

Heritage Statement

9 Bellwood Road Chorlton M21 8BS

Introduction

This statement has been prepared at the request of Manchester Council to accompany a Householder Application for a extension at 9 Bellwood Road, Chorlton. M21 8BS. The property is situated on the South side of Bellwood Road which runs between Reeves Road and Willaston Close Chorlton. The dwelling is situated over two stories and is a semi-detached property. The front and side elevation are finished in brickwork and completed with a concrete roof tile. Most of the properties along this Road are a similar design but alternate with half render at first floor level.

The proposal is to extend the small box room to the front of the dwelling but still retain a small setback from the front elevation. We also have removed the existing porch and designed a new porch to give a better thermal value than the existing single skin building. The new porch and first floor extension will be constructed in brickwork and roof tiles to match the materials on the main property. A canopy will also be added over the retained garage area.

The majority of the properties on the North and south side of Bellwood Road including the surrounding roads of Beaumont, Reeves and Provis have had large extensions to the side, front and rear. Although the properties are semi-detached, the array of extensions to the dwellings alters almost every block of semi-detached properties giving the look of individual dwellings and not a row of generic blocks of dwellings. No. 19 Beaumont Road have a first-floor extension only slightly set back from the front elevation so our proposal will be in keeping with this design.

Conclusion

Whilst designing the new alterations on behalf of Mr & Mrs Broda, ExtensionsNW Ltd took a keen interest in the dwellings surrounding the proposal. In order not to disturb the street scene on Claude Road or jeopardize the appearance of the existing properties, the proposed alterations have been designed to be sympathetic to the existing front elevations of the surrounding properties within the conservation area. The proposed development does not impact on the parking as there we are only looking to extend the front bedroom and not add an additional bedroom. The existing garage will be retained on the ground floor.