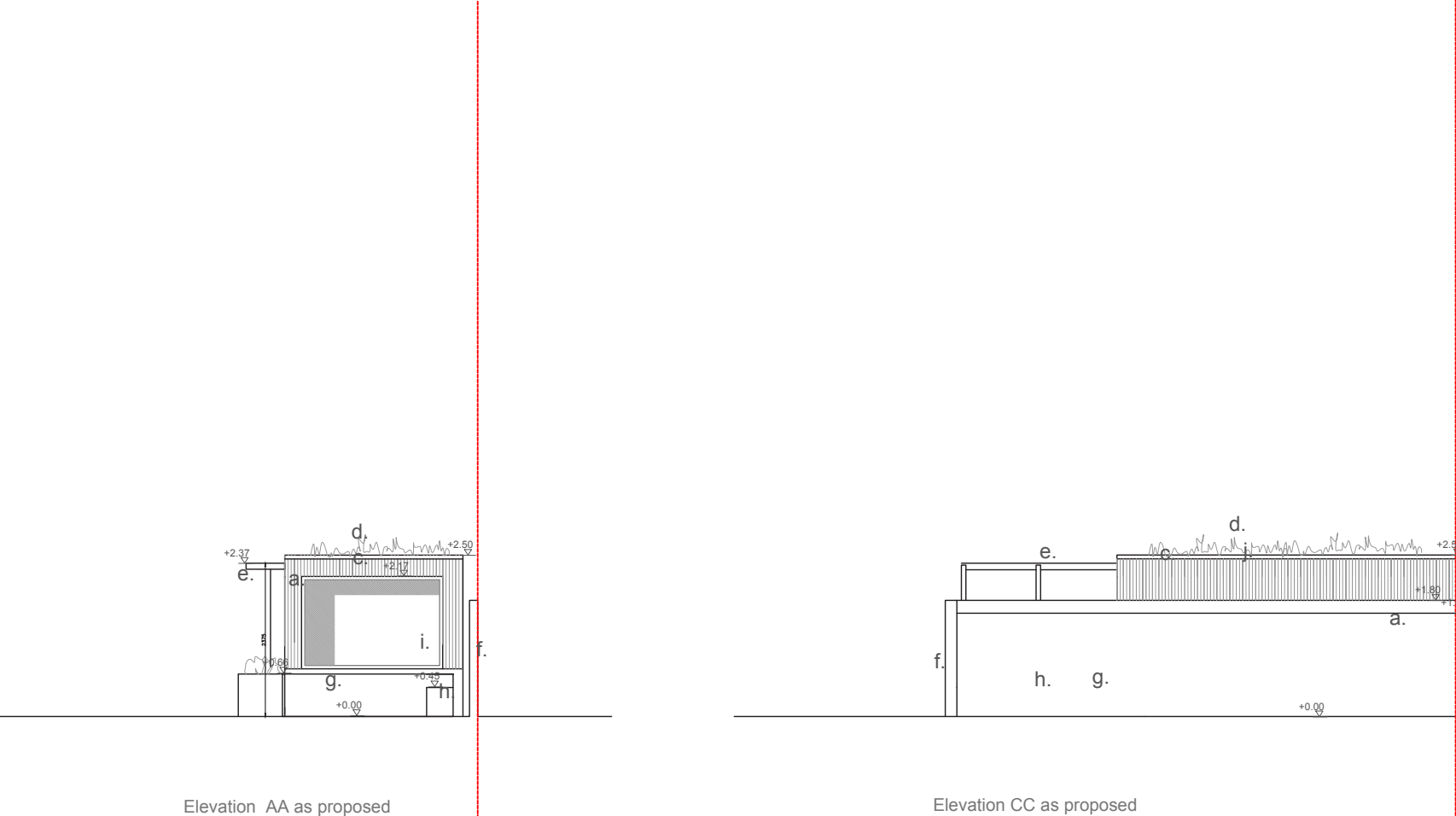
Job No.
095 elevations
as proposed

Stage: 3
Status: Planning

025

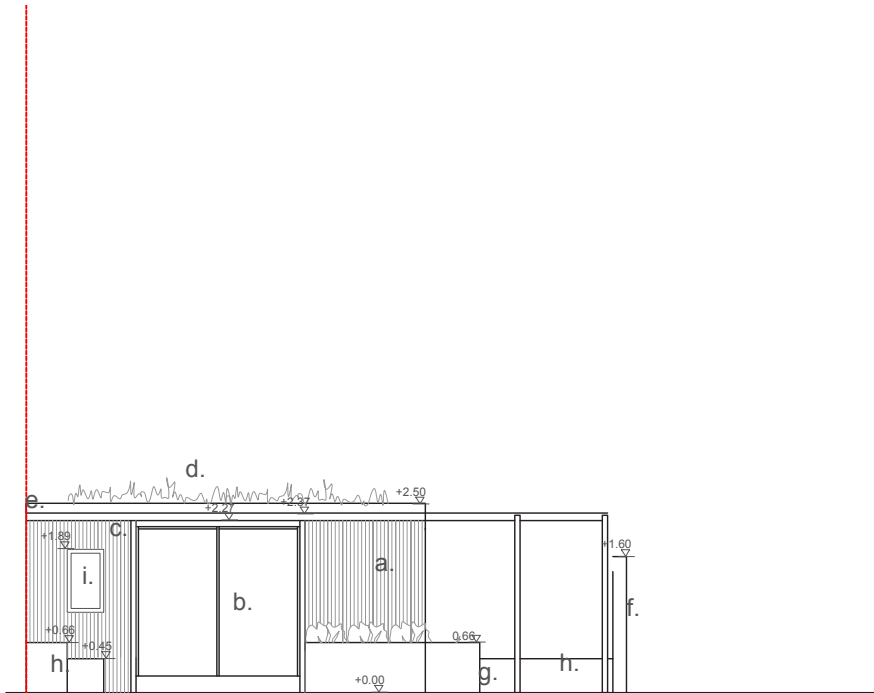
REVISION: B Scale 1:100 @:A3

- Notes:
- a. New garden studio 2.5m high
 - b. New timber door
 - c. Charred timber cladding
 - d. Sedum roofing on single ply/EPDM membrane
 - e. Pergola structure
 - f. New fence gate 1.8m high
 - g. New pond
 - h. New built seat
 - i. New aluminum windows
 - j. Aluminum flashings rail 7020

