

Garswood

654 Wilmslow Road

Didsbury

Heritage statement for Planning Application 131274/FH/2021

Garswood is a large, detached Victorian House on the edge of the Blackburn Park Conservation area. The building was rescued from dereliction in the mid 1990's and restored to its former glory. Virtually all the original features were reinstated, the grounds and gardens upgraded and the conversion to 8 self contained flats won Norweb's Business Energy award for the installation of energy efficient systems. The building continues to be maintained to a high standard and recent work carried out includes the repair of the sandstone sills, repointing of the gardens walls and the replacement of cracked windows.

Since the 1990's conversion of the building it has been run as an upmarket rental business and the success of this business has enabled the building to be maintained to its continuing high standard. Until recently maintenance materials such as wood, plastic sheeting, paint, tools etc, have been stored in the cellar of the building and another remote location. However the remote location is no longer available and, because of water seepage, the cellar for Garswood is not now usable. The proposed container will act as a replacement storage unit.

The container will be located tight against the back wall of the car park. It would not be seen there from Wilmslow Road or Parkfield Road South or from any of the neighbouring houses. None of the living areas within Garswood will overlook it and only one kitchen within the building will have direct sight of it. Clearly there would be no harm to the building or its grounds and the value of the storage to the maintenance of the property is considerable. There will be no noise from the unit or light nuisance. The container will be a repurposed unit and therefore entirely sustainable and the storage of materials for later use also avoids waste.

Resolving the storage issue for the building has not been easy and this solution has only been reached after considerable thought. I believe it to be the most effective, sensitive and sustainable way to proceed.

Ron and Barbara Frankl