

HERITAGE STATEMENT

OF

PARKFIELD COURT

38-40 BARLOW MOOR ROAD, DIDSBURY, MANCHESTER, M20 2GE



**ANDERTON
GABLES**
PROJECT+BUILDING
CONSULTANCY

14th June 2021

AG Ref: AG21/0213

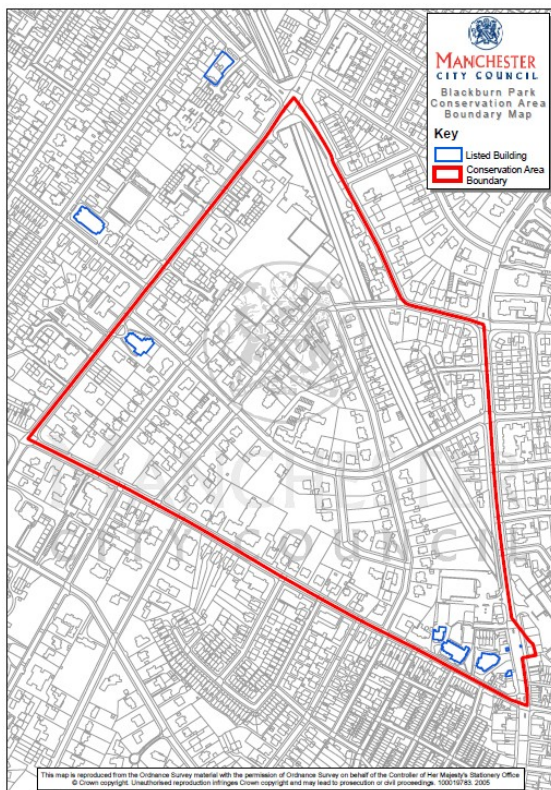
HERITAGE STATEMENT

PROPOSED ROOF EDGE PROTECTION INSTALLATION

PARKFIELD COURT, 38-40 BARLOW MOOR ROAD, DIDSBURY, MANCHESTER, M20 2GE

History and development of site

Parkfield Court lies within the Blackburn Park Conservation Area. Blackburn Park lies between Palatine Road and Wilmslow Road with Parkfield Court being situated on the southern boundary of the conservation area on Barlow Moor Road. The area of Blackburn Park was developed mainly between the mid-19th century and the early part of the 20th century. The area of Blackburn Park around Parkfield Court consists of large detached brick-built properties set in mature gardens.



Blackburn Park Conservation Area

The property is believed to date from the 1980's and is of modern construction with brickwork cavity walls together with infill panels of cement render within exposed timber framework. The roofs are predominately pitched and covered with concrete interlocking tiles with white uPVC fascias and soffits and uPVC rainwater fittings. Windows and doors are also of white uPVC.

The building appears to be modern in comparison with the others within the Blackburn Park conservation area with buildings ranging in date from the 1850's – 1920's.

Assessment of architectural, historical or other significance

There are seven listed buildings/structures concentrated mainly in the south-east corner of the conservation area. The closest listed buildings to Parkfield Court are to the north west at approximately 250 metres and to the south east at a distance of approximately 280 metres. Parkfield Court is outside the proximity of these buildings and as such we do not believe that the proposed works will have any effect on the setting of these buildings/structures.

The building itself is not deemed to have any particular significance architecturally or historically and is of modern construction and materials although designed sympathetically in relation to its neighbours.

Impact

It is our opinion that the works will have a minimal impact on the significance of the area. The property fronts Barlow Moor Road and this outlook is the only aspect of the building that will be seen by the general public. The buildings to the rear and sides are private houses and a large proportion of the rear and sides of the building are masked by mature trees. With regard to the two properties immediately adjacent to Parkfield Court, we believe the impact on the setting of these buildings would be insignificant.



