

22 Macclesfield OLD Road retrospective planning background for raised patio

Rebuilding of the patio tiers to a prior height. The inclusion of a naturally aspired slope to allow rainwater run of and to connect the top tier to the furthest point of the lower creating a single platform.



Fig 1.2. Re-developed patio in original sandstone

The original patio had two tiers (upper 8m x 2.8m and lower 8m x 2m) with a minimal height alignment of separation.

Prior to September 2010 the northern wall of the second tier collapsed leaving the sidewalls intact. For quick address to sell the house the wall stone was placed in front and to the side of the wall and the topping flags were loosely laid on top.

The height of the lower tier was originally within a small tolerance of the upper, however the collapsed wall was within approximately 20cm of the upper, this has all been negated through the use of a gradient from the house wall lowering outwards to the further most wall dropping 30cm.



Fig 1.1. Original patio height against the house as agreed with HPBC

As part of the building work the raised patio walls were built back to there original height requiring no further facing stone whilst changing the gradient of the upper southern patio to allow water run of away from the property. The re-building work of the retaining walls for this raised patio was completed in July 2014.

As part of the process I was able to rotate the uppermost step to allow larger footing for safety when inclining and descending the passageway, again using the original stone.

The laying of new sandstone pavers (Replacing concrete) was not fixed in place until late August (2015) with completion early September 2015.

Metal railing at a height of 1100mm as specified by HPBC was constructed around the area.

The railing was stepped backwards on the side with the adjoining neighbor to ensure that no further sight has been gained into their premises in comparison to the prior construction that allowed vision from the right most edge of the entire build.

The patio in question retains its original physical area, however usable area has been reduced through the introduction of the railings.

The patio neither extends further or taller than comparator neighboring properties such as number 18.

Number 24 Macclesfield OLD Road was awarded planning permission by HPBC in 2015 to extend this property backwards which again will require a patio to extend around the building of a similar dimension into the garden to allow access to the rear doors and provide a level footing around the side of the premise.



Fig 1.3. Railing stepped back from neighbor's side

Neighboring properties demonstrating higher raised platforms.

