



Revision	Description	Issued by	Date
01	Planning Issue	RT	28/01/22
02	Update to reflect reduction in size of side extension	RT	20/01/23
03	Gas membrane details added	RT	30/01/23

The design and access statement has been prepared in support of a planning application to reconfigure and extend 5 Glenlea Drive, Manchester, M20 5QJ.

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Date	30/01/23

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1.0 Summary



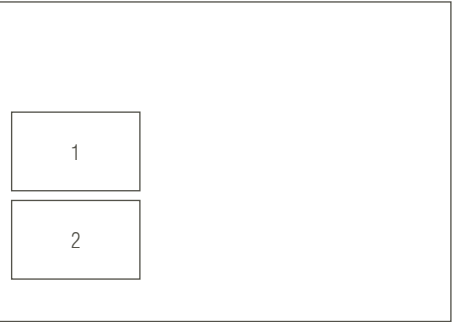
On behalf of our clients, Mr and Mrs Daniels, we are pleased to submit this application for planning permission for an extension to the existing dwelling located at 5 Glenlea Drive, Manchester, M20 5QJ.

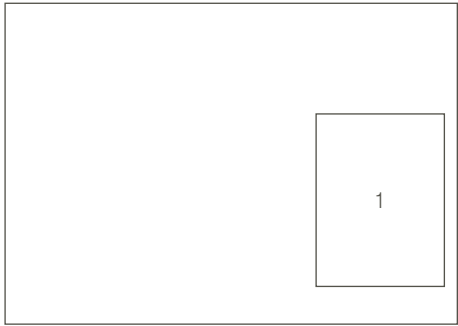
The proposals involve an upper floor side and rear extension, a ground floor side and rear extension, an outbuilding in the rear garden, a new driveway, a bin store and minor alteration to the front elevation. The proposed extensions aim to improve and increase the existing habitable space in order to meet the accommodation requirements of the applicants and their family. The improvement works also include a complete modernisation of the dwelling to enhance the adaptability, energy efficiency and resilience in response to climate change and foreseeable new technology developments.

To provide a clear understanding of the application proposal this statement includes the following:

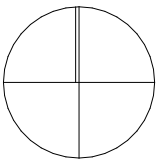
- A description of the application site and surrounding area;
- A description of the proposed development; and
- A summary of the key design considerations;

1 Street view of the existing property from Glenlea Drive
2 Rear view of the existing property





1 Location Plan 1:1250



2.0 The Site and Surrounding Area



The application relates to 5 Glenlea Drive, Didsbury, Manchester, M20. The application site is occupied by a two storey semi-detached property set within a small plot of land.

The application property is likely to date from the late 1930s or 1940s, and is built of red brick with a hipped roof. To the front of the site is a driveway which accommodates 1 car parking space.

The boundary treatments to the front garden are formed as follows:

- A low level brick wall underneath a laurel hedge to Glenlea Drive;
- A Leylandii hedge to adjoining property to the west; and
- Overlap timber fencing with concrete posts along the eastern boundary;

There is access to the garage and the rear garden via an extension of the driveway at reduced width along the side of the property. The boundary treatment to the rear garden is formed of approximately 2m high timber fencing with vegetation in front.

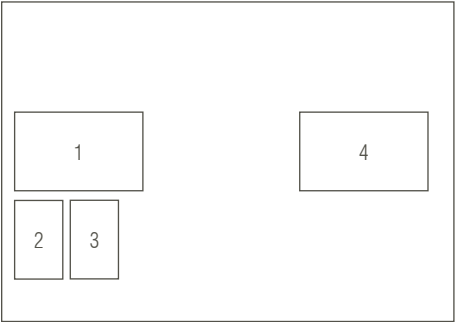
The application property does not appear to have been extended previously. The property adjoining the site to the west has been extended at ground and upper floor level. A substantial part single, part two storey side and rear extension has recently been completed on the adjoining site to the east (Application number: 126905/FH/2020).

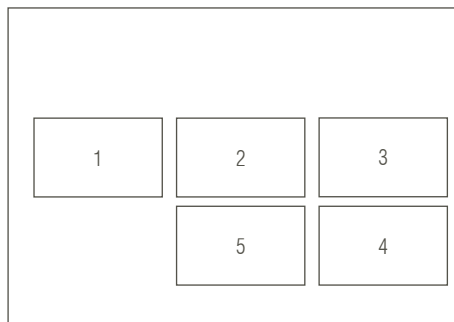
The area surrounding the property is residential in nature, and characterised by predominantly semi-detached dwellings that form part of a wider residential development built on a former farmland in the late 1930s or 1940s according to available records.

Most properties in the vicinity of the dwelling have been altered or extended over time transforming the uniform original character of the neighbourhood into a mixture of varying roofscapes, building shapes and styles. The site is located within a flood zone 2 and is not located within a conservation area.



1 Street view of the existing property from Glenlea Drive
2 Rear view of the existing property
3 View of existing side elevation
4 Aerial view of the site (NTS)





1 Aerial view of the site (NTS)
2,3,4 & 5 Examples of various developments in the vicinity of the property



3.0 The Proposed Development



The application proposes an upper and ground floor rear and side extension, a ground floor rear extension and minor alteration to the front elevation, including a new entrance porch and bin store. The proposed extension will provide enhanced living space for the applicants and their family, including; an open plan kitchen diner, a larger bathroom and the creation of an additional shower and utility room. The alterations form part of a complete modernisation of the property including thermal upgrades to the entire building fabric and installation of a new heating system, enabling a future addition of air source heat pump, photovoltaic panels to the roof and battery storage.

