

Design and Heritage Statement

Marlowe Drive, Didsbury, Manchester



The existing detached property is located along Marlowe Drive, Didsbury and within the Blackburn Park Conservation Area. The house, built around the 1930/40s is located towards the centre of the Marlowe Drive cul-de-sac facing along Marlowe Drive towards Wilmslow Road, to the rear the property backs onto old railway line/Metrolink line. The house is of red brick construction with areas of white render and timber boarding to the front bay. The roof is clad in traditional slate tiles, whilst the windows are timber framed and leaded. The property also has a small red brick extension to the rear forming a utility and adjacent a large conservatory.

The primary objective of the proposal is to rationalise the ground floor living spaces and improve the relationship to the garden. In addition to this the intention is to increase the bedroom accommodation by building over the existing attached garage to the front of the property. The below sets out each area in turn followed by an assessment of their impact upon the conservation area.



Existing photographs from front and rear of house

Rear Extension

In order to rationalise the ground floor spaces and open up the house to the garden we intend to demolish the existing brick extension and conservatory, replacing them with a full width rear extension. The new extension will be finished in red brick to match the existing building, with large sliding doors and internal alterations the relationship to the garden will be dramatically improved. The proposed extension has been designed to project 4m from the rear elevation placing it within the Permitted Development Rights.

Front Extension

To the front it is proposed to extend up the walls of the existing garage in matching red brick to form a new bedroom at first floor. The existing lower slate roof will continue to cover this area.

Rather than set back the extension from the front elevation it is proposed that the extension will be flush with the existing elevation. This is driven by the wall line of the existing garage but also the desire to form a single uniform roof plane to the front elevation forming a unified façade to the street. As part of this the existing

mono pitch roof to the front porch will be extended to encapsulate the garage doors, the new bedroom window will also match adjacent bedroom windows in size and appearance.

Impact Upon the Conservation Area

In line with national planning policy we are required to assess the impact of any proposal upon the heritage asset, in this case the conservation area. The existing property, sits slightly offset at the head of Marlowe Drive facing Wilmslow Road. Alterations to the front elevation are in the form of an extension flush with the existing and addition of a bedroom window. Whilst an increase in massing terms the change will have minimal impact upon the elevational quality, arguable improving it through forming a more unified appearance in contrast to the slightly disjointed set back in its current form.

The property opposite at no.3 Marlowe Drive is an example of a side extension flush with the principal elevation and does not have a detrimental impact on the building or streetscape.

The property backs onto the Metrolink line to the rear. Due to this the rear of the house is largely only visible from the neighbouring properties, with limited visibility from the wider conservation area. Despite this the rationalisation of the rear makes a positive contribution by improving the balance of the rear elevation, removing poor quality extension and conservatory. The rear extension is modest in scale and a reduction in height when taken in view of the existing structure it is replacing and also in being within permitted development limitations.