

HERITAGE STATEMENT

Regarding conversion of basement into a two-bedroom self-contained flat and creation of lightwells, associated elevational alterations and cycle store to frontage with car parking to rear

LOCATION: 286 Burton Road, Manchester, M20 2NB



INTRODUCTION

This heritage statement refers to the application conversion of basement into a two-bedroom self-contained flat and creation of lightwells, associated elevational alterations and cycle store to frontage with car parking to rear. The property lies within the Didsbury conservation area and reference was made to the policies and guidance on the Manchester planning authority website.

HERITAGE ASSES, DESIGN AND SETTING

The property is located at 286 Burton Road, close to Barlow Moor Road. The overall site is 435 sqm. The application site is predominantly residential suburb approximately 4.5 miles from Manchester City Centre. The streets surrounding the site are made up of Detached, Semi Detaches and Town Houses. These range from Victorian Georgian Properties to mid 20th century housing as well as recent modern housing.



Burton Road Street View

The surrounding architectural context is varied and there are a number of different house type and design within the local vicinity. However the housing is generally characterized by brick elevations with grey tiles to roof mainly slates. The older period properties have a variety of brick detail across the facades which are typical of Didsbury, especially within the conservation area. It is a rich context of expressing the materiality that has driven the design of the proposed dwelling.

There are in fact minimal changes to the external side and front appearance of the building with the exception of upgrading new front basement window and door to basement as indicated on proposed elevation drawing. In addition, there are basement access is to be modified to allow the provision of a safer staircase and bottom landing to be in compliance with the building control. There would be little or no impact of the streetscape with the proposed modifications.

The residential floor space proposed is proportionate to the site and does not have a detrimental impact on the neighbouring properties or the surrounding area. The proposed has been designed to provide well proportionate flexible space for modern living aiming to maximize natural light and with a strong connection to outside.

Throughout the design process the size and scale of the proposed new dwelling was a key factor to ensure the new development is not out of keeping with the surrounding landscape or neighbouring building.

BASEMENT CONVERSION

The proposal includes the conversion of the existing basement to provide additional habitable accommodation, comprising two bedroom self-contained flat and creation of lightwells, associated elevational alterations and cycle store to frontage with car parking to rear of a lightwell to the rear (not visible from the public realm), in order to provide natural light and ventilation.

The property lies within the Didsbury Conservation Area but is not listed. The basement works are entirely internal in scope, aside from minimal external intervention, and are therefore considered to have no impact on the character or appearance of the conservation area. The proposed alterations respect the architectural form of the building and will not alter the external massing or façade appearance from the street.

SCALE OF DEVELOPMENT

The drawings together with the application document indicate the areas involved together with the accommodation being provided. Its scale and scale is keeping with the appearance of the existing building, the streetscape and the properties in the immediate vicinity.

LOCAL IMPACT

The proposal as mentioned are in keeping with the area in terms of visual appearance and the treatment materials.

CONCLUSION

The proposal is generally in keeping with the appearance of the property and style of the neighbourhood. The proposals would provide much-needed residential accommodation.