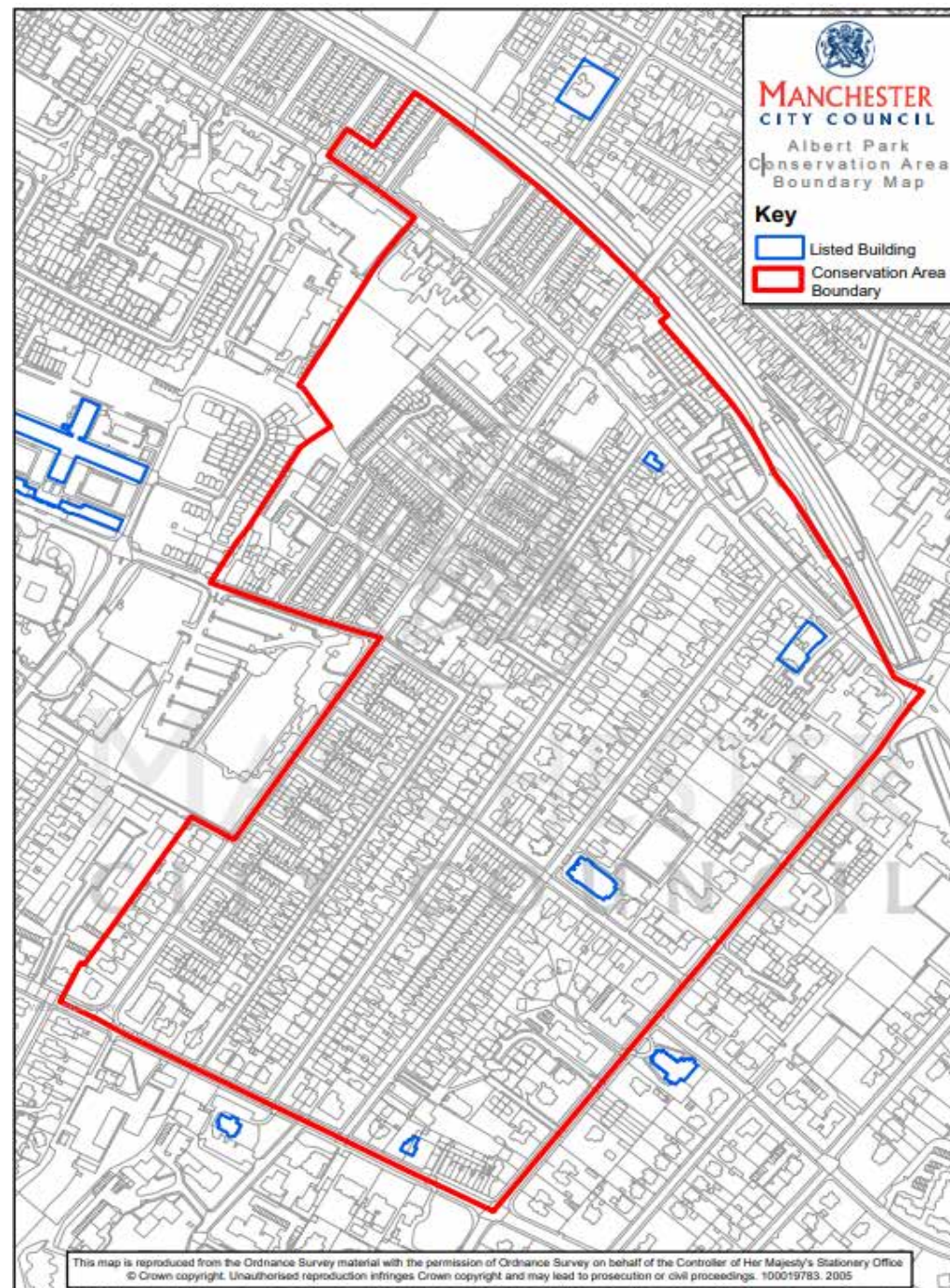


Conservation Area

2 Walsingham Avenue



The site sits within the Albert Park Conservation Area. The area has seen vast change in recent history and has adapted to follow the growth of the Greater Manchester Area as a whole. Housing provision within the conservation area is largely made up of traditional red brick terraces. The area is characterised by a number of listed buildings, including the Lapwing Arcade and the nearby former Albert Park Methodist Church, now Didsbury Mosque. Burton road forms the new heart of the area, with many bars and restaurants. These have resulted in more visitors arriving by car, exacerbating the on-street parking issues in the area, affecting local residents the most.

Existing Site



2 Walsingham Avenue

Currently the front approach of 2 Walsingham Avenue consists of an under-maintained garden, which does not benefit from the light or space to facilitate any purposeful landscaping. To remove the wall and allow a hard-standing would allow for a tidier streetscape.

Parking Provision

2 Walsingham Avenue



Current parking provision on Walsingham Avenue is at breaking point. Pavements are currently unusable to pedestrians and wheelchair users, and access between cars to houses is near impossible with a push chair.

