Planning Policy Guidance 15 Statement

FOR

A PROPOSED CONVERSION OF AN EXISTING CELLAR INTO A THREE BEDROOM RESIDENTIAL UNIT

AT

7 PARKFIELD ROAD SOUTH, WEST DIDSBURY, MANCHESTER M20 6DA

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Design Principles:

The dominant architectural style in Parkfield Road South is large Edwardian detached properties. The key design features are brickwork, painted stone window sills, timber windows under a plain tiled roof.

Our proposal is to replicate these key design features to create a single dwelling within the boundaries of the existing cellar. Special attention has been made regarding scale, height, form, massing, respect for the traditional pattern of frontages, vertical and horizontal emphasis, and detailed design (eg. the scale and spacing of window openings, and the nature and quality of materials).

I believe that our proposed new development accords with (and will be a very positive contribution to) the area's special architectural and historic interest and both preserves and enhances the character and appearance of this conservation area.

I feel that we have assessed and understand the area's special interest and believe that the existing cellar is not being used to its full potential because it is in a very poor state of repair. We therefore intend to repair and enhance the existing property.

The proposed construction:

The proposal consists of the refurbishment of the existing cellar into a single dwelling and the demolition of an unsightly recently built conservatory at the rear of the property. Our planning officer agrees that it should be removed. There is also a recently built brick platform that was constructed without planning permission and this will also be demolished - again our planning officer agrees that it should be removed.

The proposed refurbishment including new windows at the front and rear is respectful of the size of the existing property and others in Parkfield Road South and the choice of material compliments the surrounding properties and enhances the street elevation.

The principal entrance will have a level threshold and the new vehicle access will have a new disabled parking space (3.6m x 4.8m). Very careful consideration will be made when constructing this new entrance. It will be constructed using reclaimed bricks from the existing front garden wall and the construction will match the existing. The existing stone wall at near the existing vehicle entrance is in a poor state of repair and will be refurbished to prevent it from collapsing in the future.

The original Edwardian stone capping from the existing wall will be kept and reused on top of the new brick pier. The wall will look exactly as it did except the entrance will be wider. – please see photos below.





FRONT GARDEN WALL:

PLANNING
ACK'D
REPLIED
RECD - 3 MAR 2008
INT RECD | DATE

ACK'D
REPLIED
RECD - 3 MAR 2008
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FOR ACTION
INIT. RECD
DATE





FRONT ELEVATION:



REAR ELEVATION: These photos show the recently built and unsightly conservatory and brick platform that did not have planning permission.



SIDE ELEVATION: