

Proposed alterations at 20 Elm Road Didsbury M20 6XD

Heritage Assessment and Design and Access Statement

History

The Blackburn Park Conservation area originally comprised open fields surrounding a large detached property Parkfield House owned by a Mr Blackburn. Pieces of this land were sold off by Mr Blackburn for residential development and these formed the first phase of development along Palatine Road between 1862 and 1882 a second phase of development began following the opening of the Manchester South District Line and following the death of Mr Blackburn the remaining land was sold off for development.

Historic Features and Significance

Blackburn Park is an area of large family house with garden spaces. The materials and architectural style depend on the age of development. Many of the houses including were built when the Arts and Crafts movement was at its peak and the use of hipped and gabled roofs with a mixture of render, brick and timber facades is a common theme.

Number 20 Elm Road is in keeping with this style of Architecture. The large detached property is surrounded by high hedges, fences and mature trees. The building has a tiled roof with dormers and gables clad in plain tiles. The timber windows are painted white.

Recent alterations and extensions were carried out in accordance with Planning Application reference number to the property include the construction of a raised deck/terrace to the side of the building facing the Tennis Club and the addition of a second floor extension to a previous flat roof annexe which had been built prior to the designation of the Conservation Area in 1979.

Proposal

Because of the applicants ill health it is necessary to provide a fully accessible sleeping and sanitary accommodation at ground level. This work will be grant aided by the council and has been designed council's Local Care Organisation. It is proposed to alter and adapt the existing garage area, in order to achieve level access to the main house and provide adequate headroom for hoisting facilities the roof over the garage has to be raised, a bay walk in bay window is to be built at the front to increase floor space and provide a view from the room to the front garden, ramped access is to be provided to the rear garden.

Impact on the Conservation Area

Important aspects of the Conservation Area are the spacious aspect of the houses and the street pattern neither of these are affected by proposed alterations. The alterations to the garage will be carried out using similar materials to the existing house and the proposed bay replicates the existing bay window at the front.

Paul Judge 08/12/2021