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Design & Access Statement

1766 32 Oaker Avenue, Didsbury

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1 Introduction

This Design and Access Statement has been prepared by Fasciato Architects who have been appointed by the Applicant as their Architects and agent. This document should be read in conjunction with the following drawings submitted with the application:

Location Plan
1766.00 – Location Plan

Existing drawings:
1766.EX11 – Existing Site Plan
1766.EX12 – Existing Plans and Elevations

Proposed drawings:
1766.PL01 – Proposed Site Plan
1766.PL02 – Proposed Plans and Elevations

The Applicant seeks planning permission for a new extension to replace an existing conservatory, revisions to the front entrance, revisions to an existing lean-to extension including the addition of a rear open timber frame porch canopy and alterations to the existing back door position. Revisions to window openings and glazing. External works including a new garden wall, alterations to the hardstanding of the driveway and front boundary wall and replacement of the existing gateposts and entrance gates.

2 The Site

32 Oaker Avenue is located in West Didsbury on an established residential road with an assortment of different architectural styles. This is a large detached Edwardian house which stands on the corner of Oaker Avenue and Darley Avenue situated within a large garden that wraps around the house. The house is constructed of red brick and features a wide brick arch to the entrance.



The site at the corner of Oaker Avenue and Darley Avenue

Many of the original architectural details have been retained including timber detailing to the gables at the front and side of the house and three brick chimney stacks which are all to be retained as part of the proposals. The clay tile roof has a main gable to one side and a hipped roof with a corner turret to the other and other smaller gables to rectangular bays with oriel windows are to the front and side of the house. At first floor level there is pebbledash render with a slight protruding brick banding detail beneath and a brick plinth to ground floor level.



The existing front elevation of the house showing the turret, brick entrance arch, timber detailing and pebbledash render.



The existing front elevation showing the existing boundary wall, gate posts and gates and driveway.

There is a single vehicular access from the eastern boundary into a long driveway to the side of the house. However, the driveway is narrow and does not allow for a turning circle and although there is a garage, its size is unsuitable for modern cars. There is also a gated pedestrian access leading to a path to the front door which is to be retained.



The side elevation showing the turret, bay windows and brick plinth and band detailing

The original timber windows have been replaced with uPVC frames and a uPVC conservatory with PVC corrugated sheet roof has also been added. The original open porch has been enclosed by glazed uPVC sliding doors door and window, although the original front door with stained glass and stained glass window still remain behind this. Whilst many other elements of the original internal decoration also remain, the house is in need of considered improvement and to be brought up to modern standards of family living.



Front porch showing original arch and existing glazed uPVC porch door to be replaced and existing oriel windows to the first floor.



Existing uPVC conservatory to be replaced



Existing uPVC conservatory to be replaced

3 The Proposals

The proposed works comprise:

- Removal of the porch door and side window. This will reinstate the original arch as a standalone feature and it is proposed that a new central porch door with side windows will be set back from the archway within the original open porch. The existing cracked tile steps will be replaced with more appropriate stone steps.
- Replacement of the existing conservatory with a single storey extension. This will be replaced with a more substantial brick extension with materials which are more sympathetic to the existing building and unlike the existing conservatory, will step back from the original side elevation to make the addition more subservient to the original house. The existing conservatory is not thermally efficient and the new extension will be incorporated into the rest of the house creating spaces more suitable for modern living while retaining the original principle ground floor drawing room as a separate room. Externally, brick details will reflect the original brick details in the house and an oriel window will reflect the existing oriel windows to the front elevation.
- Replacement of the existing rear lean-to roof and addition of a rear timber frame open porch. This is to improve the internal head room and remove the need for the existing internal step down to the existing back door. The back door will be relocated adjacent to the existing position and there will be new steps down to the existing courtyard.

- Revisions to existing windows. The existing ground floor north east side window will be reconfigured to make two separate window openings. The cill and head to the existing landing window will be raised to allow for the new extension roof. There will also be a new window to replace the existing window to the basement lightwell. Existing windows to the bathroom which is to become bedroom 4 will have clear glass to replace the existing obscured glazing. The existing window to the proposed master ensuite will have obscured glazing.
- The gate posts and existing gates will be replaced and the existing boundary wall and hedging cut back to allow for a wider vehicular entrance. Additional hard standing to the driveway will allow for a turning circle omitting the need to reverse out of the driveway and a new garden path to replace the existing dilapidated path to the front door is proposed. New entrance gates to both the vehicular and pedestrian entrances will provide better security and be set within the existing boundary wall. It is also proposed that the existing fence to the top of the boundary wall facing Darley Avenue is continued to the boundary wall facing Oaker Avenue.



Corner showing boundaries to Darley Avenue and Oaker Avenue

- A new garden wall adjacent to the front door will match the existing boundary walls and a full height wall and garden gate to the rear of the house will close the gap between the garage and the house to enclose the garden for privacy. Existing trees, mature shrubs and the lawns to the side and front of the house will be retained. It is proposed that there will be a modest size paved terrace outside of the new extension to replace the existing dilapidated paving adjacent to the conservatory.
- All materials used externally will be sympathetic to the existing fabric of the house and traditional in appearance. Details will also be traditional and to match the existing details of the house.

4 Form, Scale and Design

The replacement of the existing conservatory with an extension means that the footprint of the house is not overly extended while still improving the layout and extending the useful life of this attractive period property. The addition remains subservient to the existing house and does not dominate the existing form, allowing the existing shape of the original dwelling to be appreciated as a good example of residential Edwardian architecture.

5 Accessibility Requirements

Although as an existing structure, the extended house cannot fully comply with the requirements of modern DDA legislation for new houses, it is proposed that there will be a WC and shower provision to the ground floor and there will be a lower threshold to the garden than currently exists,

6 Conclusion

The rear extension and modifications to the entrance have been carefully considered to suit the period and scale of the original existing house and will have a minimal yet significantly positive impact on the street scene and setting and will take cues from the design and detailing of the existing house.

The proposals enhance the character of the house and ensure that it will continue to be used as a family home and valued for many years to come.