PLANNING AND
BUILDING CONTROL
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PPS5: Planning for the Historic Environment

A STATEMENT RELATING TO THE PROPOSAL TO ALTER AND EXTEND NO. 92 OLD LANSDOWNE ROAD DIDSBURY MANCHESTER

Introduction:
The properties lie within the Albert Park conservation area in Didsbury. As a consequence development has to comply with the requirements of Planning Policy Statement 5. One objective of PPS5 is to reconcile the need to conserve and protect the historic environment with the need to satisfy modern demands and developments whether they are social or economic. Conservation areas as heritage assets need to change whilst preserving their characteristics and the environment.

The Conservation Area:
The conservation area is roughly bounded by Palatine Road, Barlow Moor Road, Burton Road and Lapwing Lane. Old Lansdowne Road runs between Lapwing Lane and Barlow Moor Road and is one of five nearly parallel roads: Burton Road, Northen Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road.

The area is predominantly residential where there is a strong sense of community generated by the local facilities and the built environment with which people can identify. In terms of heritage value the communal and aesthetic values seem the most important. It is not necessarily the architectural detailing more the architectural uniformity and the use of traditional materials and building forms that give the area its special character and comfortable familiarity. The historic values seem less important.

The area was originally farmland which was developed in the late Victorian period. Grand detached properties fronted Palatine Road where some still remain. Smaller terraced properties are sited off Burton Road and in between there are the three storey pairs of semi-detached properties with their brick facades, bay windows and blue slate roofs which characterise the conservation area. The grid like straight roads add to the feeling of uniformity and force the buildings into rows and right angles.

Along Old Lansdowne Road however there is a terrace of 25 four storey properties which distinguish themselves from other properties with ornate brick arched window heads, brick string courses, ornate gutter boarding and single dormer windows to the front elevations. The terrace is a constant height with no breaks or articulation in its entire length. Nos. 90 and 92 are towards the southern end of the terrace.

The frontages which include a bay window are original with only different front doors and window styles to tell them apart. Rear elevations are plain with rectangular windows, arched brick soldier courses and stone cills. The rear gardens back onto a narrow cobbled passage which separates them from the rear gardens of the semi-detached houses fronting Clyde Road.

Sustainability:
The applicants have undertaken a series of repairs and renewals to ensure the properties are in good condition and meet as many current standards as are practical.

Those works include the following:

Chimney repointing and flashing repairs to front and back
Roof repairs in matching blue slate
Dormer window repairs including replacement barge boards and flashings
Bay window roof repairs in matching blue slate and replacement flashings

Replacement vertical sliding double glazed sash windows in white upvc to front and rear
Party wall repairs within the roof void to maintain fire resistance between properties
Thermal insulation within existing loft space to improve heat loss
Electrical rewire to 17th edition IEE regulations

The proposed development will meet current standards of thermal insulation and will be constructed in materials to match the existing property.

The properties are narrow and although there appears to be sufficient space the proposal to extend at the rear will ensure that there is an ample combined kitchen and living space. This will consolidate the property's sustainability by providing accommodation demanded by families now and in the future.

Significance:
The perceived character of an urban conservation area depends much on the public face of the property especially where that property is predominantly residential semi-detached or terraced. Road layouts and distances give scale. Few are aware of the rear of the properties.

The Old Lansdowne Road terrace is in many ways out of character with adjacent properties but its public face is original and must remain so to preserve its place in the conservation area. As a contrast it makes us aware of other properties and their qualities.

Its uniformity and original architectural detail ensure its place within the conservation area.

The Development:
A planning application to extend no. 92 was submitted and approved (application no. 097368/FH/2011/S2). The proposal was a single storey extension to the rear of the property and infilled between the two storey outrigger and the boundary with no. 90. The proposal linked into an existing extension to no. 94 Old Lansdowne Road.

The owners of no. 90 Old Lansdowne Road have expressed an interest in extending their property to the rear between their outrigger and the adjoining boundary with no. 92 almost matching and mirroring the originally approved extension to no. 92.

The ground floor levels at the rear of these two properties are different with no. 90 being higher than no. 92. As a consequence the roof level of any proposed infill extension to no. 90 would be higher than the originally approved extension to no. 92. To maintain a uniformity across the two extensions it was decided that the roof of the proposed extension to no.92 should be raised to match its neighbour. The roofs have also been remodeled with both being hipped to simplify the rainwater gathering.

Similar extensions have been carried out in the area the closest being to property on Queenston Road although this is to one property only.

The proposed extension will not affect the conservation area. The repairs and renewals plus the added living accommodation will improve the sustainability of the property and enhance its standing in the conservation area.