The upper and ground floor side extension is set back by 3.95m from the elevation fronting Glenlea Drive and increases the overall width by 1.5m towards the property adjoining to the east of the site. A narrow access strip will be retained along the eastern boundary of the site separating the new side extension from the adjoining development recently completed.

The upper and ground floor rear extension will project 3.05m from the rear of the existing dwelling. The existing ground floor extension of the adjoining building to the west of the site will be connected to the proposed new ground floor extension.

The extended roof and alterations to the front and the upper rear elevation adjacent to the other half of the semi-detached dwelling will utilise materials to match existing finishes.

The proposed two storey rear and side elevation will be constructed of a pale buff brick. The ground floor rear extension will be covered in metal standing seam roofing and cladding. All windows and doors will be replaced with contemporary aluminium windows and doors.

The north-eastern corner of the existing building will be opened up at ground floor level to rearrange front entrance with large full-height glazed screens. An external wall insulations system will be applied onto the facing brickwork to improve the thermal performance of the of retained external front walls. Together with a new modern canopy this will provide an inviting, welcoming approach to the dwelling.

Works to the front garden include a new bin store, new boundary treatments and the installation of a new driveway with permeable paving. The proposed bin store is located

along the western site boundary adjacent to the bay window and enclosed by a 1.1m high wall in a matching brick with bespoke panels to the front.

The new boundary treatment to the front consists of:

- 1.1m high composite timber screen fencing along the western boundary;
- A 0.6m high masonry walls in brick to match existing along Glenlea Drive; and
- A 1.1m high masonry walls in brick to match existing along the eastern boundary;

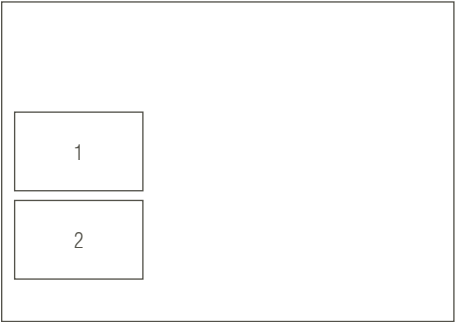
Works to the rear garden include the construction of a bespoke shed at a height of less than 2.5m and new boundary treatments.

The new boundary treatment to the rear consists of:

- A 1.8m high masonry wall in brick to match existing along the eastern boundary and around the perimeter of the shed;
- A 0.8m high masonry walls in brick to match existing with 1m high screen fence above along the southern boundary; and
- 1.8m high replacement timber screen fencing along the western boundary.

A full description of the proposals is provided on the architectural drawings submitted as part of the application.

1 Proposed development as seen from Glenlea Drive
2 Street view of the existing property from Glenlea Drive



4.0 Key Design Considerations

4.1 Impact on Neighbouring Amenity

The proposed development would not result in any loss of amenity to neighbouring occupiers. There would be no unacceptable loss of outlook, daylight or any overbearing impact resulting from the proposed extensions. Both adjoining properties have been extended at ground and first floor level. Therefore it can be concluded that the proposals would not give rise to any loss of amenity to neighbouring occupiers with regard to outlook.

The development would also not result in any undue loss of privacy to neighbouring properties. The proposals do not involve the creation of any directly facing windows. The proposed windows to the side elevation will not overlook any windows within 3 Glenlea Drive. Notwithstanding this the proposed windows will serve a staircase, a utility room and a shower room, which are not a habitable room windows and are mostly replacements for existing windows facing the same direction .

4.2 Height/Scale/Appearance

The proposed development is considered to be an acceptable addition to the host dwelling in terms of height, scale and appearance and represents a considered response to the site and surroundings, whilst maximising the living accommodation offered by the dwelling.

The principal area of the extension is to the rear, however the side extension will be visible from Glenlea Drive. The roof extension aligns with the existing eaves levels and its ridge is set at lower level compared to the host dwelling.

Materials close to 7 Glenlea Drive are either retained or consist of matching replacements on the proposed front and upper rear elevation. To minimise the visual impact the majority of the side and rear extension would be constructed in a contrasting light buff brick, similar to the facing bricks of Victorian houses on Kingston Road. Nonetheless, the proposals are a high quality design and create a modern aesthetic sympathetic to the traditional character of the host dwelling, with the new entrance canopy, use of cladding, extensive elements of glazing and coloured render providing a contemporary flair to the dwelling.

The proposed alterations to the front elevation in combination with the new landscape design of the front garden will create a welcoming, pleasant new approach to the dwelling which will also enhance the local streetscape.

4.3 Installation of Proprietary Gas Membrane

To our knowledge the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN 18 of the Manchester Core Strategy (2012).

The proposal includes the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building. The location of the proprietary gas membrane is indicated on the architectural drawings submitted as part of the application. Typical details of an appropriate and comprehensive design for the property are included in the appendix of this document.

