

DESIGN AND ACCESS STATEMENT FOR A LOFT CONVERSION AT

1A OLD LANDSDOWNE ROAD

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1.0 THE CONTEXT



ALBERT PARK CONSERVATION AREA

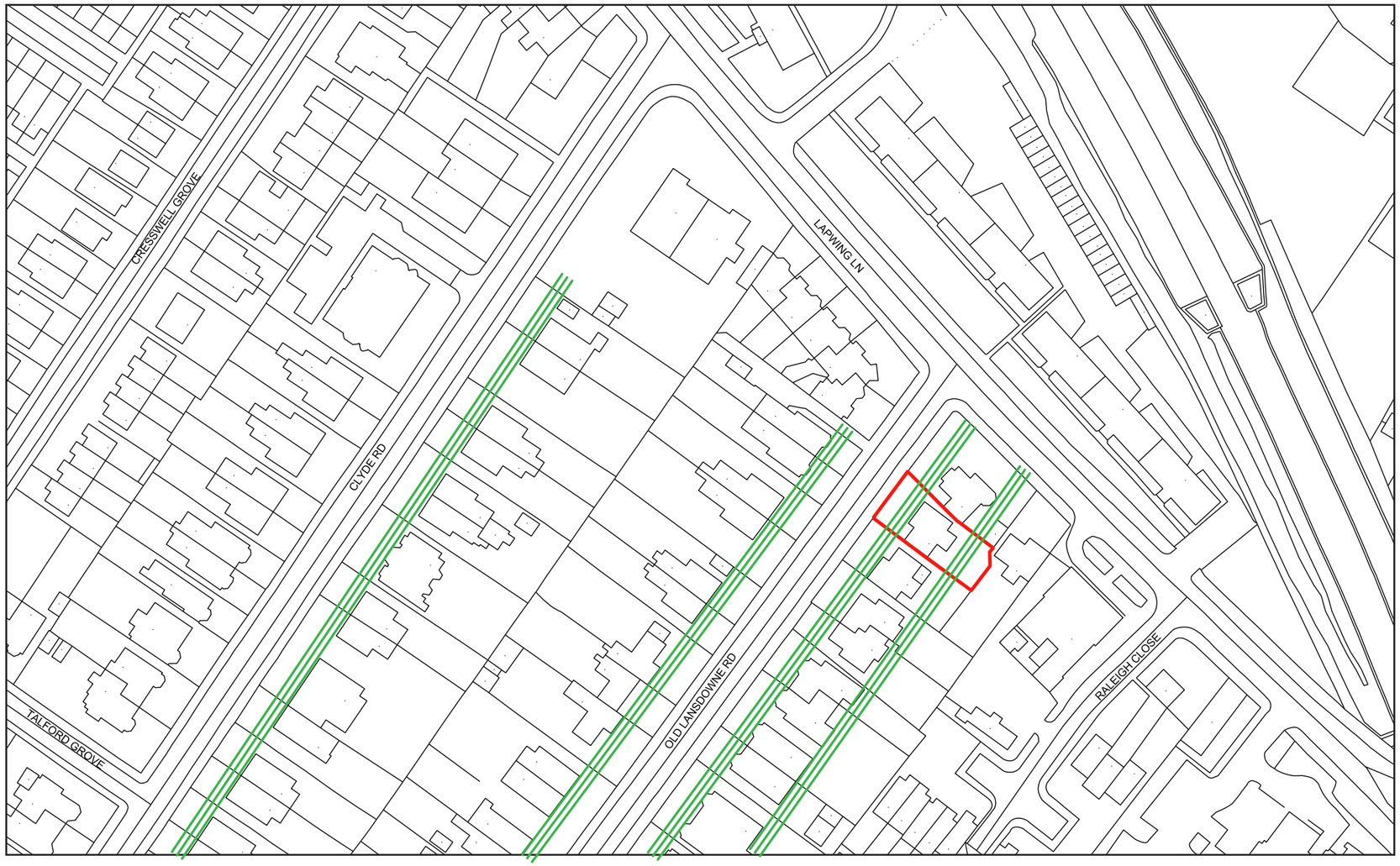
EXTENT OF ALBERT PARK CONSERVATION AREA

LISTED BUILDINGS

1A OLD LANDSDOWNE ROAD

FIG 1.2

LINEAR STREET PATTERN



1a Old Landsdowne Road is a Victorian deatched dwelling located in the Albert Park Conservation Area, near to the junction of Lapwing Lane and Old Landsdowne Road in West Didsbury, Manchester. The property is located approximately 450m from the cosmopolitan Burton Road and 3 miles South east of the City Centre.

Approximately 660 people live in the area in a combination of substantial individual houses, semi-detached villas, terraces and apartments within either converted older properties or purpose-designed contemporary buildings.

The character of the Conservation Area is typically based on the street pattern. Most streets are generally linear and their width determined by the distance its buildings are set back from the roads. Refer to Fig 1.2.

Most properties within this area are characterised by the mature trees, brick or stone bounDary walls and their related gateposts.

Local details include, bracketed eaves supporting overhanging pitched roofs covered in black slate. Window openings are almost exclusively vertically proportioned originally with timber vertical sash windows. Rooflines are generally punctuated with gables, pikes, dormers and chimneys.

2.0 DESIGN AND ACCESS STATEMENT

Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation



Access
Vehicular and transport links are not affected by this loft conversion. There are very good transport links available locally. Access within consists of ascent via an extension to the existing stairs at first floor level. The proposed stair will access the new master suite of this family dwelling.

Use
The loft conversion within the roof space provides the following accommodation
i 1no. Bedroom with integrated wardrobes
ii En-suite shower Rm with wc and cupboard for high efficiency gas condensing boiler and cylinder

Area
The proposals are for a loft conversion within the existing footprint area of the original roofspace. No nett increase in area is anticipated.

Scale
The proposed loft conversion is within the existing footprint area of the roofspace. The existing ridge line of the roof will be raised by 800mm to accommodate a maximum floor to ceiling height of 2300mm. The proposals is smaller in scale to the next door conversion that is currently underway. Neither proposed dormer impedes on the privacy or light of the adjacent properties.

Landscaping
No issues relating to hard or soft landscaping are affected by this proposal.

Appearance
The loft conversion and the materials selected have been chosen to enhance and improve the nature of the Conservation Area. Brick to match the existing, decorative terra-cotta ridge tiles, Spanish slate roof tiles, conservation skylight to the front and hardwood windows have been carefully selected to enable our proposals to blend into the Victorian Vernacular of the locality.