

Planning Application Ref 130819/FH/2021

14 Beaufort Avenue Manchester M20 1LL

Heritage Statement

The property is a mid-terrace built in the late 1800's, it is within the Albert Park Conservation Area, it is not a listed or historic building.

Rear dormer

There are dormers at the following properties within 100m of the application property

7 Beaufort Avenue, Rear dormer and roof terrace
12 Beaufort Avenue, Rear dormer and 1st floor extension
2 Cresswell Grove, Rear dormer
21 Cresswell Grove, Front dormer
26 Cresswell Grove, Rear dormer

All the above are flat roof construction with a range of wall finishes

The proposal has no impact on the conservation area, it is only visible from a public area in a small part of Burton Road and only the top of the dormer is visible, it is obscured by the dormer and 1st floor extension at no 12 Beaufort Avenue.

The dormer does not cause harm to the conservation area, it is similar in design to other dormers (listed above) and has a finish in anthracite colour timber cladding which compliments the colour of the main roof covering in grey slate.

Rear extension

This is a glass roof extension between the rear outrigger and the boundary wall with No. 12 Beaufort Avenue with anthracite coloured metal framing. It is similar to several other extensions in the immediate area and is not visible from any public place including the rear service path between Beaufort Avenue and Montrose Avenue.

The rear wall of the ground floor outrigger is clad in timber with a light brown stain to match the colour of the brick walls, this is also not visible from any public place and only the top is visible from the rear service path between Beaufort Avenue and Montrose Avenue.

Summary

The proposals do not impact on or cause harm to the conservation area, designs are similar to other extensions in the immediate vicinity and in the conservation area approved under planning applications. The long-term consequences of the proposal are benign.