

HERITAGE STATEMENT

Prepared for Mr Wei Liu

by

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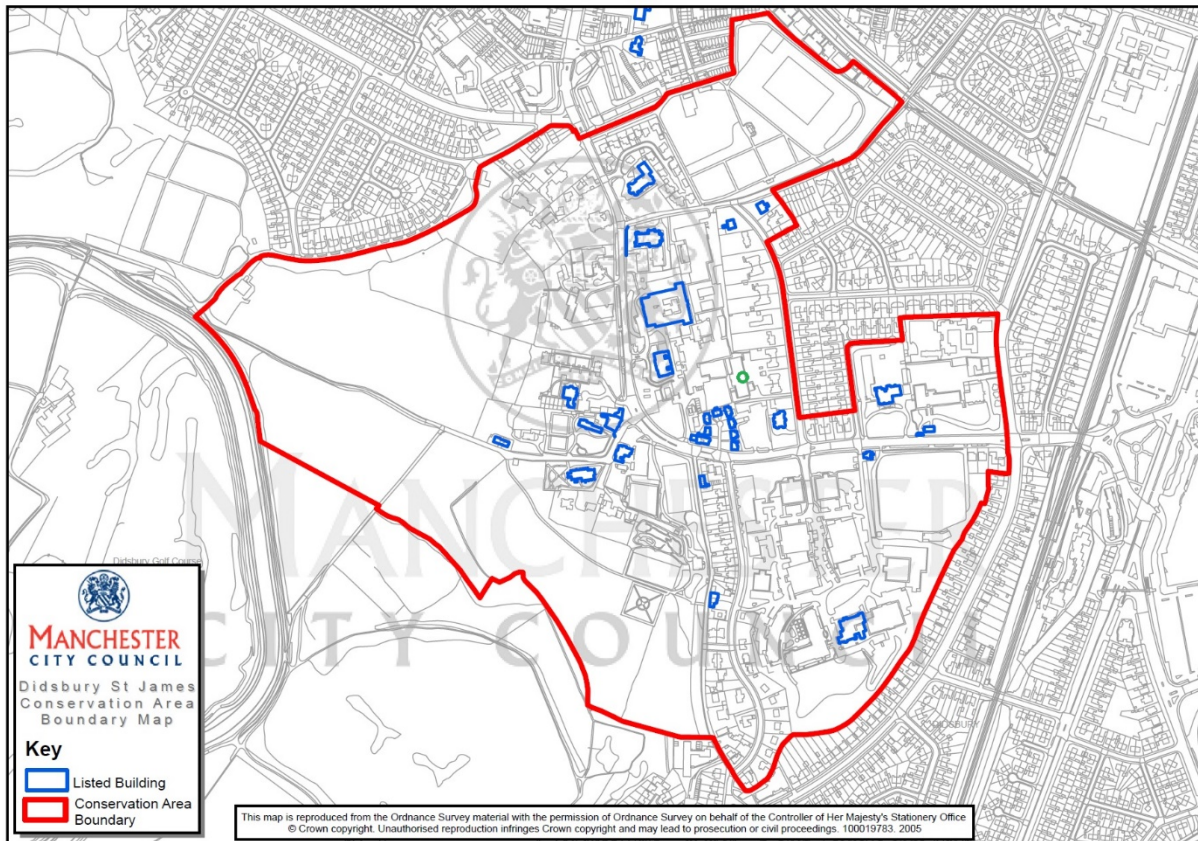


Site Address: 1 Firecrest Drive, Didsbury, M20 2FD.

The site for this project is a new-build 'superhome' property built circa.2018 and is located near listed heritage assets within a Conservation Area.

Project Summary: Proposed Installation of 1no. Automatic Sliding Gate to new-build property within Conservation Area.

The site is located within the St. James development and can be access from Wilmslow Road, via Bloomsbury Avenue (west) or via Didsbury Park road(east). Due to the close proximity of the address to Didsbury Park. Through the installation of an Automatic Sliding Gate, with intercom system, the project proposes to increase security to both the occupants and to the vehicles located on the drive way. The approximate location of the site within the MCC Conservation Area map is shown as a green dot on the next page.



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 housing development, from Classical to Gothic, with the site address being adjacent to the Victorian Didsbury House Hotel.

Recent History Following the closure of Manchester Metropolitan University's Didsbury Campus, the site was developed as part of a landmark scheme which saw 45 converted properties within a range of listed buildings and 47 'super homes' designed by Calderpeel architects. These were construction between 2016- 2019 and my client has been in his residence approximately 18 months. The client's address is one of these 'super homes', which has been designed to match the local vernacular, with red-brick walls and stone detailing to window apertures, alongside a slate tiling to the roof.

The proposed automatic gate will be located between two existing brick piers in front of the property and there is precedent within the St. James development, as well as on Firecrest Drive.

Impact of Proposal The existing property design by Calderpeel between 2016-2019 has been designed to reflect the historical context of the conservation area, and the proposed gate will be of

similar construction, style and material used within the development, to ensure there is minimal visual impact to the conservation area.

The gate design will reflect the design of the entrance gate to the St. James development: located off Wilmslow Road (see below):



The mechanism for the proposed gate will be located behind the existing brick piers and be located at ground level. The intercom system will be located on the inner leaf of the same brick pier to minimise the impact on the appearance of the street.

Proposed Gate

The proposed design will be constructed to match the existing historical precedent, but will act as one large gate, sliding to the (right) of the existing property. By constructing the gate in this manner, it will minimise the visual impact on the local area and match the aesthetic of the conservation area.

Precedents

This image below shows existing gates of similar construction and design on the same street:



Electronic Gate to front of no.7 Firecrest Drive.

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 overall development.

Security

As the site is a corner house there is reduced visibility when outside the property, meaning there is a potential risk to the client's children (aged 4 and 6) not being seen by vehicles if they are outside the house. This proposal will provide the client with peace of mind that when their children are outside the front of the property that there is less risk of them coming to harm.

Due to the high-value nature of the homes within this development, there have been occasions when criminals have targeted this area and broken into homes and smashed car windows. This proposal seeks to use the proposed gate to provide an additional layer of security to the client's home, whilst ensuring that it is a positive addition to the local aesthetic.

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