4.4 Sustainability/Adaptation to Climate Change

The proposed alterations form part of a comprehensive modernisation of the entire dwelling to convert it into an adaptable, energy-efficient 3 bed family home. This includes improvements to the thermal performance of the entire building fabric, installation of a new heating system powered and provisions to easily install an air source heat pump, photovoltaic panels and batteries to store electricity generated on site at later stage.

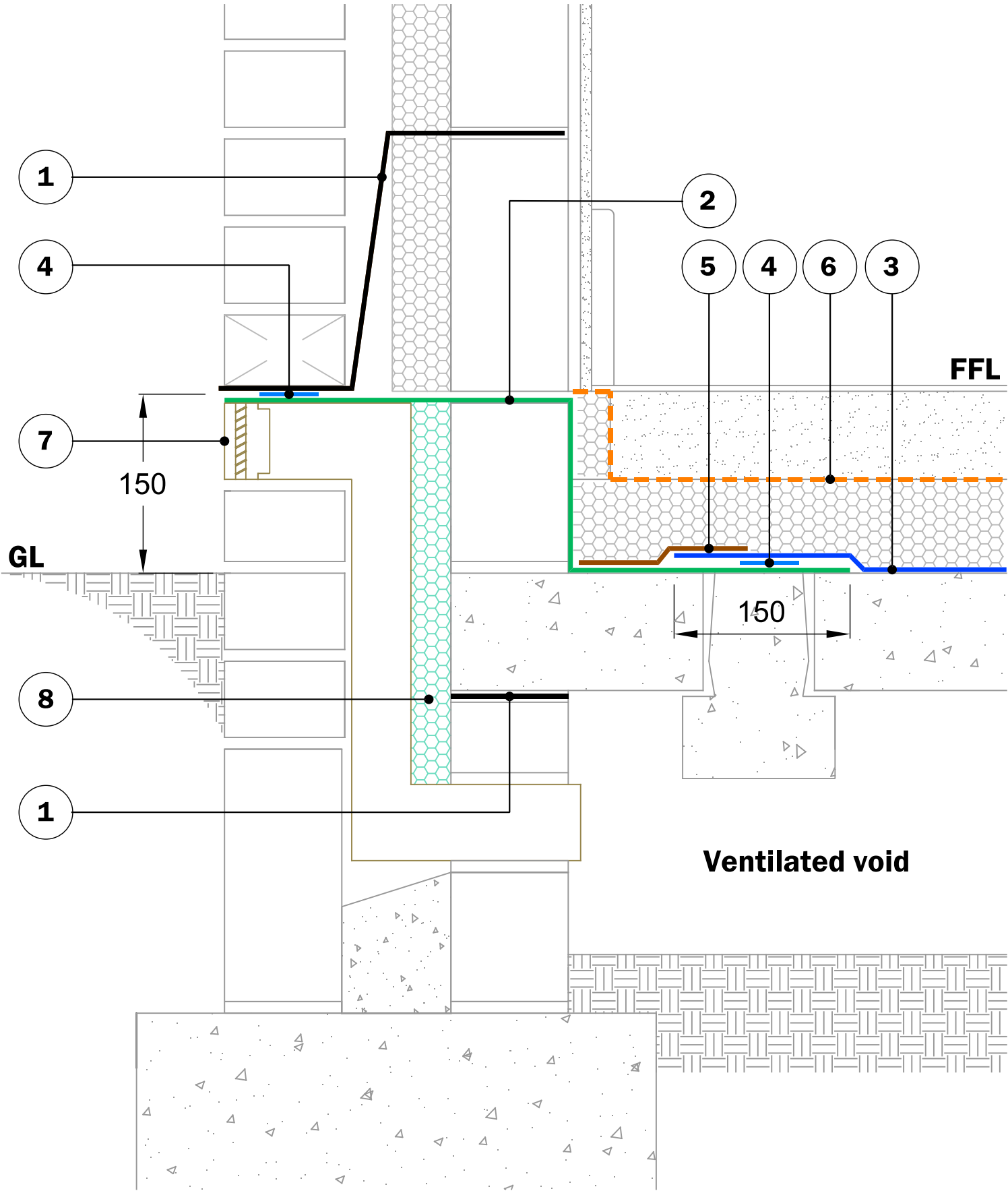
A variety of measures are considered to improve flood resilience at ground floor level as part of the proposals, including air brick/air vent protection, non-return valves, water proofing, water resistant finishes, etc.

5.0 Appendix

5.1 Typical Details (Gas Membrane)

5.2 Technical Datasheets - Product Overview (Gas Membrane)

KEY TO MATERIALS :-	
1	Visqueen Zedex CPT DPC.
2	Visqueen Ultimate Gas DPC.
3	Visqueen Gas Barrier.
4	Visqueen Double Sided Tape (10m x 50mm).
5	Visqueen Gas Resistant Foil Tape.
6	Visqueen Vapour Barrier or HP Vapour Barrier.
7	Visqueen Adjustable Z Vent & Air Brick.
8	Rigid insulation by others to support gas DPC.



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Detail issued for Guidance Only.
Designer's Approval Required.

Site construction sequencing should be assessed before the appropriate Visqueen Standard Detail is selected & approved by the Designer.

In order to develop a robust design for protecting a structure against groundwater, a Risk Assessment must be carried out in line with the guidance given in BS8102:2009.

