Heritage Statement for
247 Burton Road, West Didsbury, Manchester M20 2WA



Introduction

247 Burton Road is located within the Albert Park conservation area in Didsbury.

The Conservation Area

The Albert Park Conservation Area is principally an area of domestic dwellings, but also includes a shopping area, schools, public houses as well as a number of places of worship.

The area was designated as an area of conservation in March 1988. Burton Road is made up of mainly Three storey terraced properties, some of which have been converted to apartments, as well as a large modern hospital and some shops.

The Application Property - As Existing

247 Burton Road is a 3 storey end terraced property situated within a corner plot with the properties side elevation facing Leamington Avenue.

The property appearance is typical of the dwellings located within the neighbourhood and comprises blue slate roof finish, red facing brick walls, vertically proportioned windows of which the original timber windows have been replaced with upvc framed double glazed units. The stone cills and headers are all still in place.

The properties boundary is formed by a low brickwork wall with stone copings with a proved hedge behind. Some of the wall is in a state of disrepair and is leaning towards the pavement. The garden to the side of the property is overgrown and the small vehicular parking area for one car is concrete and requires attention.

To the rear of the property there is a small yard area.

Proposed Works - Design Statement

The proposals to the existing property are as follows:

- Form new ground floor single storey extension to the side of the property, which would be formed from facing brickwork to match existing with a blue slate roof to match the existing roof finish. New Heritage style aluminium framed double glazed doors and side windows would be installed, along with aluminium framed double glazed roof lights, similar to those that have been installed on recently renovated neighbouring properties.

- Form new ground floor single storey extension to the rear of the property, which will be formed from the same materials as noted above for the new proposed side extension.

- Relocate the existing vehicular access to the site to suit the new proposed footprint. The on site parking space would be retained but would comprise new hardstanding, finish to be agreed with client.

- Form new replacement dormer window to the front of the property, as the existing dormer is in a poor state of disrepair. The new dormer would be formed using blue slate tile finish to the roof and dormer cheeks. The new window would match existing and as such would be a upvc double glazed unit.

- Form new dormer window to the rear elevation. The new dormer would be formed using GRP flat roof fish (colour grey), blue slate tile finish to the dormer cheeks and the new window would be a upvc framed double glazed unit.

Access Statement

Due to the existing internal floor levels in relation to the external ground levels, it will not be possible to provide level access into the property.

Photo’s Of The Existing Property and Site.



Existing side elevation



Existing side elevation showing vehicular site access and rear yard area.

Summary

In our opinion we believe that the above proposed works will not only preserve and upgrade the existing building, it will also enhance the existing property and sit well within the existing street scene, while complementing the many alterations and restoration works that have already been recently approved by the planning department at Manchester City council.