The current ad-hoc parking situation on Walsingham Avenue is damaging to the visual amenity of the conservation area. The clear solution is to allow the front curtilage of these houses to be updated to accommodate space for car parking, such as No.1 Walsingham avenue has done.

Local Precedent

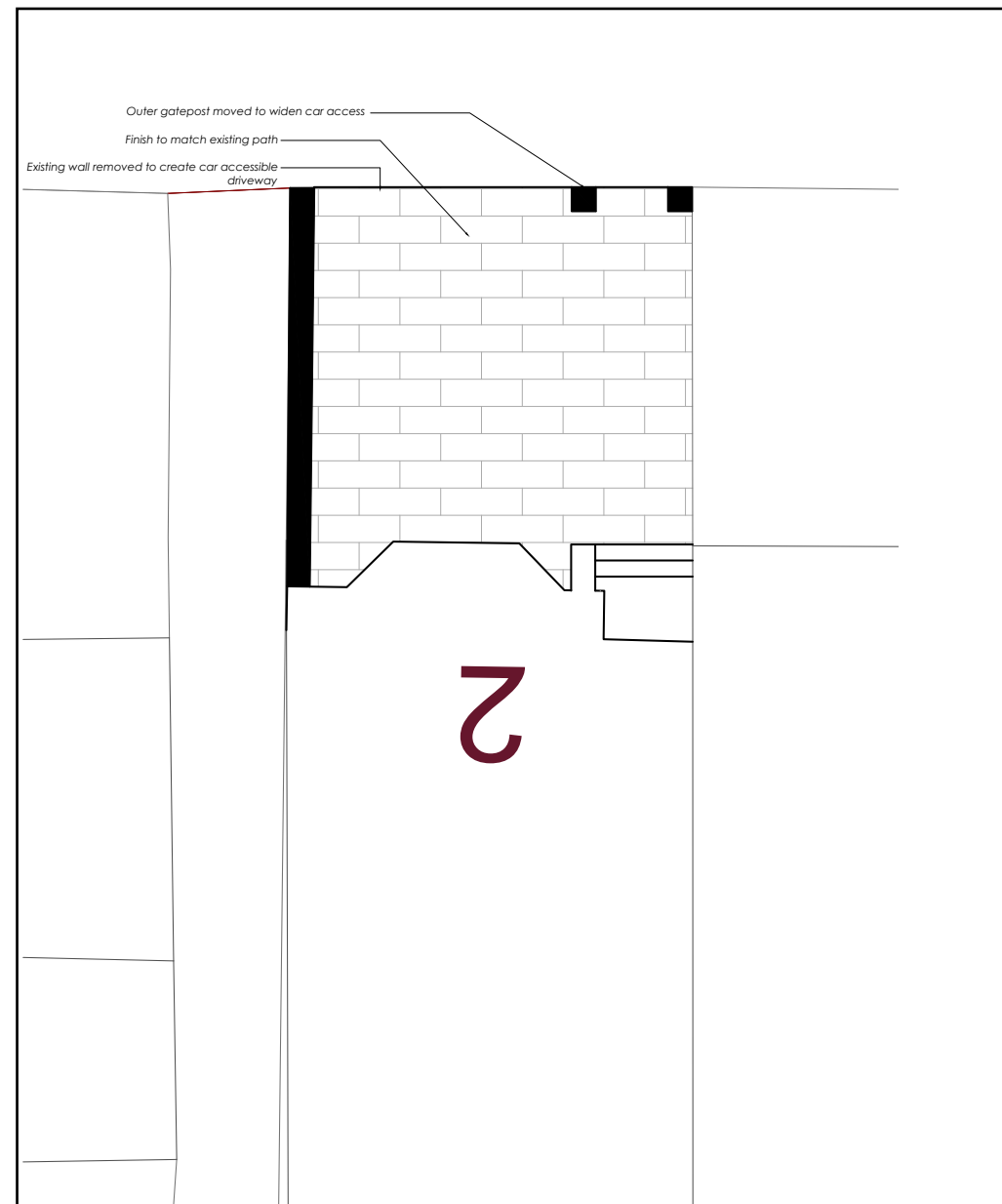


2 Walsingham Avenue

Directly adjacent to the site, sits No.1 Walsingham avenue. Here the front wall has been carefully removed, the gatepost inset to maximise vehicular clearance and a sensitive surface finish selected. In doing this there has been no negative impact on the visual amenity of Walsingham Avenue or the conservation area, instead the pavement is usable in front of the property.

The works were approved in 2017, application ref: 116563/FH/2017

2 Walsingham Avenue



The proposal seeks to mimic what has been achieved adjacent, at No. 1 Walsingham Avenue. The proposal will have minimal impacts on the Albert Park Conservation Area, nor the visual amenity of the street. The proposal will allow safe access for the young family living at No. 2 Walsingham Avenue by means of car and by allowing the pavement to be clear for pedestrians.