

Proposed alterations at 20 Elm Road Didsbury M20 6XD

Heritage Assessment and Design and Access Statement

History

The Blackburn Park Conservation area originally comprised open fields surrounding a large detached property Parkfield House owned by a Mr Blackburn. Pieces of this land were sold off by Mr Blackburn for residential development and these formed the first phase of development along Palatine Road between 1862 and 1882 a second phase of development began following the opening of the Manchester South District Line and following the death of Mr Blackburn the remaining land was sold off for development.

Historic Features and Significance

Blackburn Park is an area of large family house with garden spaces. The materials and architectural style depend on the age of development. Many of the houses were built when the Arts and Crafts movement was at its peak and the use of hipped and gabled roofs with a mixture of render, brick and timber facades is a common theme.

Number 20 Elm Road is in keeping with this style of Architecture. The large detached property is surrounded by a hedge at the front with fences to the side and rear. The house has a tiled roof with dormers and gables clad in plain tiles. The timber windows are painted white .

Recent alterations and extensions were carried out in accordance with Planning Application reference numbers 11543/FH/2017 and 132462/FH/2021. Application ref. 132462/FH/2021 concerned the alteration and conversion of an existing garage to provide wheelchair accessible sleeping and sanitary accommodation.

Proposal

The application is in respect of the provision of a wrought iron sliding gate to the driveway entrance the position of the gates was shown on the previous application ref 1543/FH/2017 this proposal confirms the material and pattern of the gate.

It is proposed to build a detached building in the rear garden to provide a sheltered space accessible from the new bedroom which will allow comfortable enjoyment of the garden. The building will comprise a natural oak frame with brick infill panels to the rear and one side. The roof will be clad with plain clay tiles to match the existing house and brickwork will be of a size and colour to match the existing house.

Impact on the Conservation Area

Important aspects of the Conservation Area are the spacious aspect of the houses and the street pattern neither of these are affected by proposed works . The design of the gate is typical of others along the road the detached building will be built in the rear garden from similar materials to the existing house .

Paul Judge 25/05/2021