



14 SANDHURST ROAD, MANCHESTER, M20 5LR

DESIGN, ACCESS & HERITAGE STATEMENT

MAY 2021

Design:

14 Sandhurst Road, Manchester is a semi-detached, three-storey modern townhouse located in the Didsbury St James Conservation Area.

The proposal is for the construction of a new double garage to the front of the property off Sandhurst Road. The new garage will be constructed in materials to match the existing dwelling, these being red brick and sandstone. The garage will have flat roof to reduce its massing when visible from the road.

Historic Statement:

Paragraph 189 of the National Planning Framework state the level of detail should be proportionate to the importance of the assets and should be no more than is sufficient to understand the potential impact of the proposal.

On this basis we would make the following statement on the impact of the proposals:

The surrounding St James Conservation Area has been transformed over the last 5 years with many of its listed buildings being converted to residential apartments and many more individual dwellings being constructed in their curtilage, 14 Sandhurst Road being one of these developments as such the Conservation Area is now characterised by a range of homes. Didsbury Villas development which the current property is part of was built circa 2018 and whereas some of the surrounding buildings have in the Conservation Area have “some” heritage significance, 14 Sandhurst Road as a very recent addition does not. As such we believe there is little damage to surrounding conservation area by construction a garage in the same style of this property.

Access:

The main and side access to the site will remain unaltered.