

Heritage /Design and Access Statement

in support of

planning application for

New dormer to rear roof of 55 Brookburn Road Chorlton M21 8FE



Heritage Statement in respect of an application for the Conversion of the loft into habitable living accommodation.

This document is to be read in conjunction with SR Miles Ltd drawing ref nos;

20 215 PL100 plans and elevations as existing

20 215 PL200 plans and elevations as proposed

20 215 Site photographs

INTRODUCTION

The property lies within the Chorltonville Conservation Area. The planning authority's significance statement summarises the importance of the estate as follows: It is the setting of the houses, with grass verges and tree-lined roads which gives Chorltonville its special garden village character. Isolated from traffic noise, it is a quiet area as the roads do not provide an easy through-route. The houses themselves are well-maintained and, externally at least, are virtually the same as when the estate was opened. They consist of a varied range of traditional houses, mostly semi-detached, built in brick, some smooth-finished and some textured. All have brick relieved by render at first floor level or down to the ground floor cills. A few are also half-timbered on gables at first floor level. Originally all the roofs were plain red tiles but now some are grey with age and others have been re-roofed in red concrete tiles. There are numerous details which give a special character to the area such as: • canted bays which have the side windows splayed at an angle; sprocketed roofs, which have a gentler pitch towards the eaves; • contrasting quoins, which are the large stones at the outside angles of walls; • circular windows and arched openings to porches, with brick or tile voussoirs (wedge-shaped bricks); • chimney stacks which are cruciform in plan; • glazed brick window cills; • a variety of gable motifs; • stained glass windows and corbelled brackets which project successively more in each course to support overhanging eaves or porch roof. Most of these features are typical of the style of the Arts and Crafts Movement. The trees planted in the verges have matured and therefore require regular maintenance and pruning. If a tree grows too large, presenting a risk of serious damage to the roadway and garden walls, the Residents' association organise felling and replacement. The majority of successive house owners have removed the original privet hedges, so that there is now a considerable variety in the boundary treatment to the frontages, with hedges, walls and fences as well as some gardens open to the road. The surfaces of the roads and footpaths were originally gravel but have been replaced in recent years by tarmacadam.

USE of site

The locality of the applicant site is entirely residential.

AMOUNT of development

The house presently provides 3 bedrooms and a study bedroom. The applicants are a growing young family. It is proposed to create another bedroom with ensuite in the loft.

LAYOUT of development

The the loft conversion is to be accessed by forming a new stair to the rear of the rear bedroom, to arrive at the highest point of the existing roof. The new dormer will sit to the rear of the house, springing from ridge level in order to provide adequate headroom in the general loft area.

SCALE of development

A rear dormer of flat roof design can provide adequate headroom whilst leaving the original ridge and verge lines intact. The height of the house is not increased.

LANDSCAPING

The present arrangement of front and rear gardens will remain unchanged.

APPEARANCE

In view of the location within the conservation area a design of a high standard has been prepared to complement the status. Tiles to the dormer sides will be of size and colour to match the existing roof. The proposed dormer window reflects the width and proportions of the existing windows at ground and first floor.

ACCESS

The property fronts Brookburn Road and the proposals do not change the relationship in terms of access to local infrastructure and services.

CRIME & SECURITY There will be no change to these risks.

End of Statement

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