Flat 83, Didsbury Gate, 1,Houseman Crescent, Manchester. M20 2JB. August 2012

Proposed insertion of Balcony Doors.



Heritage Statement.

Location

The building lies close to the centre of West Didsbury where a range of boutiques, shops, restaurants and bars, cafes, art and furniture shops are situated. The property lies just 4 miles south of Manchester City Centre with both Didsbury and Chorlton just a short drive away where further shops and restaurants are located. To the South motorway links are on the doorstep and Manchester International Airport is only 5 miles away and beyond is the open Cheshire Countryside.

Grade II Listed Status

The flat unit no. 83 is situated within the apartment development of the former Withington Hospital administration building. Conversion works were carried out relatively recently by the PJ Livesey Group forming a number of apartments and houses within the complex. The beautiful original Victorian Grade II listed historic building, is renown for its stunning landscaped gardens, stylish communal areas, secure gated parking and panoramic views of Manchester City Centre. The South Wing main entrance frontage of the building was constructed in stone feature facing materials with the 3 remaining wings constructed in red brickwork with feature soldier courses and stone cills, small paned painted timber windows and slated roofs.

Design Proposals

This application relates to the proposal for inserting a pair of Georgian French doors from the applicants apartment onto his balcony. A similar pair of doors has been previously included within the conversion works to the adjoining flat no. 82, this is clearly visible on the right hand side at second floor level in the photograph above.

Proposed Works and External Materials

The proposal is to Insert a new hardwood timber pair of Georgian French doors, painted white to match adjoining windows and doors, into the existing unaltered opening with small paned fanlight over. A sealant joint will be provided between the new timber frame and existing brickwork reveals and low cill threshold seal will be fitted at the foot of door on top of the existing timber decking. The new timber frames are to match as close as possible the existing timber sections. The door will be fitted with all the necessary security ironmongery which will match as close as possible the existing previously fitted.

Conclusion

This statement sets out how the proposed works are in keeping with the detailing of the existing building and highlight the detail to which the proposals have been considered. If at any time the elevational appearance is required to be restored to its original condition then the door can be removed.