

Heritage Conservation Statement

Proposed Minor Alterations to – 32 Old Broadway, Didsbury Manchester



Summary

This statement is to support the minor construction works at the above property which is located in the Old Broadway Conservation Area.

The significance of the Old Broadway Conservation Area is the appearance of the large Edwardian style semi-detached and detached houses which line each side of the cul-de-sac. The street also features a grassed central reservation giving the appearance of grandeur and opulence.

The properties were developed by the Manchester Building Company and featured design elements that was beyond most developers of the day. The dwellings have features like balconies, Arts and Craft styled chimneys and black and white timber gables with hints of render.

The properties feature waste high external garden walls to the frontage which sit well and are of similar proportions. Each property has gateposts which sit opposite each other identifying the entrance driveways to each dwelling.

The proposals are as follows.

Front Elevation –

Rear Ground Floor Bay Window & Door Combination

The rear ground floor timber bay window and door combination is proposed to be replaced with black aluminium framed glazing. The configuration of transoms and mullions is to remain in line with the current design.

Rear Ground Floor Kitchen Window

The rear ground floor kitchen window is proposed to be partially bricked up each side, this to narrow the window, this is to prevent the kitchen wall units from overlapping the window reveals internally which would present an unpleasant detail. The new windows are to be black aluminium framed with the configuration of transoms and mullions to remain in line with the current design. The external steps from the side door are proposed to be removed as part of the works.

The new brickwork is to be tooth bonded into the existing masonry so that the new reduced reveals look unchanged.

Side Elevation –

Side Ground Floor Kitchen Window

The side ground floor side kitchen window is to be bricked up to allow for the new kitchen layout internally. The new brickwork is to be tooth bonded into the existing masonry so that the previous window position will be lost as the new brickwork would be blended into the existing masonry. The heads and cills are to remain as a reminder of the past use.

Side Ground Floor External Door

The side ground floor timber external door is proposed to be replaced with a black aluminium framed glazed window. This is to allow for borrowed light into the kitchen space. Which will be required to help with the loss of light due to the bricking up of the existing side kitchen window.

Dormer Cheeks to Front & Rear Elevations

The dormer cheeks are proposed to be refurbished as part of the project due to their poor condition. The proposed material we intend to use is lead dressed sheets to each cheek. The natural choice would have been to tile hang the cheeks, but the current tiled roof covering is not the original roof material. We presume that this would have most likely been a Rosemary tiled roof therefore we believe that by cladding the cheeks in lead would be faithful to Edwardian period and a building technique used at the time.

Front Elevation –

Masonry Pier to Entrance of Driveway

The existing driveway entrance is not wide enough to suit all modern-day vehicles, therefore the proposal is to widen the driveway by approximately 500mm, by partially demolishing the existing masonry pier and garden wall and rebuilding like for like. The existing decorative coping stone is to be reused and positioned on top of the new masonry pier when complete. All new brickwork is to be tooth bonded into the existing masonry so that the new garden wall looks unchanged

Pictures



Picture of the rear elevation illustrating rear bay and kitchen window



Picture of the side elevation illustrating the kitchen door and side window



Picture of the front elevation illustrating painted ply lined dormer cheeks



Picture of the front elevation illustrating the existing masonry piers with ornamental stone copings fronting the narrow driveway entrance.

Conclusion

32 Old Broadway possess the typical character of the properties in its locality with the only public views of the property available from the street scene which would mean views of the front and side elevations only.

The works to the front and side elevations are to blend in with the existing buildings fabric by tooth bonding brickwork, and by dressing lead sheets and flashings to the dormer cheeks.

The repositioning of the Gateposts which are a fundamental part of the street scene is to be carried out with equal due care and attention by using matching brickwork again tooth bonded into the existing garden wall and by relocating architectural features such as stone copings from the existing to the new.

We conclude that the proposed amendments are extremely minor and will not have any detrimental effect on the buildings character or heritage and will only preserve the character of the setting conservation area.

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