

Proposed Single Storey Rear Extension and Rear Dormer, 2 Hardy Avenue, Chorlton-cum-Hardy

Summary

2 Hardy Avenue is located within the south-east region of the Wilbraham Road / Edge Lane Conservation Area, part of the area extension registered in 2007, as shown in Fig.1. The immediate area is dominated by traditional terraced and semi-detached residential properties of late-19th and early-20th century construction. Characteristic features of the Area include use of Manchester red/orange brick, blue/black slate, and stone dressings, all of which are present at 2 Hardy Avenue.

As noted in the Manchester City Council detailing of the Wilbraham Road / Edge Lane Conservation Area, rooflines are punctuated with gables, chimneys and dormers.

Significance

2 Hardy Avenue is typical of the housing stock within the Conservation Area in terms of style and construction. The property is not Listed, and is not within or close to the curtilage of a Listed Building.

Impact and Justification

The impact of the proposed extension and dormer is deemed acceptable due to the use of materials and proportions consistent with the Conservation Area characteristics. The impact of the dormer will be minimised by use of slate cladding, and anthracite grey window frames. With the existing roof colours being matched by the proposed roof, cladding, and window frames, the visual impact of the dormer will be minimal.

The proposed rear extension will use matching brick as existing, and will be largely invisible from all aspects into the property due to the existing wall surrounding the rear garden.

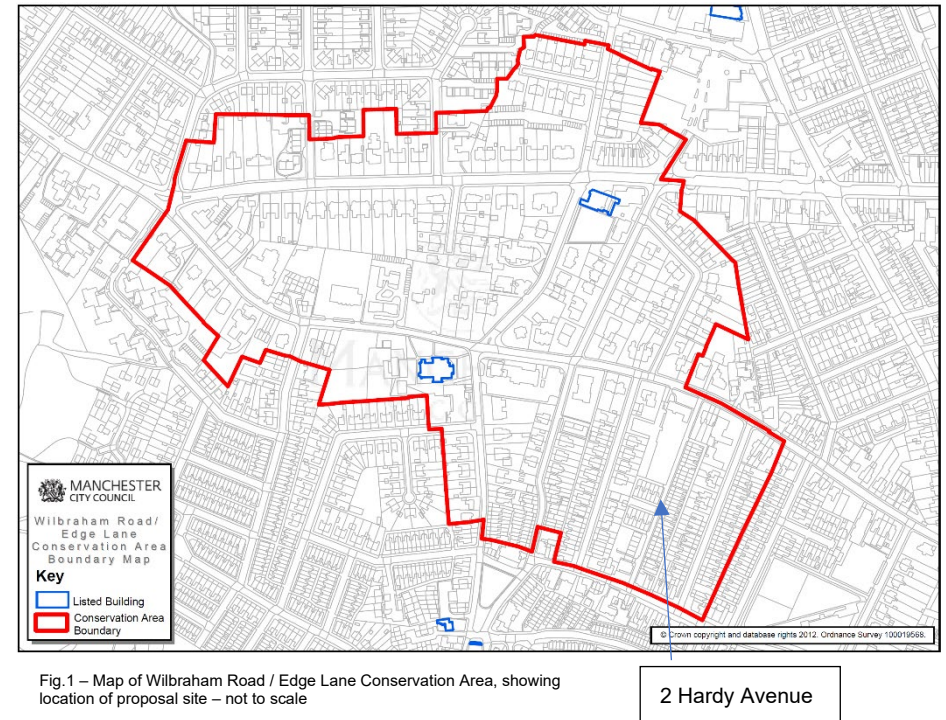


Fig.1 – Map of Wilbraham Road / Edge Lane Conservation Area, showing location of proposal site – not to scale