Client: **Mr James Nichols**
Project: **Domestic Extension and Remodelling of 120-122 Old Lansdowne Road, Didsbury, M20 2NY**

Our Ref: E046
Date: June 2008

PPG15 STATEMENT

1.00 INTRODUCTION

1.01 This PPG15 Statement is submitted to Manchester City Council (MCC), on behalf of Mr James Nichols, in support of a planning application for the refurbishment, remodelling and extension of 120-122 Old Lansdowne Road, Didsbury.

1.02 Full planning approval is sought for the remodelling and extension works.

1.03 Didsbury is a predominantly residential area with a population of approximately 20,500.

1.04 Old Lansdowne Road is situated in a conservation area and is within close proximity to the Burton Road shopping centre referred to in the 'Unitary Development Plan for the City of Manchester'.

1.05 Old Lansdowne Road is predominantly lined with large three storey Victorian houses with the exception of a small number of post-war built (1950's) two storey houses situated towards the Barlow Moor Road end of Old Lansdowne Road.

1.06 The properties to which the application relates (120-122) are both post-war 1950's built houses and are two of the six houses of this type along Old Lansdowne Road.

1.07 Neighbouring property No.124 Old Lansdowne Road received planning approval for similar extension works in July 2004.

2.00 DESIGN

2.01 120 and 122 Old Lansdowne Road are semi detached houses positioned between a 1950's built semi detached block (124-126) and a tall Victorian semi detached house at 118.

2.02 Sometime in 2005 Properties 124-130 were extended and re-roofed, with higher ridge lines and gable ends. This has resulted in properties 120 and 122 looking out of place in the street scene with it's lower ridge and hipped roof construction. Please see below photographs:



120 and 122 Old Lansdowne Road



122 and 124 Old Lansdowne Road

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2.03 The proposal for Planning Approval is to carefully demolish the existing roof of 120 and 122 and construct a new roof with gable ends and a ridge line to line through with properties 124-130.

2.04 The proposals also include extensions to the rear of the properties, which will line through with the rear of property 124.This will provide larger kitchen and dining areas and additional bedrooms.

2.05 We believe the existing front elevation of 120 and 122 provides little positive contribution to the character or appearance of the conservation area. We feel the re-roofing of the properties to match those adjacent would enhance the street scene, providing a continuous ridge line from property 120 to 130.

2.06 The proposed new front and rear elevations will include small pitched roof dormas to sympathetically reflect the dormas found in the neighbouring Victorian property.

2.07 Both 120 and 122 will receive new timber framed double glazed windows and doors throughout. The window fenestration has been designed to retain the properties 1950's styling.

2.08 All new brickwork, bonding and pointing will match that of the facing brickwork of the existing properties.

2.09 New roof tiles will match those of neighbouring property 124.

3.00 CONSERVATION AREA CONSENT

3.01 We understand that due to the limited amount of demolition works which are proposed, the application is exempt from the requirements for a Conservation Consent Application to be submitted.

4.00 CONCLUSION

4.01 It is felt that at present properties 120-122 currently look out of place in the street scene, which is caused by the height and shape of roofs of the neighbouring properties.

4.02 The proposals submitted address this problem by re-roofing the properties to match the height and shape of property No.124. This in conjunction with the addition of roof dormas and the use of matching materials will tie the street scene together and enhance the conservation area.