

Heritage Design and Access Statement

**Proposed widened sliding gate to driveway
and
New carport canopy**

1 Bloomesbury Avenue, St James Park, Didsbury

for

Mr & Mrs Leung

18th February 2025

PLEASE READ THIS DOCUMENT IN CONJUNCTION WITH DRAWING NOS

24 441 PL000 OS LOCATION PLAN

24 441 PL100 SITE PLAN AND ELEVATIONS AS EXISTING

24 441 PL200 SITE PLAN AND ELEVATIONS AS PROPOSED

24 441 PL210 STREETSCENE AS EXISTING AND PROPOSED

24 441 CAR PORT VISUAL IMAGES

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1. Introduction

This Heritage Design and Access Statement has been prepared to support the planning application for the installation of a new car port canopy and widened sliding gate at the entrance to 1 Bloomesbury Avenue, St James Park, Didsbury. The house is situated within a designated Conservation Area, and as such, the proposal must consider both the historical context and the need for enhanced accessibility.

The aim of this project is to improve the turning access to the drive and protect parked cars from the excessive leaf, seedling and sap falling from the mature trees that are located around the perimeter of the premises, while ensuring that the design respects and complements the heritage and character of the surrounding area.

2. Site Description

St James Park is located in the heart of Didsbury, a historic suburb of Manchester. The gated residential development built circa 1995 has a mix of high-quality detached dwellings, set in large garden plots, together with apartments within a refurbished Victorian building formerly used by MMU. With its established green spaces, trees, and landscaping, the gated development is a successful development within the local area.

1 Bloomesbury Avenue is a large detached 3 storey dwelling set in a large garden plot to the rear of the St James Park development, accessed by a private roadway.

The existing vehicular entrance to the dwelling features an automated steel hinged double gate, flanked by hedging/railings, off a narrow private roadway that makes turning into the drive difficult for anything other than small cars. The new widened sliding gate aims to address these needs while preserving the integrity and aesthetic of the site entrance.

The large driveway can accommodate 4-5 cars but is surrounded by large mature trees that continually deposit leaves, sap and seedlings over the course of the year onto the parked vehicles.

3. Heritage Context

St James Park is located within a Conservation Area that includes significant historical buildings, landscapes, and structures. The Conservation Area designation aims to preserve the aesthetic, architectural, and historical value of the area.

In this context, any changes to dwellings, including the installation of a new gate and car port, must be carefully considered to avoid detracting from the area's character. The design of the widened gate has been developed to ensure it is sympathetic to its surroundings and does not interfere with the historical significance of the park or the broader Conservation Area.

The high-quality steel framed car port sits below the ridgeline of the adjacent single storey element of the dwelling, and is therefore screened from the access road and adjacent

residents, and does not impact on the amenity value of the conservation area. The limited structural support system has minimal impact on adjacent mature trees.

4. Design Proposal

4.1 Widened entrance gates

The proposal involves the installation of a new, widened sliding gate that will improve vehicular and pedestrian access to 1 Bloomesbury Avenue. Key aspects of the design include:

The gate will be constructed from high-quality painted steel, which reflects traditional materials used in the area's existing gates and fences.

The gate will be finished in black powder coating, a colour that complements the existing palette of materials used in the park's boundaries.

The sliding gate mechanism will be modern and unobtrusive, with all components concealed to minimize visual disruption.

The gate will be widened to accommodate the turning capacity of larger cars, ensuring access is safe and convenient for all users.

The design ensures that the gate remains in harmony with the surrounding historic environment, complementing the character of the estate.

4.2 Carport canopy

The proposed car port is a bespoke made to measure high quality steel framed system with opaque glazed roof covering. The location selected is back from the roadside boundary, adjacent and screened by the existing single storey element of the dwelling.

The canopy is relatively low at 2.5m and is perforate allowing views thro the structure to the rear garden.

The minimal structure has negligible affect on the adjacent mature trees and boundary walls, whilst providing an essential protection for parked cars from the sap, leaves and seedlings deposited by the neighbouring trees. The proposal is deemed far less intrusive than the option to construct a traditional masonry garage and will not be seen by adjacent residents.

5. Access Considerations

The widened gate will improve access to 1 Bloomesbury Avenue, benefiting a range of users, including:

Vehicular Access: The wider gate will accommodate larger vehicles, ensuring safe access for delivery and maintenance vehicles.

Pedestrian Access: The gate will continue to include an integrated pedestrian opening that ensures accessibility for individuals with mobility impairments.

Bicycle Access: The widened gate will also allow for easier passage of cyclists, in line with the commitment to promoting sustainable travel.

In terms of accessibility, the gate's operation will be automated and equipped with safety sensors to ensure ease of use by people of all abilities.

6. Impact on the Conservation Area

The design of the new sliding gate and carport has been developed with careful consideration of their impact on the Conservation Area. Key measures taken include:

The use of black painted steel and traditional design features ensures that the gate respects the historical aesthetic of the area, using a similar colour palette to that on the main house.

The width of the gate has been chosen to ensure it is functional but does not dominate the existing street scene, offering a perforate view through to the driveway beyond. Similarly, the minimalist open nature of the carport does not obstruct views thro to the rear garden from the drive

Sympathetic Placement: The new gate will be installed in the existing widened entrance location, avoiding any disruption to the established landscape of the private roadway.

Reversibility: The design allows for the potential removal or alteration of the gate in the future, should this be deemed necessary.

The proposed gate and carport will have minimal visual impact on the Conservation Area, preserving the existing street scene and aesthetic of St James Park.

7. Conclusion

The proposed widened sliding gate and provision of a car port canopy at 1 Bloomesbury Avenue, Didsbury, represents a sensitive and thoughtful approach to improving access and car parking while respecting the heritage and character of the Conservation Area. The design balances the practical need for enhanced access and amenity with the preservation of the park's aesthetic and historical significance.

The proposal will contribute positively to the functionality of access into 1 Bloomesbury Avenue, and the use of the drive for parking. The designs respect the surrounding context and enhance the amenity of the Conservation Area.

We therefore suggest the application should meet with the support of the Planning department and a Planning Consent be granted.