

HERITAGE STATEMENT

ADDRESS

3 Elm Road
Didsbury, Manchester
M20 6XB

INTRODUCTION

This heritage statement is submitted to accompany the Planning Application to replace three non-original timber windows which cannot be repaired or maintained due to their positions, and one non-original timber door. The locations and details of the windows and doors to be replaced are shown on the drawings accompanying the application.

EXISTING DEVELOPMENT

The site sits within and close to the boundary of the Blackburn Park Conservation area. Large red brick Victorian villas dominate the character of the area. Many of these Villas have had alterations over the years, including the replacement of their original windows in timber and UPVC, both to the front and rear elevations.



Above examples of properties in the immediate vicinity with high level windows in UPVC

The existing building is set back from Elm Road and substantially concealed by established trees and planting throughout the year.

3 Elm Road is a Victorian House adjoining 1 Elm Road and has been subdivided into several apartments. Non original alterations have been made to the property including a rear fire escape staircase, side balcony, flat roof dormers, skylights and timber replacement windows with lead effect strips to double glazed units.

PROPOSED DEVELOPMENT

The proposal seeks to replace the timber windows to 3 of the existing dormers and the existing door to the gable (side) elevation. All the timber windows are at their end of life and substantially rotten, this in part due to the difficulty of their maintenance given the location. 2 of the timber windows are within non-original flat roofed dormers, with one located to the front of the property and the other at the rear.

The proposal is to replace the timber windows with UPVC frames. These new frames will benefit from being low maintenance whilst providing higher sustainability by reducing energy loss. Aesthetically, the sightlines of the UPVC frames are only slightly wider than those of the non-original timber frames. The UPVC frames may actually be closer to the sightlines of the original windows of the house. Given the inconspicuous locations of the replacements the use of UPVC frames will not dramatically effect the appearance of the property.

CONCLUSION

Given the locations, the changes aren't easily apparent and therefore there is no harm to the heritage asset.