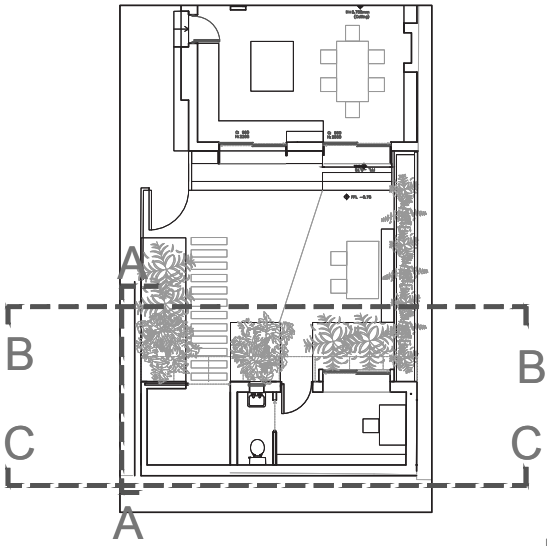


Elevation AA as proposed

Elevation CC as proposed



Elevation BB as existing



Key plan NTS

Michael Collins Architect LLP

17 Linden park

Job No. 095 Garden studio elevations as proposed

Stage: 3
Status: Planning

REVISION: Scale 1:100 @:A3

026



12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

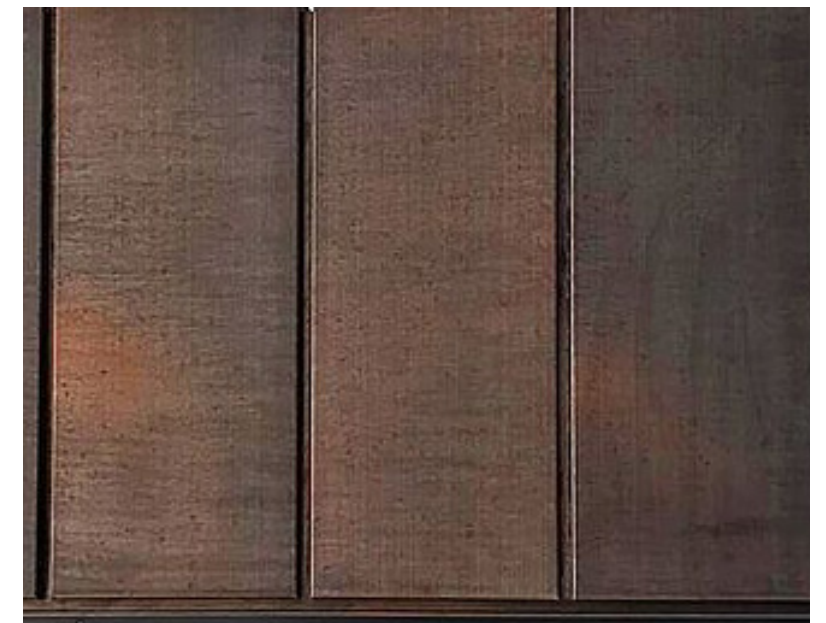
Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

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



Rear Visualisation: Indicative /Not to scale / some elements not represented



a.



b.

- a. Top: Nordic light brown against brick
- b. Bottom: Nordic brown against brick

Proposed cladding are: Nordic Brown or Nordic light brown.

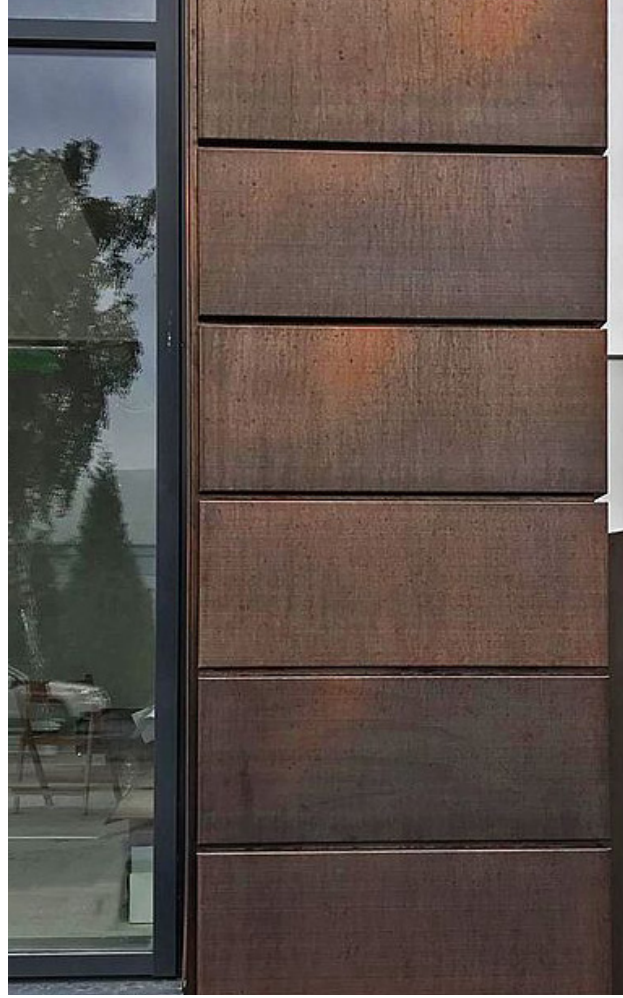
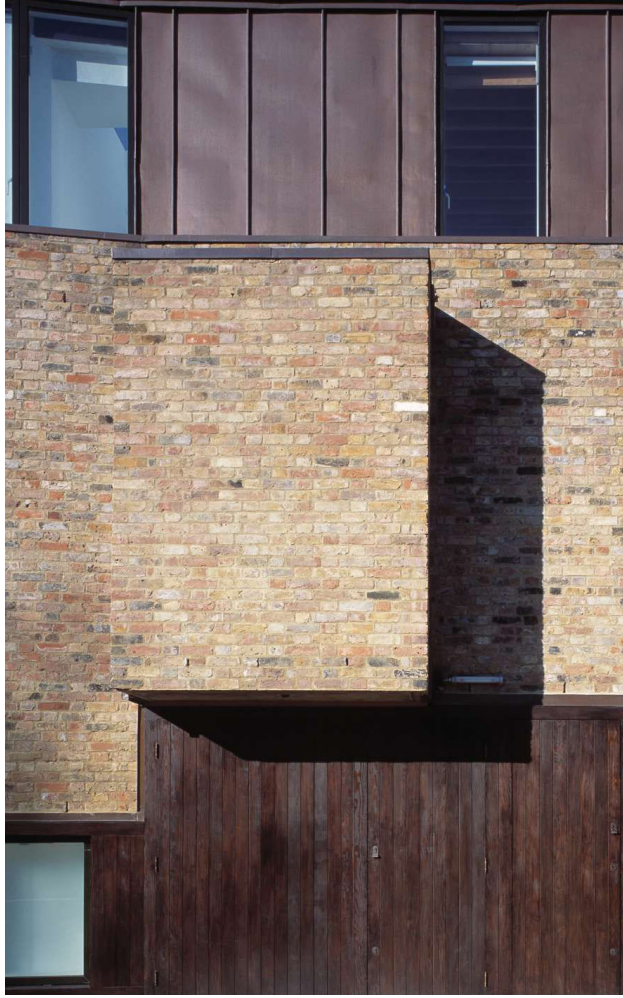






