HERITAGE STATEMENT.

Statement of Heritage impact for:

Proposed render to front elevation, new roof to single storey rear extension and raised decking area.–
21 Old Lansdowne Rd West Didsbury, Manchester M20 2PB.





The property is situated within a Conservation Area. Only external works form part of the application.

Reference and property description.
Domestic dwelling, attached information is to be read inconjunction with the following submitted plans:
21 Old Lansdowne Road Externals Rev A-Existing plans and Elevations 01
21 Old Lansdowne Road Externals Rev A-Proposed plan and elevations 0221 Old Lansdowne Road Externals Rev A-Proposed Section 03
21 Old Lansdowne Road Externals Rev A-OS Map 04

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The existing brick walls are proposed to be rendered as the existing brickwork is deemed unsightly against the building and the brickwork does not match the original cross bonding.

Existing brickwork –Brown mix commons.

Proposed covering - K Rend Polar white



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Existing conservatory structure – Redwood timber with double glazed units, brown mix common brickwork dwarf wall.

Proposed conservatory structure – Slate roof to match the existing dwelling with Velux windows and UPVC double glazed doors and side windows. Rear raised decking with wrought iron frame work and glazed balustrade.

The configuration of the proposals will be designed to be sympathetic to the existing dwelling.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.
The brickwork to the corner of the front elevation is detrimental to the existing structure and the use of K rend the cover up the brickwork will be sympathetic to the existing.
The windows will look newer than the existing windows on the properties but with time they will weather in. The use of double glazing are designed to be sympathetic to their existing appearance.

The following sympathetic solutions have been considered and discounted for the following reasons.
The windows need to be replaced to give our customer a much better thermal efficiency to the property. The use of secondary double glazing is not an option. Our customer therefore required the new windows to be double glazed. The existing glazed roof will also enhance the thermal properties of the building and bring the rear elevation

Additional information
The choice of UPVC in the same style as the originals means that overall the look of the property will not be changed and the long term investment to the property and environmental benefits of energy efficient windows and insulated roof structure must not be overlooked.