

Project: Proposed Rear Extension to 20 Blackburn Gardens, Didsbury

Heritage Statement

1. Introduction

This Statement forms part of the Planning Application for a rear single storey extension and a first floor balcony at 20 Blackburn Gardens, Didsbury and should be read in conjunction with the accompanying Application drawings and supporting information. This statement considers the significance of the Conservation Area.

2. Heritage

20 Blackburn Gardens is a two bedroom house with a ground floor living room & small kitchen dining area.

The Kitchen / rear of the property is currently too small for the current owners and therefore request permission to extend the rear of the property. The proposal is for a extension with a flat roof to the rear of the property to provide a extension which enhances the property creating a large family space to the rear. The client would like to take advantage of having no house s to the rear and use the first floor roof as a balcony area similar to adjacent property.

3.0. Design and Access Statement

The proposal is to extend the existing Kitchen / dining room to the rear of the property and does not affect the current access arrangements or the integrity and character of the existing property.

Assessment of Impact on Significance

The property is not within close proximity to any properties of Heritage Asset. 20 Balckburn Gardens lies within the West Didsbury Conservation Area. The proposal will not have any detrimental effect or impact on the property and will not have any detrimental effect on the Conservation area or of the neighbouring properties.

Conclusion

The works are not deemed to cause harm to the character or setting of the Conservation Area.

The proposed rear extension is looks to use materials to match the existing property and also be sympathetic to the area.

We therefore request the planning application be approved.