Garden studio: Indicative /Not to scale / some elements not represented.

Proposed materials



Dark textured exterior - warm timber interior.
Oxidised metal - Nordic Copper
Weathered European Oak/ veneered plywood
Charred timber cladding
Existing brickwork

11.0 Access

- The proposals enhance the accessibility of the site and the property by allowing easier access to the house and garden terrace areas.
- The proposals remove garage space.

Waste

- The proposals do not substantially alter the current waste storage strategy. Bin storage will be incorporated sensitively to the exist side of the property

Environment

- The proposals involve the upgrade of the existing building, and improved thermal performance to the roof and walls, in addition to the highly insulated new roof extensions.

Services /party walls

- Note that the proposals may involve construction over a shared drain/sewer at the rear requiring Consent from local Water authorities .
- The proposals will require party wall consent.

12.0 Flood risk

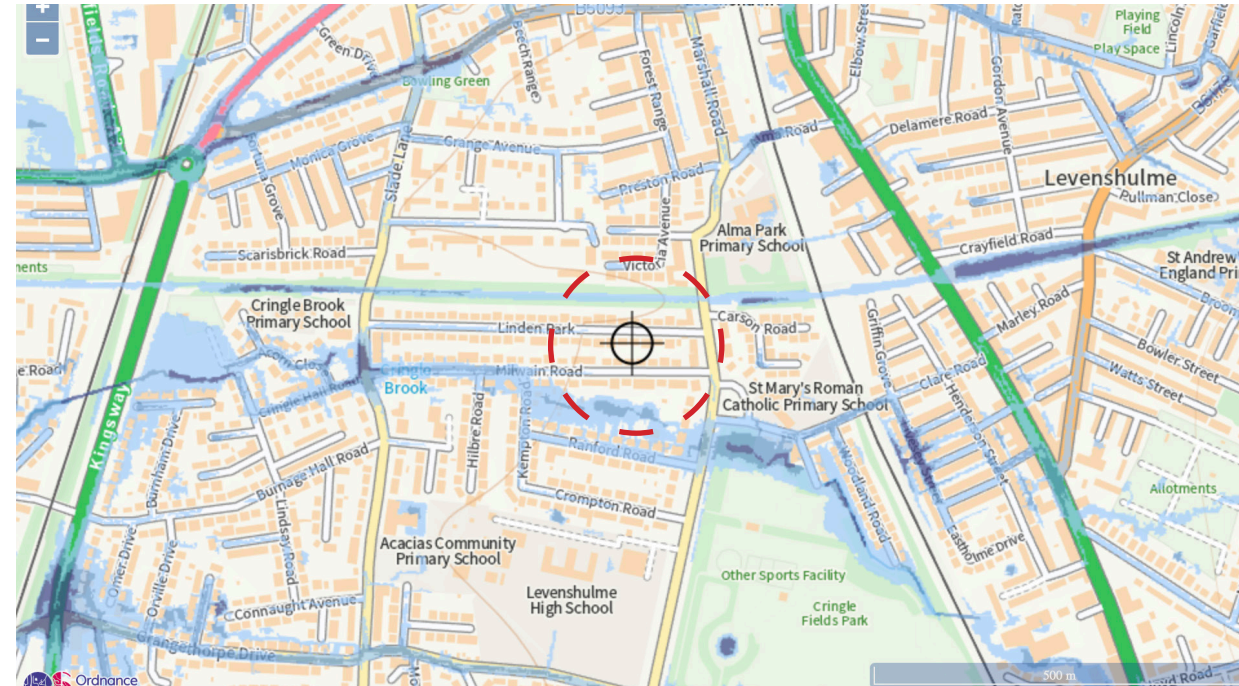
- The site is located within flood risk zone 1 from rivers and waterways.
- The site is not shown to be located close to a high risk area for surface flooding. The local authority are to advise if further flood risk assessments are required.

