

PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS

3 DEEPING AVENUE, WHALLEY RANGE, MANCHESTER, M16
8GB

DESIGN AND ACCESS/HERITAGE STATEMENT

No 3 Deeping Avenue lies centrally within the Whalley Range Conservation Area which extends from Alexandra Road to the east, to Upper Chorlton Road to the west. The area was designated a conservation area in 1991 to halt post war development and decline, and encourage retention and refurbishment of the existing housing stock. Several of the larger detached residential properties are listed.

The predominant character of the conservation area is of large spacious housing set in mature tree lined avenues.

The housing comes in all forms from large detached to spacious terraced. Houses are constructed in red or buff facing brick with vertically orientated sliding sash windows often in stone surrounds. Brickwork is frequently punctuated with decorative brick detailing, terracotta panels, string courses, corbelled brackets and the like.

Roofs were generally blue slate but many have been replaced with concrete interlocking tiles but even these are still edged with moulded timber barge boards and gutter boards and have retained decorative ridge tiles with terracotta finials at gable ends.

Garden walls along the tree lined roads are either red or buff brick with stone copings and gate posts. Some larger houses have stone gateposts to driveways built for the horse and carriage (rather than the motor car). Less opulent properties have no such driveways. Instead the walls are interrupted with smaller pedestrian access points, some with original stone pillars, across shorter front gardens. Walls are generally low with neatly trimmed privet or holly hedging behind.

No. 3 Deeping Avenue is one of twelve identical semi-detached properties set in a tree lined cul-de-sac. Built probably around 1910, the houses are of smooth red facing brick to the front elevation with side and rear elevations in a fletton brick. Roofs are a constant height and are of blue slate although nos. 1 and 3 have been replaced with concrete interlocking tiles. However the brick and stone features remain with timber brackets supporting the eaves. All the houses have bay windows capped with an 'Arts and Crafts' half timbered black and white gable. Terracotta panels are set into the brickwork between the ground and first floor windows which have stone sills and heads. Each

property has a timber porch. Some are enclosed. Low brick garden walls with stone copings and gateposts line the footpaths.

The repetitive nature of the housing and the continuous low brick walls fronting the houses give an unspoilt uniformity to the street scene.

The current proposal which forms the basis of this application, is to demolish the existing single storey rear extension to no. 3 and replace it with a single storey extension across the rear of the property. This will create a family living room with a larger internal kitchen and separate utility room suitable for a growing family.

The extension will have a pitched roof with tiles to match the existing, external brickwork to match the existing and metal framed sliding doors onto the garden. The extension is not visible from the road and only visible at the rear from new housing off College Road. It will have no impact on the Conservation Area but will provide modern living accommodation for a family.