The Designer may need to specify one or a combination of waterproofing measures.

DPCs and DPC cavity trays to be installed in accordance with BS8215:1991 and PD6697:2019.

All Visqueen materials must be installed in strict accordance with the manufacturer's instructions. Refer to the current Visqueen datasheets.

Do Not Scale, Use Figured Dimensions only. All figured dimensions are in mm.

(Revision: Berry UK Design Centre)

Standard Detail



www.visqueen.com

Scale : NTS

Date : March 2022

Drawing No : GB-01

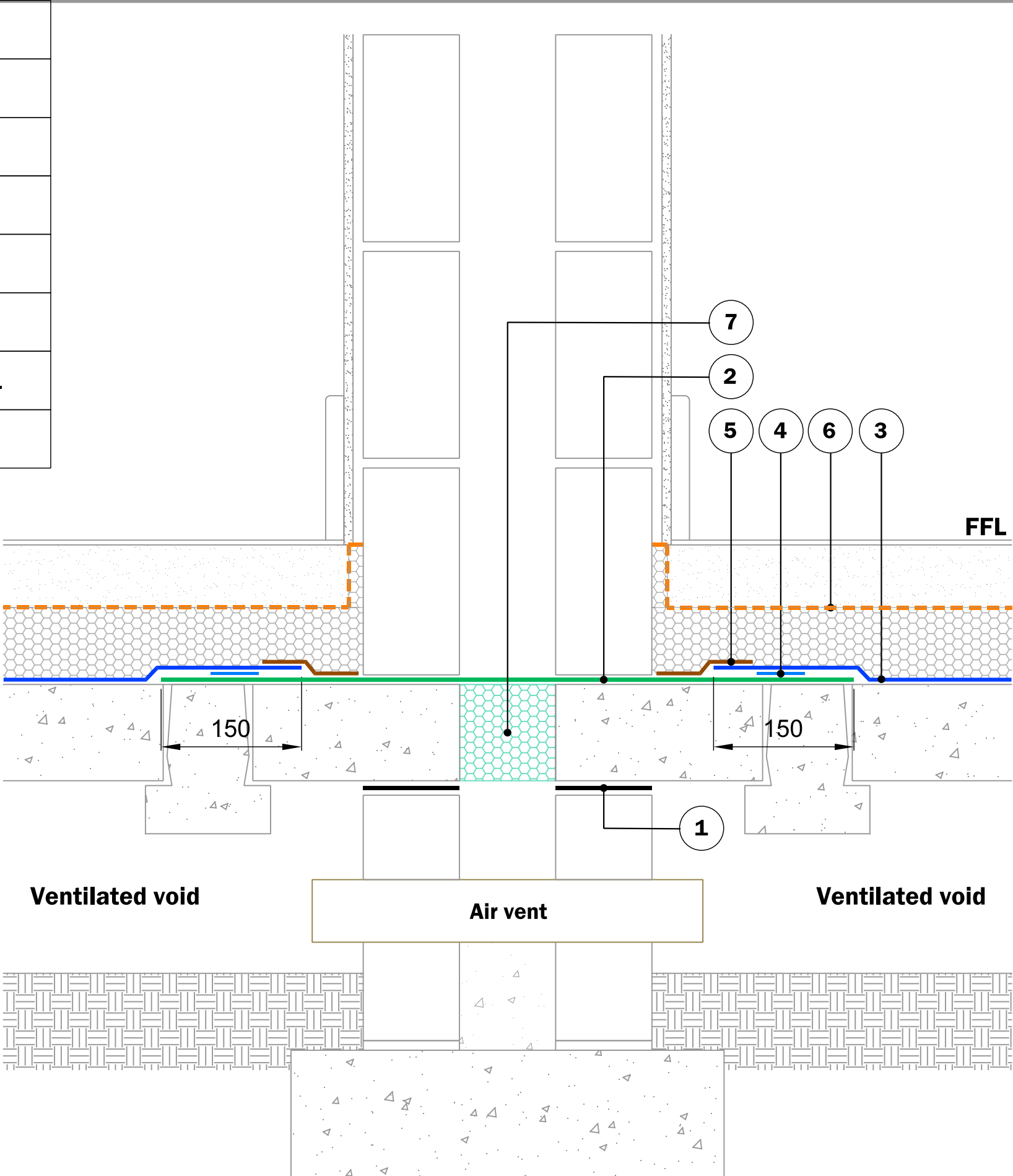


Typical Edge Detail - Suspended Slab, Option 1.

VISQUEEN
0333 202 6800
www.visqueen.com
enquiries@visqueen.com

KEY TO MATERIALS :-	
1	Visqueen Zedex CPT DPC.
2	Visqueen Ultimate Gas DPC.
3	Visqueen Gas Barrier.
4	Visqueen Double Sided Tape (10m x 50mm).
5	Visqueen Gas Resistant Foil Tape.
6	Visqueen Vapour Barrier or HP Vapour Barrier.
7	Rigid insulation by others to support gas DPC.

Important Note :-
All cavity work above DPC should be kept clear from any mortar droppings by use of a cavity drip batten, full-fill insulation or regular careful cleaning of cavities, avoiding damage to the DPC



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Detail issued for Guidance Only.
 Designer's Approval Required.

Site construction sequencing should be assessed before the appropriate Visqueen Standard Detail is selected & approved by the Designer.

