

Proposed alterations at 33 Elm Road Didsbury M20 6XD

Design and Access Statement

Background

This large detached property is situated in the Blackburn Park Conservation Area . It is bounded to the north by a railway cutting and to west by the Northern Lawn Tennis Club.

The site is surrounded by high hedges, fences and mature trees and hedges there is a chain link fence on the boundary with the Tennis Club. The building has a tiled roof with pitched roof dormers and gables clad in black weatherboard. The timber windows are painted white with black cills. Recent alterations include the construction of a raised deck/terrace and the addition of another storey to a previous flat roof annexe , a new boundary wall has been built from the vehicle entrance along Elm Road.

Reference application numbers 108680/FH/2015/S2, 109920/FH/2015/S2,
13047/FH/2021,136976/FH/2023

Proposal

It is proposed to extend the existing dining room and entrance hall to the main pedestrian entrance from Elm Road the purpose is to increase the space available for family dining and at the same time provide a more spacious entrance hall.

The extension will be mainly glazed with Crittall style glazing this traditional pattern style of glazing is evocative of the time the original house was built, brick panels will match the existing brickwork. The proposed extension will have a flat roof with ceiling height to match the existing.

The garden area has a variety of level currently the entrance is accessed by a narrow flight of steps these will be repositioned to the main entrance and rebuilt using the existing materials.

Paul Judge

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