

Proposed Material Alterations to Balconies in Conservation Area at Holmwood Court, Didsbury, M20 6AE

Conservation Area Appraisal

1.1 Assessment

The site is located between Ballbrook Avenue and Holmwood Road with double frontage with elevations facing both roads and connected through vehicular access in the leafy suburban locale of West Didsbury. The site houses an existing apartment block with garages and off-street parking.

The site lies within the Ballbrook Conservation Area in Didsbury, originally fields today the area is primarily Edwardian housing built between 1910 and 1914 followed by post war developments along Lapwing Lane, Palatine Road and Ballbrook Avenue. Balholm Court and Holmwood Court are later developments built on the site of No. 640 Wilmslow Road and in the garden of No. 8 Ballbrook Avenue.

The property is in domestic residential use. Given its later development the apartment block is not in keeping for the area of primarily Edwardian housing with high gables and a mix of red brick, pebble dash and rendered elevations. It is a red brick/brown brick building, the roof is a tiled pitched roof with low eaves and sits generally lower than adjacent buildings. The doors and windows are white PVC units. The balconies are white painted metal posts with timber board clad handrails.

The applicant is seeking to replace the balustrades to the balconies for health and safety purposes as the existing are aged, damaged and falling into disrepair.

1.2 Photographs of Existing Building

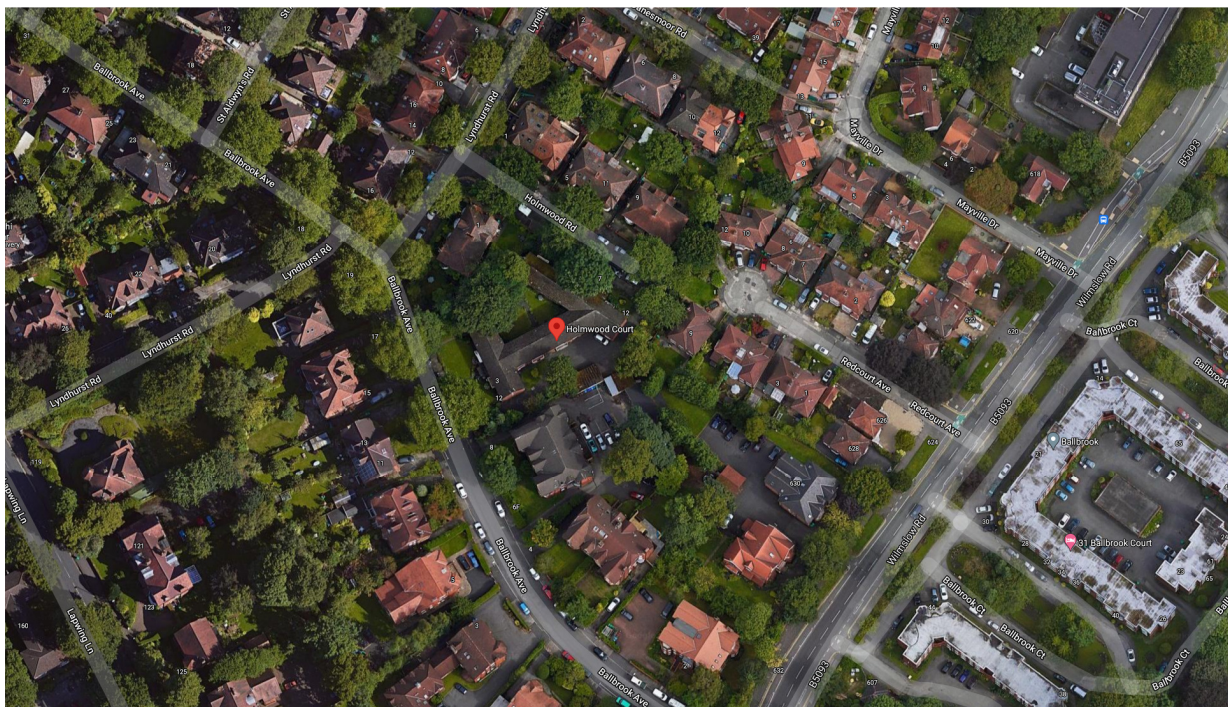


Fig 1: Aerial view of Holmwood Court.



Fig 2: Southwest Elevation, Ballbrook Avenue.



Fig 3: View of existing steel bar and timber rail balustrades, Ballbrook Avenue.



Fig 4: Northeast Elevation, Holmwood Road.



Fig 5: View of balcony on the Northeast Elevation, Holmwood Road.



Fig 5: Southeast Elevation, vehicle access & parking.

1.3 Proposals

It is proposed to replace the existing balcony balustrades with new glass panels and stainless-steel frame and handrails. The existing balustrades are falling into disrepair and require replacing. The remainder of the development will remain as existing.