In order to develop a robust design for protecting a structure against groundwater, a Risk Assessment must be carried out in line with the guidance given in BS8102:2009.

The Designer may need to specify one or a combination of waterproofing measures.

DPCs and DPC cavity trays to be installed in accordance with BS8215:1991 and PD6697:2019.

All Visqueen materials must be installed in strict accordance with the manufacturer's instructions. Refer to the current Visqueen datasheets.

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Standard Detail



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Scale : NTS

Date : March 2022

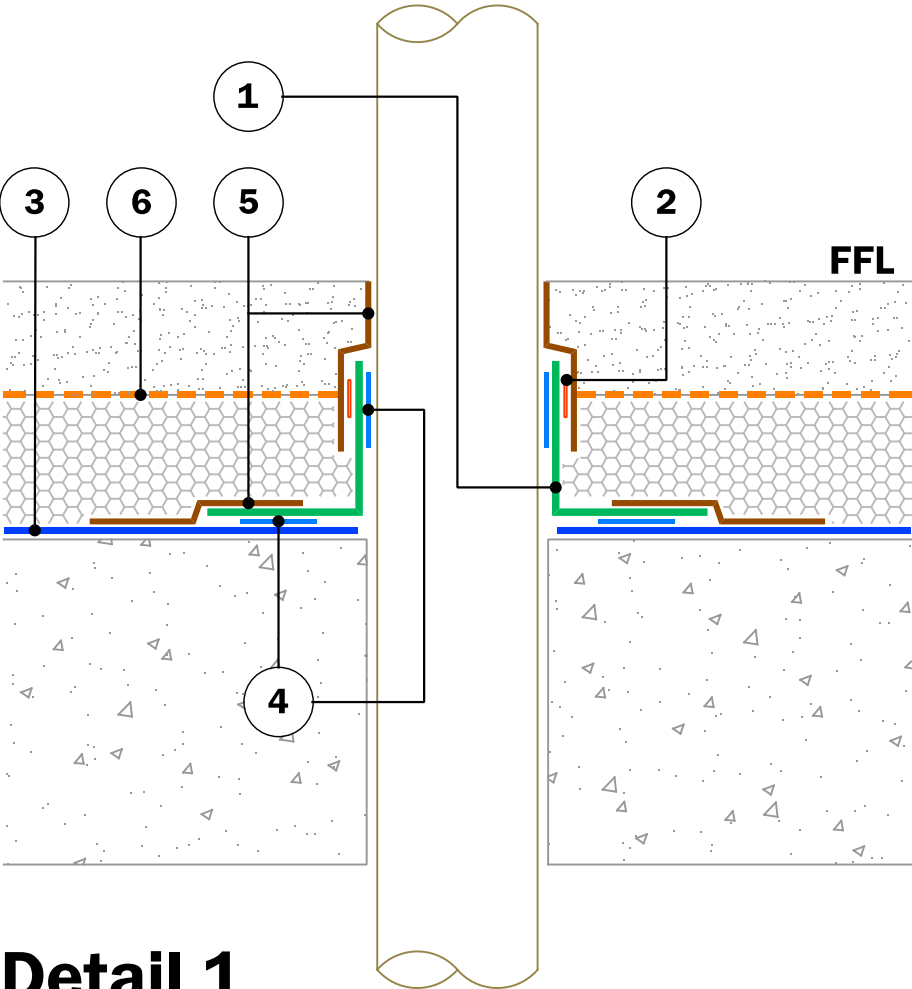
Drawing No : GB-09



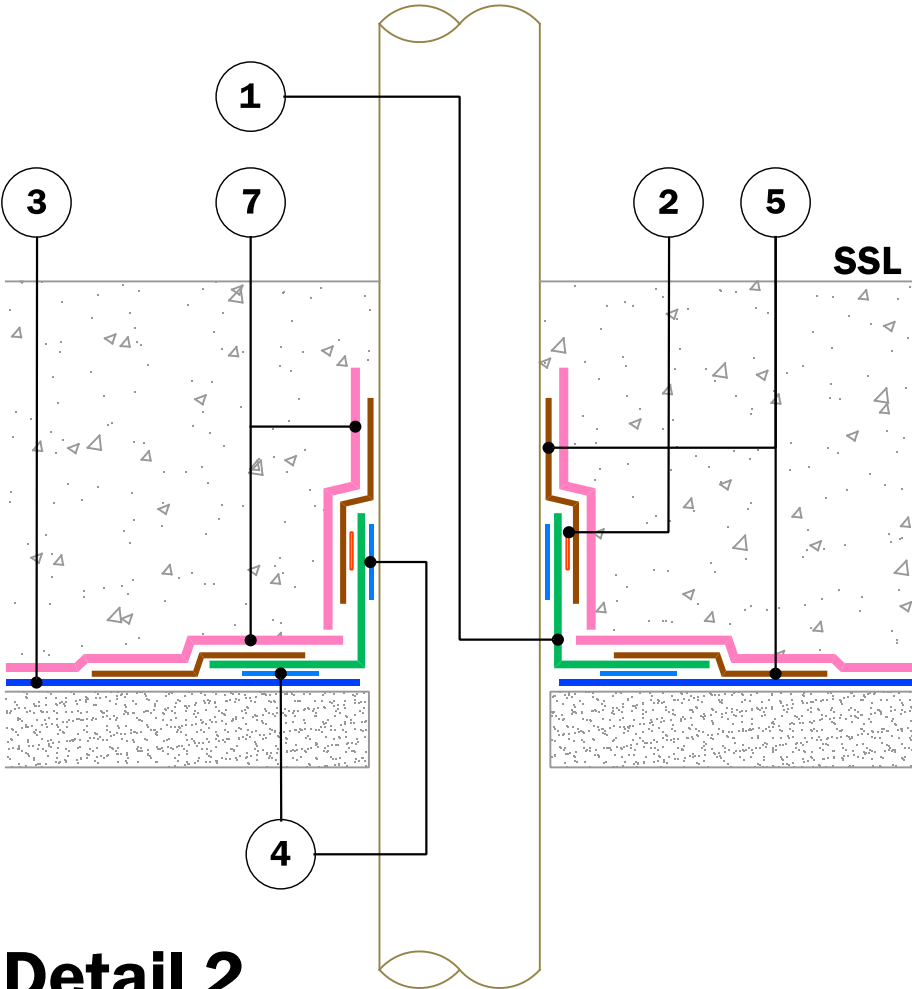
Typical Internal Cavity Wall Detail.

