



## Heritage Statement: 227 Burton Rd, M20 2NA

- **The sites immediate and 'wider context**

227 Burton Rd is located on the edge of the Albert Park conservation area in West Didsbury, South Manchester. The area is principally housing but Burton road includes a shopping district, 227 does not however fall into this retail area.

Many of the surrounding residences are now converted into flats or bedsits for students but 227 remains a single-family dwelling which is unique for the area, the current trend being for properties on surrounding roads to be converted into institutional, hotel or even demolished and their sites re-developed for blocks of flats.

The Manchester Planning Portal states the guidance for this area as:

*"It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and colour of materials"*

We believe we have designed our proposals within these principals.

- **Impact**

227 Burton roads design and appearance is typical of the area and contemporary with other domestic properties in the area. It has a blue slate roof and dark red facing brick walls some of which have been painted dark red over time. The Windows are vertical in proportion often in bays. Some have stone heads or brick arches over and stone the sills are painted white, the brickwork is stretcher bond and the current windows are white PVCu.

- **The Works**

**Ground floor / Rear infill extension:**

The proposal involves the demolition of 2 rear walls on the ground floor (kitchen/living room), the installation of a small infill with glazed doors and partially glazed roof and the replacement / enlargement of an existing white PVCu window. This new alteration aims to address the current limited space in both these rooms to create a modern open plan kitchen living space. As these works are to the rear, single storey and do not protrude further beyond the existing rear elevation, we feel they will have little or no impact on the existing building or the conservation area.

**Loft / Dormers:**

The proposal involves the installation of 2 new dormers: one full width of the property to the rear and a more modest one to the front elevation. The installation of the dormers allow for the creation of a bedroom on the loft level which is crucial space the client needs to maintain this property as a large family dwelling. The rear dormers size is inline with what has been built on 205 Burton road (3 doors down) and it will be in dark grey, matt finish aluminium to blend into the existing tiles. Aluminium being chosen as it will require little or no maintenance and achieve a sharp modern appearance which will contrast with the red brick of the area.

The dormer to the front elevation will be replaced and enlarged (1.6m to 3.2m), although the set back from the existing elevation will be maintained. Whereas this is not typical of the rest of the properties on the terrace it can be seen throughout the conservation area and it is in line with the precedent set by its immediate neighbour at 229. The materials and size of the new dormer have been based on the dormer of the neighbouring property at 229 (see existing street elevation photos).

All new windows will be double glazed, thermally efficient, and aluminium framed.

- **Summary Justification**

As the proposals will maintain the property as single-family dwelling, which is becoming increasingly limited in the area it is our opinion that the proposals are needed to preserve and upgrade the building while the use of modern materials will contrast with the existing building to enhance the Conservation Area.

- **Site Access**

Access will remain unaltered.