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Archtech Design Solutions

Mr. Steven Jackson, DipBldgCons Hnrs.
14 Maitland Place, Rossendale, Lancashire. BB46AT

Statement Relating to
35 Bankside Avenue,
Radcliffe,

To be read in conjunction with the working drawings.

The proposed development is for a raised rear decking area and screening fences to ensure neighbour privacy is maintained.

The works to the proposed development have been completed and a retrospective/enforcement application is required.

The garden area prior to works commencing was terraced into a natural embankment to the rear of the property see working drawings for the previous garden arrangement, to the sides of the terrace there was a stepped fence and to the rear a continuous fence of around 2m in height. the terraces were constructed/retained by ex railway sleeper walls with a centralised series of steps, some very limited planting was in place in the form of shrubs perennials and a small conifer to the neighbouring side of N033.

The works which are now complete used the uppermost level of the terrace as the datum for the deck area, see working drawings for dimensions. The first original terrace wall was retained and the planting area levelled, this gave rise to a cladded wall which hides the deck posts. The access steps have been moved to the side which bounds N033 and are a continuous flight which is cladded and has decking for the treads. The rear fence has remained un-altered and side screen fencing introduced to protect the privacy and amenity of the neighbouring properties. To the front of the deck and to the side of the steps there is a series of posts which support a glazed balustrade and handrail.

The materials used are light grey cladding and decking, a glazed balustrade to the front of the deck and down the side of the steps. It is assumed that small scale planting of the lower terrace will be introduced in the form of architectural shrubs, however the planting will need to be confirmed, see the below photographs of the previous terrace and the deck just prior to completion.



TERRACE PRE DECK



TERRACE PRE DECK SHOWING BOUNDARY AT N033 & 37



TERRACE PRE DECK SHOWING N033 BOUNDARY



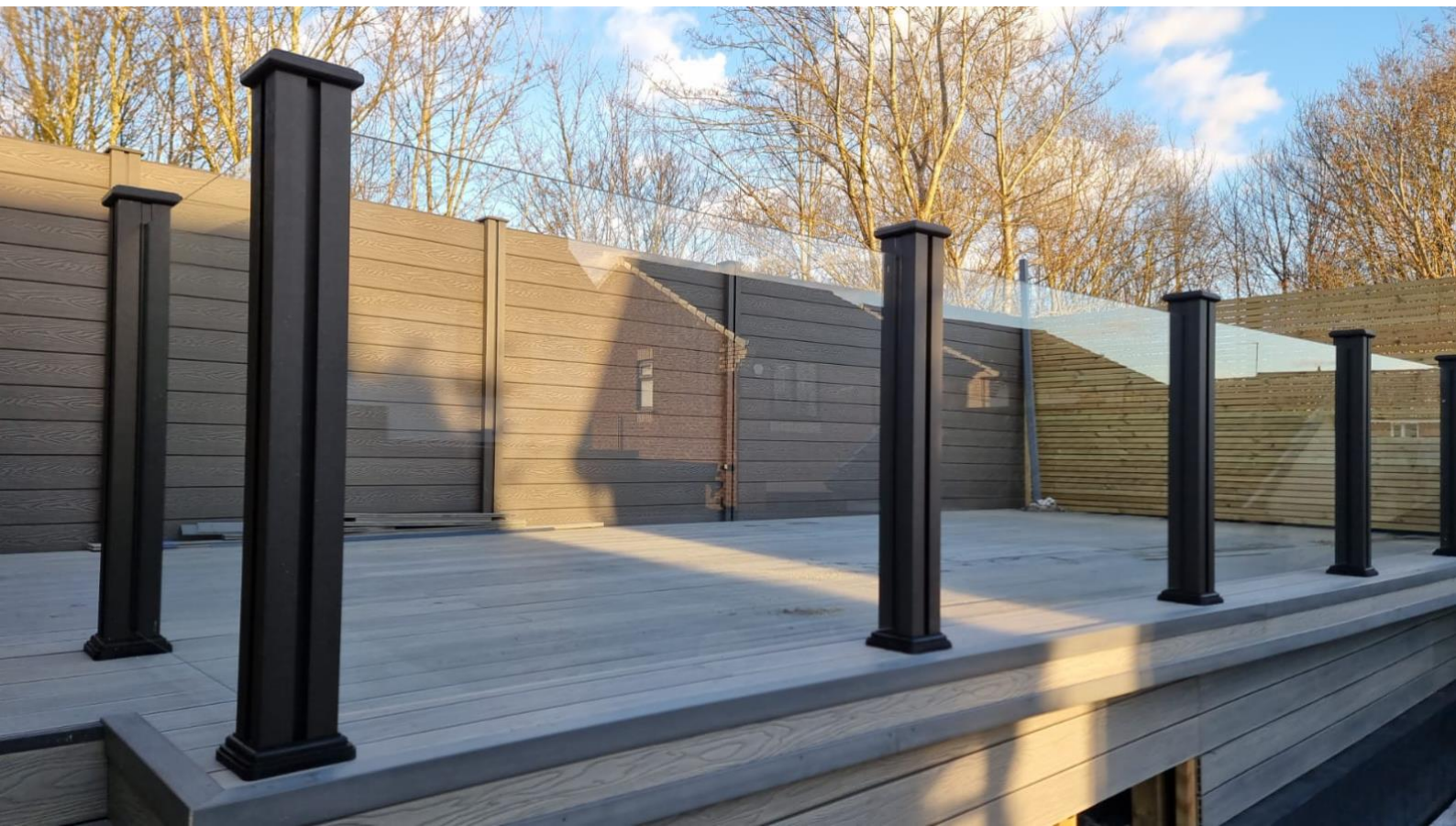
DECK DURING CONSTRUCTION



BOUNDARY SCREEN



POSTS FOR BALUSTRADE AND SCREEN



REAR FENCE AND POSTS FOR BALUSTRADE