

# Heritage Statement

For

163 Brooklands Road, Manchester



As requested by Mr & Mrs Turner

Prepared by:



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## Introduction

This report has been prepared in support of the planning application for a single storey rear extension at 163 Brooklands Road, Manchester. It provides a description of the existing property, the proposals for the development and other considerations taken into account for the design of the new additions.



Figure 1 – Existing Site Layout and Boundary Line (in red)

## **Existing Conditions**

The application site known as 163 Brooklands Road is located approximately halfway along Brooklands Road and sits within Manchester City Council's Brooklands Road Conservation Area.

The Conservation area contains a stretch of approximately 50 housing plots on one side of the road. The boundary to the area falls along the middle of the road, with the opposite side lying within the boundary of Trafford MBC.

The character of the area is partly established by the similarity of the properties and sites on either side of the road.

Brooklands Road (a straight 1 ¼ mile avenue) was first planned in the 1860s as an avenue of stately mansions leading north west to the newly-constructed railway station on Marslands Bridge (now Brooklands Tram Stop). Rectangular plots of land on either side of the road being marked off for individual villas set back from the road in landscaped gardens. Few buildings remain from the late 19th century, but many of the houses within the Conservation Area originally date from the early 20th century, such as the application site.

The application plot is rectangular (approx. 18.5m wide x 85m long) and has an area of approx. 1572.5m<sup>2</sup>.

In line with the character of the area the house sits towards the front of the plot, but set back from the road, the frontage of the house parallel to the road.

The property has an offset inclined driveway leading from the road to the slightly raised level of the house. The driveway curves across the front of the property in the style and character originally designed for the Road.

Mature trees line the boundary with the road and neighbouring properties, and the front garden contains mature planting and shrubs. The deep rear garden is lawned with mature trees, planting and shrubs to all boundaries.

All mature trees on the site are protected by the City of Manchester

There is an detached single garage to the north west elevation

To the rear there is a pitched roof single storey kitchen extension which it is believed was built in the 1960s.

The roof covering is traditional clay plain tiles, and the wall finishes a mix of red brick ground floor and rendered upper floors. Some of the original windows remain with lead work and stained glass features.

