

DESIGN, ACCESSES & HERITAGE STATEMENT

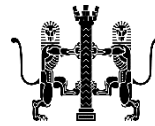
Prepared for Ms Helena Gilbert

by

Kamal Antony Benissad
Chartered Architect

BSc (Hons) MArch ADPPA ARB RIBA

arb Architects
Registration
Board



30th November 2020

Site Address: 807 Wilmslow Road, Didsbury, Manchester, M20 2QR

The site for this project is located within the curtilage of the Grade II Listed semi-detached property, built circa. 1860 and located at the corner of The Grove and Wilmslow Road. The site is located within the Didsbury St. James Conservation Area.

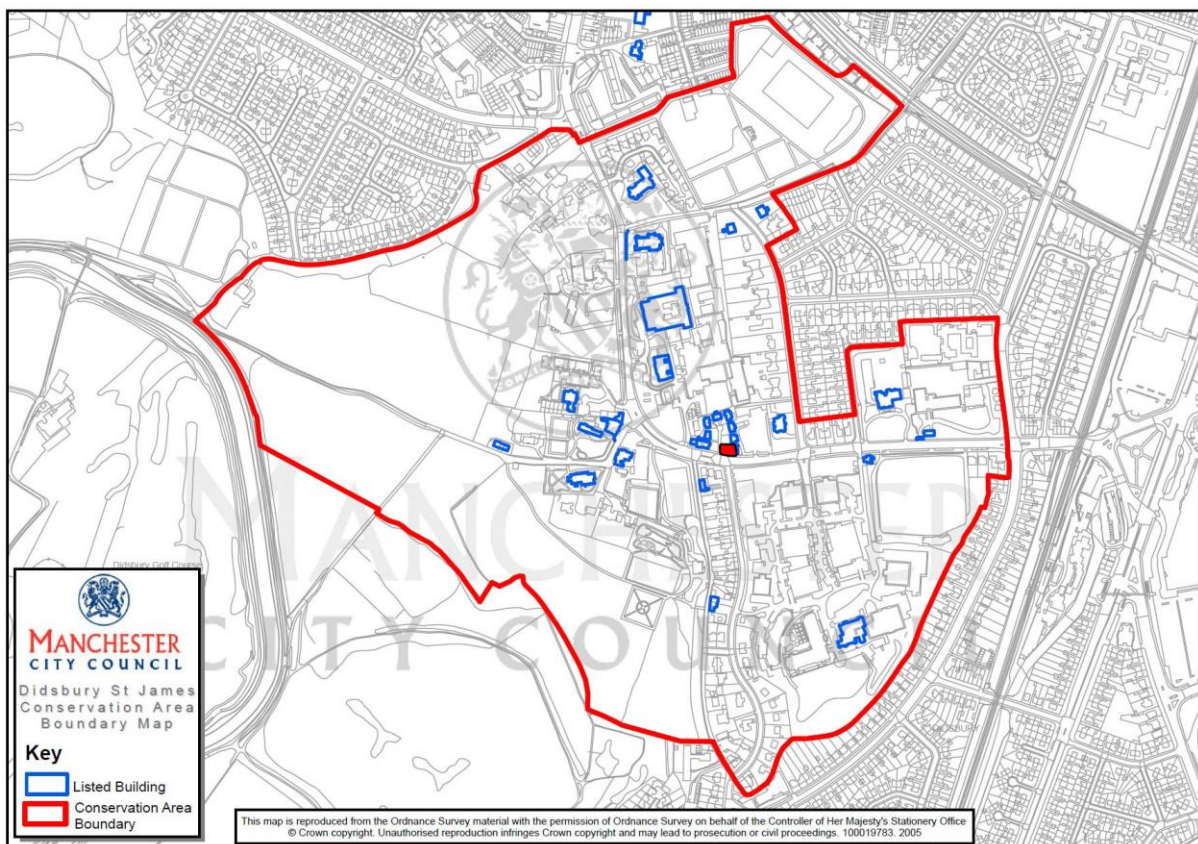
Project Summary: Proposed Installation of 1no. vehicular gate to rear of property and 1no. pedestrian gate located on the South West corner of the house.

Source: Manchester City Council (online)

Conservation Area: Didsbury St. James Conservation Area.

Located 9km south of Manchester City Centre, the site is the historic centre of Didsbury and became a designated Conservation Area in 1970, covering an extensive area. The area is centred on the junction of Wilmslow Road and Stenner Road and contains the largest concentration of listed buildings in Manchester, outside the City Centre.

There is a mixture of architectural styles within the St. James Conservation area, and the site is part of a two-storey pair of brick houses in the North German vernacular style.



Listing Grade II Listed 807 & 809 Wilmslow
Link: <https://historicengland.org.uk/listing/the-list/list-entry/1270537>

Project Outline The proposed installation of the two gates has come at the request of my senior client who lives alone, who wishes to improve the safety and security of her home and to meet the requirements for her to adopt a dog. The requirements are that the garden to be enclosed with an approx. 6ft boundary.

As you enter The Grove, the rear driveway of my client's home is immediately on the right and the garden is enclosed by mature 3m high hedges. There is no current means of protecting the rear of the property and passers-by can just walk into the garden if they so wish.

This entrance to The Grove is frequently used by driver's coming off Wilmslow Road and used as a turning circle, which is what has raised the safety concerns with my client.

Image below: Entrance to The Grove, from Wilmslow Road.



Image below: Existing Driveway and Rear Access to 807 Wilmslow Road



Impact of Proposal

The gate and fence line proposed on The Grove elevation will be designed to match the height, colour and style of the existing iron fences within the curtilage of the property.

There are historic photographs that show evidence of a previous fence line along The Grove, as seen in the following images. The second smaller pedestrian gate located on the South West corner of the property will align with the existing brick buttress.



These small walls and gates along The Grove are no longer present. There are some existing coping stones that now act as pavements that delineate the property line. These will be retained and set level, with the proposed fence line will be set back from here.

These can be seen here:



Proposed Gate No.1

The proposed vehicular gate and fence line, referred to as Gate no.1 will match the existing railing shoulder height, rail head style and material finish of the fence line visible on Wilmslow Road. The gate to the property will be a double-gate with a curved bow-style top. This will be at a maximum of approximately 300mm above the existing fence line, to celebrate and define the entrance to the property.

The gate will be set back approximately 650mm from the existing brick of the property so that it will reduce the impact of the entrance gate as viewed from Wilmslow Road. The hedges will be trimmed back as part of the works, with the idea that they will then grow through and around the gates, similar to the historic fences on the Wilmslow Road elevation.

Proposed Gate No.2

The proposed pedestrian gate, referred to as Gate no.2 will match the existing style and material of the fence line visible on Wilmslow Road. The gate will be a single pedestrian gate and the shoulder of the railings will align with the brick buttress and not be visible from the street.

Historic Precedents

This image below shows the existing gates and fences at 807 Wilmslow Road.

Entrance gate to property:



Fence Line of property on Wilmslow Road Elevation:



Justification of Proposal

Design

The proposal is justifiable as from the outset, it has been the intention to match historic and local precedents, be of similar style, material and finish to ensure that it is in-keeping with the Grade II Listed property.

Security

As the site is at the corner of The Grove and Wilmslow Road, the house can be easily access by pedestrians and vehicles. The lack of a secure boundary to the property also means that my client cannot currently adopt a dog as it could easily escape into the busy street. With my client being the sole occupier of this property, the security issue is a big deal. This project will provide her peace of mind and allow her to lead the lifestyle she wishes, whilst respecting the rich historic context of her home.

- end -