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KEY TO MATERIALS :-	
1	Visqueen Ultimate Preformed Top Hat.
2	Jubilee clip.
3	Visqueen Gas Barrier.
4	Visqueen Double Sided Tape.
5	Visqueen Gas Resistant Foil Tape.
6	Visqueen Vapour Barrier or HP Vapour Barrier.
7	Visqueen TreadGUARD 300 or 1500.



Detail 1



Detail 2

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Detail issued for guidance only. Designer's approval required.

Site construction sequencing should be assessed before the appropriate Visqueen Standard Detail is selected & approved by the designer.

DPCs and DPC cavity trays to be installed in accordance with BS8215:1991 and PD6697:2019.

All Visqueen materials must be installed in strict accordance with the manufacturer's instructions. Refer to the current Visqueen datasheets.

Do not scale, use figured dimensions only. All figured dimensions are in mm.

For Visqueen Preformed Top Hats see Visqueen Standard Details PFU-203 & 204.

(Revision: Berry UK Design Centre)

Standard Detail



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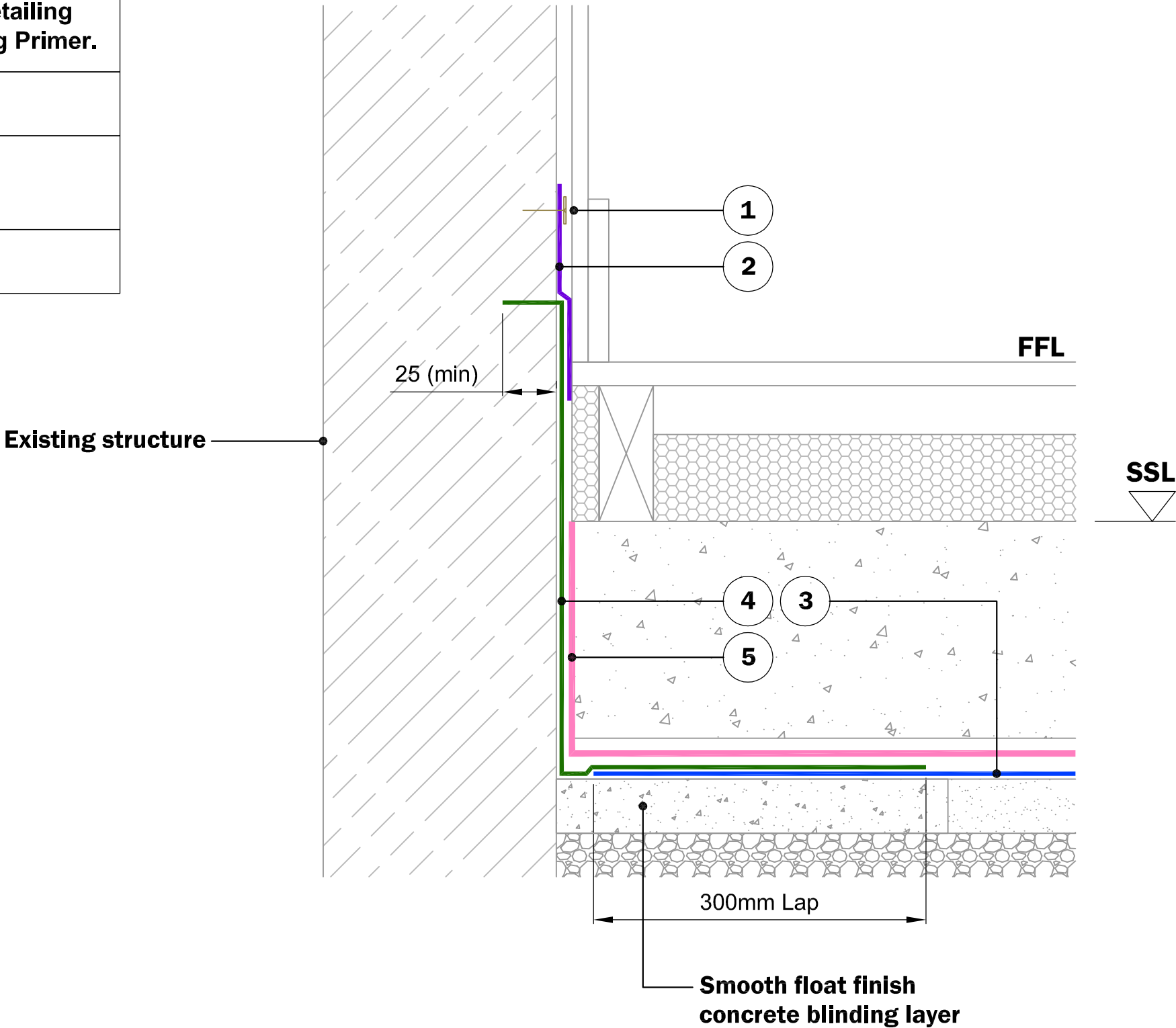
Scale : NTS
Date : March 2022
Drawing No : GB-51