Justification

The roof edge protection works are being carried out to provide safe access to the flat roof. The flat roof of the property requires regular access in order to remove vegetation and debris from the surrounding trees. Due to the overall aesthetic of the area it would be undesirable to remove the mature trees and so regular maintenance of the roof is vital to ensure roof coverings are undisturbed and gutters are clear. Carrying out such works without edge protection or fixed ladders would pose a health and safety risk and serious falls could occur, resulting in serious injury or fatality.

Mitigation

The proposed edge protection will be constructed of unpainted steel which is a discrete option of material. The majority of the railings will be obscured from public view by the mature trees on the plot and the various differing roof pitches

It is our view that steel railings will be more beneficial for the long-term appearance of the property as painted timber is likely to peel and degrade over time, presenting as unsightly and becoming unfit for purpose.

PHOTOGRAPHIC RECORD



Adjacent Properties

**ANDERTON
GABLES**
PROJECT+BUILDING
CONSULTANCY





**ANDERTON
GABLES**
PROJECT+BUILDING
CONSULTANCY



Adjacent Properties





**ANDERTON
GABLES**
PROJECT+BUILDING
CONSULTANCY



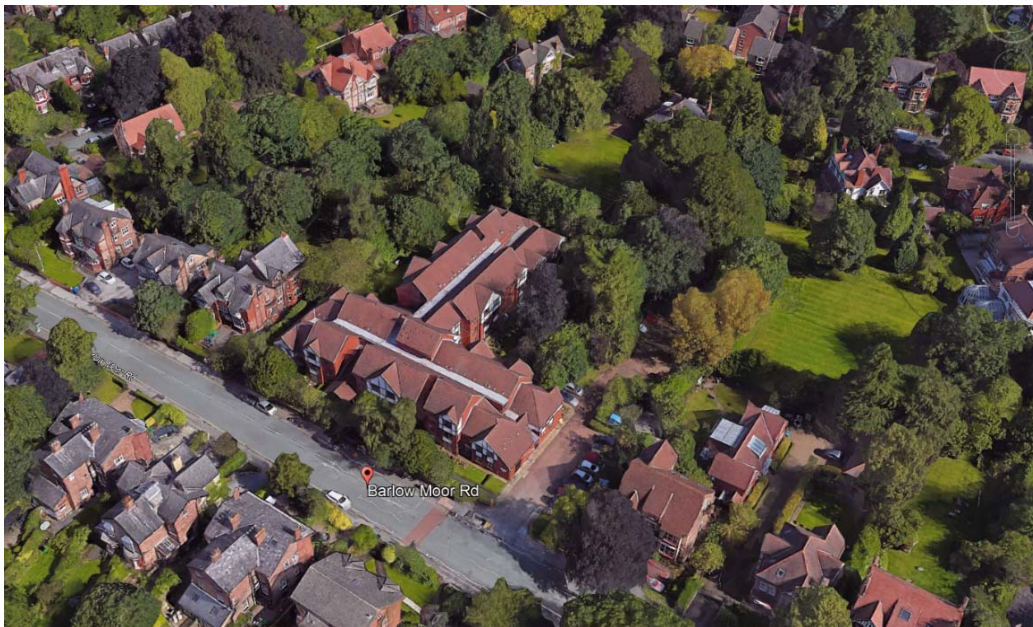


Photo 1. There is some distance to the buildings to the rear and rear sides





Photo 2. The neighbouring properties on Barlow Moor Road



Photo 3. Front elevation – the outlook from Barlow Moor Road





Photo 4. Parkfield Court with neighbouring property to left



Photo 5. Parkfield Court with neighbouring property to right

**ANDERTON
GABLES**
PROJECT+BUILDING
CONSULTANCY



Photo 6. Parkfield Court with neighbouring property to rear



Photo 7. Much of the building is masked by mature trees

**ANDERTON
GABLES**
PROJECT+BUILDING
CONSULTANCY



Photo 8. Much of the building is masked by mature trees