

Proposed alterations at 33 Elm Road Didsbury M20 6XD

Heritage Assessment

History

The Blackburn Park Conservation area originally comprised open fields surrounding a large detached property Parkfield House owned by a Mr Blackburn. Pieces of this land were sold off by Mr Blackburn for residential development and these formed the first phase of development along Palatine Road between 1862 and 1882 a second phase of development began following the opening of the Manchester South District Line and following the death of Mr Blackburn the remaining land was sold off for development.

Historic Features and Significance

Blackburn Park is an area of large family house with garden spaces. The materials and architectural style depend on the age of development. Many of the houses including were built when the Arts and Crafts movement was at its peak and the use of hipped and gabled roofs with a mixture of render, brick and timber facades is a common theme.

Number 33 Elm Road is in keeping with this style of Architecture. The large detached property 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 there is a chain link fence on the boundary with the Tennis Club. The building has a slate roof with pitched roof dormers and gables clad in black weatherboard. The timber windows are painted white with black cills.

Recent alterations to the property include the construction of a raised deck/terrace to the side of the building facing the Tennis Club and the addition of a second floor extension to a previous flat roof annexe which had been built prior to the designation of the Conservation Area in 1979.

Proposal

It is proposed to replace an existing wall and fence along the boundary with Elm Road with a brick wall built to a similar height . The wall will be constructed using blue engineering brick to the base and coping with brickwork to match the existing house for the remainder . The existing gate providing vehicle access will be retained ,the wall will be recessed at each side to the existing gate position.

Impact on the Conservation Area

Important aspects of the Conservation Area are the spacious aspect of the houses and the street pattern neither of these are affected by proposed wall. The materials used for the construction of the wall will match the fabric of the existing building therefore the new wall does not have an adverse impact on the Conservation Area.

Paul Judge 10/05/2023