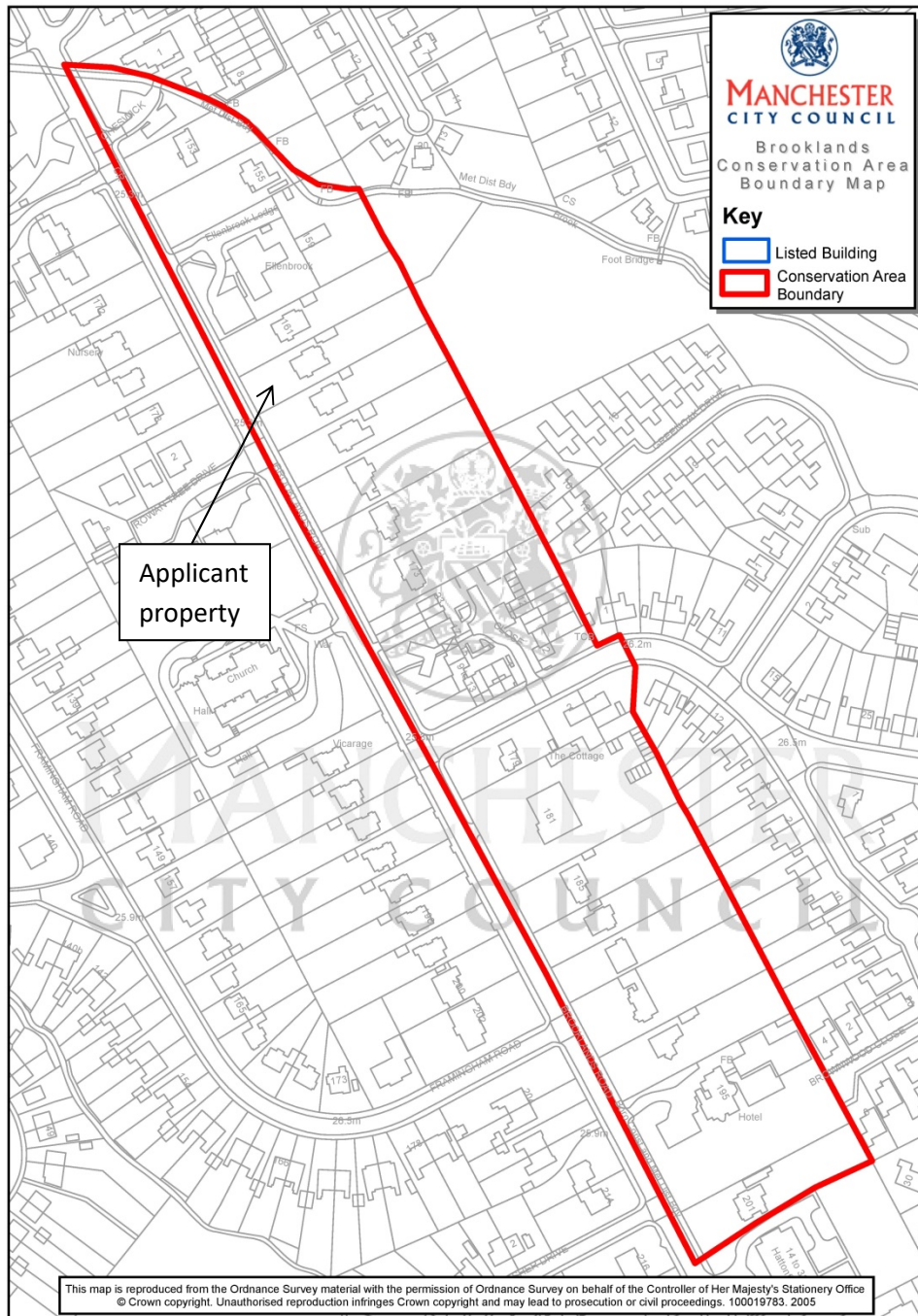




Figure 3&4 – Existing Aerial views of the site

The property includes vehicle access with parking to the front elevation which is partially obscured by a maintained hedgerow along the boundary line.

The dwelling itself is not statutory listed or locally listed and hold no significant importance.

## **Historical Information**

As previously stated the application site is within the Brooklands Conservation Area as designated by Manchester City Council.

A desk top study has revealed no information regarding previous planning applications for any building work or works to the preserved trees.

## **Brief**

The clients wish is to replace the existing rear extensions with a new larger gable ended extension with a glazed end. The new development will keep the brickwork finish of the current property a gable end has been designed as such to reflect the existing roofline of the main property. There are no amendments to the front elevation.

The new extension is to facilitate:

- Open plan kitchen / dining / living area;
- New Utility Room;
- Relocated downstairs W.C.

The proposals will greatly enhance the existing property and living accommodation of the applicants.

## **Design Strategy**

The proposal mainly relates to an enlarged single storey rear extension with brickwork to match existing and a duo pitched roof to mirror the roofline of the main property.



Figure – Existing & Proposed rear elevations

The rear elevation and therefore hidden by the positioning of the dwelling is to be the single storey extension along with more glazing in a modern style, to allow the applicant to enjoy natural light in the main living area and take pleasure in the views over the rear garden. It is felt due to its positioning, this design feature is acceptable as it is hidden from the front elevation and does not affect the streetscene.

The materials of the proposed development have been chosen to be in keeping with the surrounding area, and reflect those of the existing dwelling. The external walls to the dwelling are to be a block / brickwork cavity with the brickwork to match existing. The roof finish will be that of an agreed finish with the conservation officers but likely to match the existing roof materials.





Front, Side (x2) and rear elevations

## **Conclusion**

Aesthetically, the proposed extension of the existing dwelling has been designed to complement the site, and in a way that traditional can meet modern without risking the conservation area. The proposal is in keeping with the surrounding area by including a gable ended area to mirror that of the main property and introducing a larger living space within rear of the ground floor. Materials will be carefully considered and be reflected by comments made by the conservation officers.

The proposals by the applicant are to complement the area and allow them to enjoy and grow within a moderate house, in an area they wish to raise their family in.