Habitat

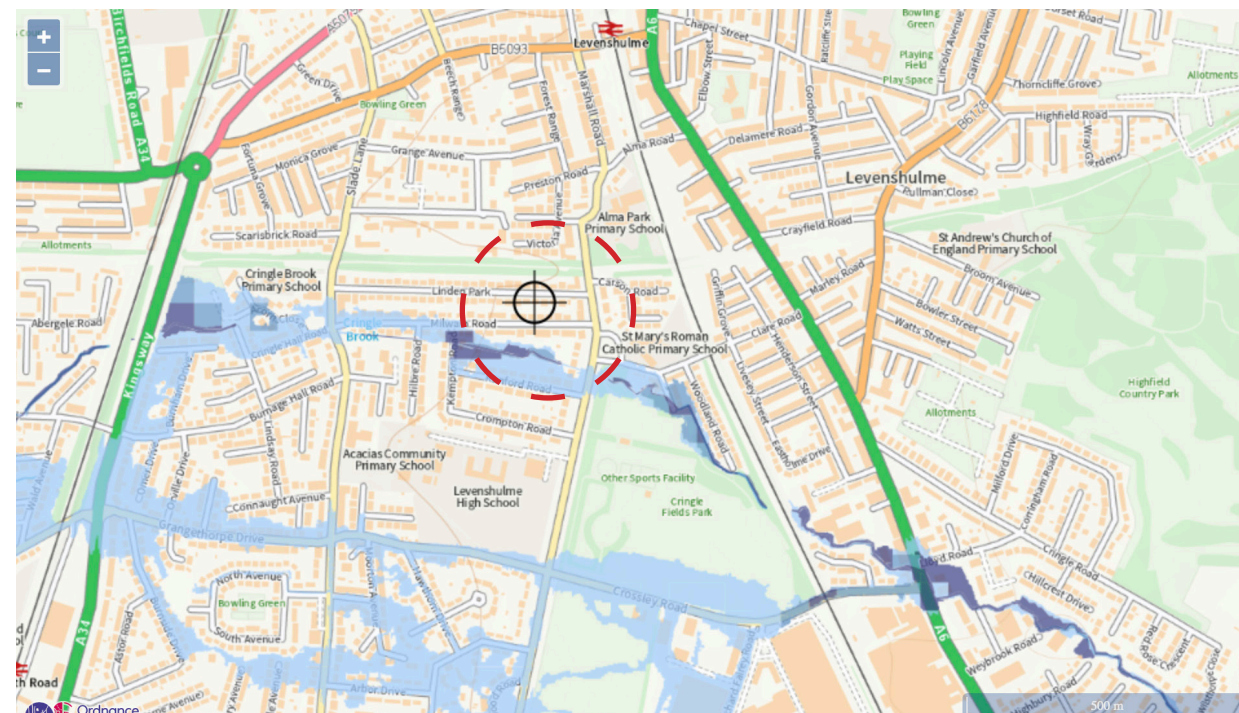
- The local authority are to advise if further habitat studies are required as part of the attic /roof refurbishment works. (PRA etc)

Contamination

- The local authority are to advise if further contamination surveys are required based on council land datasets. Local searches and historic mapping does not indicate that the existing land had a former industrial or extraction use, or the storage of fuels.



Flood risk from surface water



Flood risk from rivers or the sea