Typical Pipe Sleeve Details (Top Hat).

VISQUEEN
0333 202 6800
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enquiries@visqueen.com

KEY TO MATERIALS :-	
1	Visqueen Fixing Strip System with suitable fixings.
2	Visqueen 300mm / 500mm Detailing Strip on Visqueen HP Tanking Primer.
3	Visqueen Gas Barrier.
4	Visqueen GR SAM on Visqueen HP Tanking Primer.
5	Visqueen TreadGUARD 1500.



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Detail issued for Guidance Only. Designer's Approval Required.

Site construction sequencing should be assessed before the appropriate Visqueen Standard Detail is selected & approved by the Designer.

In order to develop a robust design for protecting a structure against groundwater, a Risk Assessment must be carried out in line with the guidance given in BS8102:2009.

The Designer may need to specify one or a combination of waterproofing measures.

All Visqueen materials must be installed in strict accordance with the manufacturer's instructions. Refer to the current Visqueen datasheets.

Do Not Scale - Use Figured Dimensions Only.

Standard Detail



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Scale : NTS

Date : Dec.2018

Drawing No : GB-53



Typical Abutment Detail to Existing Wall.

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Date Published: 11/09/2020

Visqueen Gas Barrier

Features and benefits

- BBA certified - third party accreditation
- Complies with BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
- Flexible - easy to detail and install on site
- Multi functional - also acts as a radon and damp proof membrane
- Dual jointing methods - lap joints can be taped or heat welded

Product description

Visqueen Gas Barrier is a multi-layer reinforced polyethylene gas barrier with a 20 micron aluminium foil. The barrier is coloured blue on the upper surface and silver on the reverse. The product is supplied in single wound rolls (not folded), 2m x 50m.

Approvals and standards

- Third party accreditation (BBA 13/5069)
- Conforms to the specification requirements of BS 8485:2015 + A1:2019
- Suitable for all Characteristic Gas Situation (CS) ground gas regimes
- Conforms to the specification requirements of NHBC Amber 1 and Amber 2 applications
- Conforms to the specification requirements of BR 211:2015
- CE Mark EN 13967:2017
- Quality Management System ISO 9001:2015
- Occupational Health and Safety System ISO 18001:2007
- Environmental Management System ISO 14001:2015

Usage

Visqueen Gas Barrier is suitable for use in all types of buildings to prevent the ingress of harmful levels of ground gases e.g.methane, carbon dioxide and radon.

The barrier can be positioned above or below a solid concrete ground floor slab or above a precast suspended segmental ground floor system, e.g. beam and block floor.

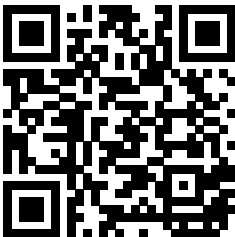
The barrier can also be used as a high performance radon membrane and/or damp proof membrane.

The product is not intended for use where there is a risk of hydrostatic pressure.

System components

- VisqueenPro Double Sided Jointing Tape, 50mm x 10m
- Visqueen Gas Resistant Foil Lap Tape, 75mm x 50m
- Visqueen Ultimate GR Lap Tape, 150mm x 10m
- Visqueen Ultimate Top Hat Units
- Visqueen Preformed Units
- VisqueenPro Detailing Strip, 300mm x 10m, 500mm x 10m
- Visqueen TreadGUARD 300, 2m x 75m
- Visqueen TreadGUARD 1500, 1m x 2m

Find your local stockist



Heanor Gate Road, Heanor, Derbyshire, DE75 7RG
+44 (0) 333 202 6800 | enquiries@visqueen.com | www.visqueen.com



Technical support: +44 (0) 333 202 6800

Date Published: 28/09/2020

Visqueen Gas Resistant Self Adhesive Membrane

Features and benefits

- BBA certified - third party accreditation
- Type A Barrier Membrane (Tanking Membrane) - resistant to ground water in accordance with BS 8102:2009
- Complies with BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
- Flexible - easy to detail and install on site
- Multi functional - also acts as a radon and damp proof membrane
- Self adhesive application - no jointing tapes required

Product description

Visqueen Gas Resistant Self Adhesive Membrane is a foil lined modified bitumen rubber membrane with a self adhesive coating protected by a removable polyethylene release film. The product is silver on the upper surface and supplied in rolls 1m x 20m.

