

HERITAGE STATEMENT

Client: Rebecca Nichols

Location: 128 Old Lansdowne Road, Manchester, M60 2NY

Proposal: Erection of single-storey rear extension and demolition of existing external garage.



HERITAGE STATEMENT FOR THE PROVISION OF A SINGLE STOREY REAR EXTENSION TO 128 OLD LANSDOWNE ROAD, MANCHETSER, M20 2NY

EXISTING DWELLING DESCRIPTION

The existing property is a semi-detached, non-listed brick-built dwelling with a slate roof, arranged over three levels: ground floor, first floor, and attic. It fronts directly onto Old Lansdowne Road. To the rear, the plot includes a single-storey outbuilding/garage, accessed via a shared driveway, reflecting typical late 19th to early 20th-century suburban plot arrangements in the area.

BUILDING DESCRIPTION

The existing property is situated in a quiet residential area, accessible only from Old Lansdowne Road. This street, located in West Didsbury, is characterised by its late Victorian and Edwardian architecture, with red brick villas, stone detailing, slate roofs, and a high degree of original architectural features. Old Lansdowne Road lies within the Didsbury St James Conservation Area and reflects the area's historic suburban development during the late 19th and early 20th centuries.

The proposal involves the demolition of the existing single-storey outbuilding/garage to the rear of the property and the construction of a single-storey rear extension. The extension will be attached to the rear elevation of the main dwelling and extend forward to the footprint of the demolished outbuilding. It will follow the existing building line and sit on the boundary with the neighbouring property.

Although the extension will be visible from the rear and both side elevations, its modest single-storey scale and sympathetic design featuring a mono-pitched roof with rooflights ensure it remains in keeping with the character of both the host property and surrounding buildings. As such, it is not considered to have a harmful impact on the visual amenity of Old Lansdowne Road or the wider Didsbury St James Conservation Area.

DETAILS

The proposed extension, located to the rear of the property, will not be visible from any public highways. It will be constructed using materials that match the existing dwelling, including brickwork and slate-effect roof tiles in keeping with the original roof. As the extension is confined to the rear garden, it will not affect any historical or architectural features of the host property or neighbouring buildings within the conservation area. The development has been designed to avoid any adverse impact on the amenity of surrounding properties, including overlooking or loss of light. All proposed works will comply fully with current Building Regulations.

SIGNIFICANCE

While there are no specific heritage requirements for the proposed extension, the property is located within the Didsbury St James Conservation Area, and therefore holds a degree of significance as part of a cohesive group of historic dwellings. The proposal has been sensitively designed to preserve the character of the area and complement the existing architectural context.

The extension will provide much-needed additional space to address the limitations of the current layout, including a small, outdated kitchen and lack of utility provision, which are inadequate for modern family living. The proposed single-storey extension is modest in scale and located to the rear of the property, where it will not detract from the public realm or alter the established character of the street.

The materials and detailing have been carefully selected to reflect and enhance the appearance of the existing dwelling, including matching brickwork and slate-effect roof tiles. The extension will not impact any historically significant fabric, as the rear garden holds no identifiable heritage value, and there will be no adverse effect on neighbouring properties, their settings, or local amenity.

Overall, the proposal represents a high standard of design that respects the proportions and form of the host building, while responding to contemporary living needs. It is considered to have no harmful impact on the character or appearance of the Didsbury St James Conservation Area and fully complies with relevant heritage and conservation policies.

EVALUATION

The proposed single-storey extension and its features will blend well with the existing character of 128 Old Lansdowne Road and the surrounding area. We believe the extension is fully in keeping with the Conservation Area guidelines and policies for Didsbury St James.

The design maintains the integrity and overall amenity of the property without detracting from the appearance or character of the neighbouring homes. Due to its location and scale, the extension will not negatively affect the surrounding environment within the Conservation Area.

Traditional materials will be used to ensure a high-quality finish that complements the existing building. Overall, we consider that the extension will not have any harmful impact on the Didsbury St James Conservation Area.