

Statement to accompany a Retrospective Planning Application

For the demolition of an existing conservatory and part of the garaging for construction of a kitchen and orangery extension and renovation of garage, with associated internal alterations to provide a wet-room shower / wc and external works to the hard / soft landscaping at rear of 6 Oaker Avenue, Didsbury for Drs Jean and Stephen Wells. The work has become urgent due to a deterioration in Mrs Wells' health as a result of Parkinsons Disease, with the further problems as a consequence of the Covid pandemic. A preferred contractor is available to commence on site during the Spring, and representations will be made to Planning and Building Control to ensure there are no serious implications arising from the decision to commence.

1.00 : Introduction :

1.01 : Oaker Avenue is a one-way residential road accessed from Barlow Moor Road to the north, to Darley Avenue to the south; it is lined with mature "highway" trees set in the footway, particularly to the east side, but also to the west where there are rather fewer trees of the same scale, being augmented by 4no smaller trees perhaps twenty years old; one of these is situated directly to the front of No6, which is a distinctive white-painted four-storey detached Victorian house on the right, beyond a terrace of 1970's town houses.

1.02 : The proposal is part of a potential broader refurbishment of the premises to be carried out separately in future phases, yet to be determined, but generally comprising the following :

- removal of the existing conservatory for construction of a new single storey flat-roofed extension to provide a new kitchen and part steel-framed orangery with 2no roof lanterns; alterations to the existing kitchen to form a wet shower room and toilet, and a short corridor as part of a utility room to link the dining room to the new kitchen area with new openings as necessary; rearrangement of external foul drainage to wc, bath and shower room facilities at first and second floors (served by a Saniflo system) to relocate to a new internal soil and vent pipe dropping to basement level for connection to the existing combined system.
- removal of the existing timber-cladding to the rear garage area, and part of the single-skin brick wall to the yard; draining and filling of ponds for access to construct the proposed extension side elevation and adjacent replacement brick garage over the same footprint, with reconstruction of the front elevation, including a new automatic up-and-over steel door in a wider opening.
- external works in forming a terrace at ffl of the extension, with a short flight of steps to the garage rear door, a ramp beside the line of the terrace, and a further flight of steps from the terrace to the garden path, with plain handrails as part of a glazed balustrade to the terrace, ramp and steps.
- associated basement works in stripping out existing remnants of ceiling (much has been removed already) for provision of acoustic and thermal insulation to the underside of the ground floor and a new half-hour fire-resistant ceiling, with possible further works in a waterproofing / insulation and dry-lining finish to external walls - final extent and level of specification to be resolved - eg insulation / membrane / drainage sump + pump system to floor; the existing gas boiler and pipework to be retained without alteration, pending investigation.
- garden remodelling including shrub removal and planting, hard and soft landscaping, decorative lighting.

- 1.03 : The existing front and side elevations of the original house will not be altered, and the rear extension will be a larger replacement for the present timber conservatory which needs extensive remedial work, overheats in hot weather, and is too small for effective social use. The garage will create a solid stop end to the terrace and is sufficiently high to prevent views to the south, while the margin along the boundary is planted with shrubs or hedging on both sides of a chain-link fence which may be enhanced. The (north) side access to the rear garden will be maintained via a re-laid patio area, with mature planting to beds along a high brick wall to Oaker Place, and along with mature trees within the curtilage of a car-park and driveway to the rear garages of those houses, also prevents sight-lines into private residential gardens to the north.
- 1.04 : The proposed arrangement of the addition retains the view of the garden from the principal reception room, and allows a kitchen and informal social space with reduced glazing and top-lighting, with the terrace and ramp offering direct access to the garden. The existing kitchen is altered to become a fully-fitted wet-room shower and toilet suite, planned with an Occupational Therapist, and anticipating provision of future ground floor bedroom accommodation.
- 1.05 : The existing external basement access steps and doorway will be retained, and other than the kitchen window all other fenestration and articulation in the rear elevation will be un-altered though there is an opportunity to realign drainage pipework to improve its cluttered appearance.
- 1.06 : The rear part of the existing (original) garage is finished in timber boarding on a timber frame which is difficult to maintain because of the proximity of the boundary fence (approx 350mm); this will be replaced by Cheshire brick to match the front portion of the garage and features of the exterior of the house and garden. This will enable the whole of the addition and refurbished garage to be visually unified in conjunction with the terrace and ramp walls, which are to be finished in recovered natural stone and a proprietary glazed balustrade.
- 1.07 : The existing small pond feature is to be removed to accommodate the new ramp, and it is intended to retain a proportion of the shrubs where possible. The tall conifers obscuring the garden view beside the conservatory are to be removed, leaving the dwarf varieties intact to enhance the re-laid patio and view from the reception room.
- 1.08 : The lawn and margin planting around the remainder of the garden will be retained pending implementation of a landscaping refurbishment in due course.
- 1.09 : CDM Regulations 2015 – acknowledge the CDM Regulations has significant implications for Employers, Designers and Contractors involved in domestic projects; the Dutyholder for a domestic Client in most cases will be the Contractor, who is to submit evidence of compliance with the Regulations with his Quote, to include the company Policy documentation, all contributing to a Construction Phase Plan, to be initiated and maintained through the project as an accurate record included in the Site Manual, and passed to the Employer as a dedicated Health and Safety File at Completion (also refer to separate HSE guidance).

cc : Drs Jean and Stephen Wells / file

Revision D - updated to reflect "as built" status following correspondence with David Lawless (Planning)