Approvals and standards

- Third party accreditation (BBA 15/5208)
- Suitable for use as a Type A Barrier Membrane (Tanking Membrane) to BS 8102:2009
- Conforms to the specification requirements of BS 8485:2015 + A1:2019
- Conforms to the specification requirements of BR 211: 2015
- CE Mark EN 13969:2004
- Quality Management System ISO 9001:2015
- Occupational Health and Safety System ISO 18001:2007
- Environmental Management System ISO 14001:2015

Usage

Visqueen Gas Resistant Self Adhesive Membrane is a cold applied product, suitable for use as a Type A Barrier Membrane (Tanking Membrane) for above and below ground applications e.g. basements, retaining walls and lift pits.

It is also suitable for use in all types of buildings to prevent the ingress of harmful levels of ground gases e.g. methane, carbon dioxide and radon.

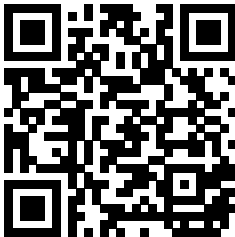
The membrane can be applied to a variety of substrates including concrete, blockwork, brickwork, particle boards and steelwork, in both vertical and horizontal applications.

The membrane can be used to achieve waterproofing to Grades 1, 2 and 3 as defined in BS 8102:2009.

System components

- Visqueen HP Tanking Primer, 5L
- Visqueen Ultimate Top Hat Units
- Visqueen TreadGUARD 1500, 1m x 2m
- Visqueen Protect&Drain
- Visqueen Pile Cap Sealer, 25kg
- Visqueen VX25 Waterstop, 20mm x 25mm x 5m

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Visqueen Ultimate Damp Proof Course

Features and benefits

- Manufactured in excess of British Standard - achieves minimum DPC requirements
- 1mm thick - good welding characteristics and resistance to on site damage
- Barrier film - resistant to hydrocarbons in vapour and liquid form

Product description

Visqueen Ultimate Damp Proof Course (DPC) is a 1mm, co-polymer thermoplastic membrane and coloured grey.

It is supplied in 30m length rolls and the following widths: 600mm and 850mm.

Approvals and standards

- Manufactured in excess of BS 6515:1984
- Conforms to the specification requirements of NHBC Amber 1 applications
- Conforms to the specification requirements of BR 211:2015 Radon
- CE Mark EN 14909
- Quality Management System ISO 9001:2015
- Occupational Health and Safety System ISO 18001:2007
- Environmental Management System ISO 14001:2015

Usage

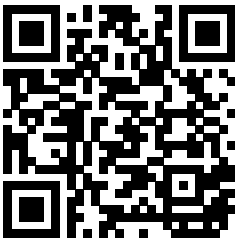
The Visqueen Ultimate Damp Proof Course (DPC) is suitable for all masonry applications including commercial multi storey buildings. It can be formed into a flexible horizontal or stepped cavity tray and manage the downward passage of water to the perpend weep vents. The product can also prevent harmful gases from entering into the cavity. It can be installed vertically or horizontally, be used internally and externally and is suitable in compressed load applications. In low loading applications please use Visqueen Zedex High Bond DPC.

The product can be positioned below a solid concrete slab or on sleeper walls. If positioned on sleeper walls which are below a beam and block floor system, then the DPC can be dried laid, however all sharp protrusions must be removed.

System components

- Visqueen Zedex Jointing Tape, 100mm x 15m
- Visqueen Preformed Top Hat Units
- Visqueen Preformed Units
- VisqueenPro Detailing Strip, 300mm x 10m, 500mm x 10m

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VisqueenPro Detailing Strip, 300mm x 10m, 500mm x 10m

Features and benefits

- Utilises Visqueen's Advanced Adhesion Technology - twice the adhesion in cold weather
- Complete system - use with Visqueen HP Tanking Primer to obtain best performance
- Flexible - can be cut and shaped to various applications
- Multi-use - ideal for complex junctions, stanchions, patchwork and terminations
- Aluminium core - gas resistant in accordance with BS8485:2015+A1:2019

Product description

VisqueenPro Detailing Strip is a composite of PET/aluminium and a high performance cold weather butyl compound. It is available in roll format, 300mm x 10m and 500mm x 10m.

Approvals and standards

- Third party accreditation - BBA certification
- Conforms to the specification requirements of BS 8485:2015 + A1:2019
- Suitable for all Characteristic Gas Situation (CS) ground gas regimes
- Conforms to the specification requirements of NHBC Amber 1 and Amber 2 applications
- Conforms to the specification requirements of BR 211:2015
- Quality Management System ISO 9001:2015
- Occupational Health and Safety System ISO 18001:2007
- Environmental Management System ISO 14001:2015

Usage

Visqueen ProDetailing Strip can be used for gas protection systems, waterproofing system, and damp proofing systems for use on concrete, blockwork, brickwork, particle boards, steel work, steel stanchions and wooden structures for both vertical and horizontal application.

VisqueenPro Detailing Strip is post applied against the structure, steel stanchions and forms complex detailing. It forms a 2-part system with the Visqueen HP Tanking Primer. The Visqueen HP Tanking Primer is a single component primer, for use see separate datasheet.

System components

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