

Heritage Statement

28 Clyde Road, Didsbury M20 2HN



1 Introduction

This statement accompanies an application for permission to convert the existing basement into a 1 bedroom apartment, including the provision of a new light well and railings to the front elevation and the insertion of 3 No. Windows in the side elevation.

The building is located on Cylde Road, within the Albert Park Conservation Area.

The conservation area is situated approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

2 History

In the middle of the 19th century the Albert Park area was occupied by fields and farmsteads in the townships of Didsbury and Withington.

There was a row of buildings on Barlow Moor Lane (now Barlow Moor Road) which could have been farm workers cottages, later re-developed into a row of shops now standing on the corner with Palatine Road.

Oakbank, a pair of houses close by, is probably the oldest building in the conservation area. A plaque on the wall reads 1851 but a house stood on the site in 1845. Another building from this period which survives is a homestead on Nell Lane.

Lapwing Hall was the largest farm residence in the conservation area. It stood close to where Palatine Road would later form a junction with Lapwing Lane. Palatine Road was authorised by Act of Parliament in 1861 and opened in 1862, the houses along it being developed thereafter.

During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road.

The shopping area on Burton Road was also developed at this time as far as no. 210 to the south, and culminated in the North with the massive Victorian public house, the Midland, on the corner with Lapwing Lane.

Across Lapwing Lane, The Railway public house is a building of earlier origins, re-named when the Midland Railway opened the Manchester South District line on 1st January 1880. Albert Park has its own railway station, the entrance being opposite 22 and 24 Lapwing Lane.

Some time later, Withington Town Hall was built on Lapwing Lane. Although the building still retains much of its original form it is no longer in use for local government purposes.

Withington and Didsbury became incorporated into the City of Manchester in 1904, together with three other townships in South Manchester.

Cavendish Road, a short cul-de-sac, was extended around this time to continue the line of Lapwing Lane. This coincided with the construction of the largest buildings in the conservation area - Shawgrove and Cavendish Road Schools.

The area of Tintern Avenue, Bottesford Avenue and Arley Avenue, and the shops fronting Burton Road, were the next extensive development. All were built on the grounds of a large house called Drayton Lodge.

Post-war development took place to the north of Lapwing Lane and various infill sites have been built up, particularly in Cresswell Grove to replace war-damaged houses.

3 Control of Development

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.

Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

4 Assessment of Impact

It is proposed to use traditional materials that maintain the aesthetics of the original building. The light well at the front of the building will be constructed from reclaimed brick that match the existing building with black wrought iron railings around the perimeter.

The proposed light well will actually re balance the appearance of the dwelling from the street scene as it replicates what the adjoining dwelling already has.

The new windows to the side elevation will have no impact due to their size and location.

5 Conclusion

The proposals will provide natural light to the proposed basement conversion without impacting on the conservation area.