SUPPORTING STATEMENT - Discharge of Condition 3 - Materials

Application ref: OTH-2026-000670

Planning permission: 142763/FH/2025

72 Bloomesbury Avenue, Manchester, M20 2BN

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1. INTRODUCTION

This statement has been prepared in support of the discharge of Condition 3 of planning permission 142763/FH/2025, which requires the submission and approval of materials for all external elevations of the approved development prior to the commencement of above-ground works.

The proposed materials have been carefully selected to respond positively to the character and appearance of the Didsbury St James Conservation Area, the setting of the adjacent Grade II listed buildings on Wilmslow Road, and the established materiality of the host dwellinghouse.

2. CONSERVATION AREA CONTEXT

The Didsbury St James Conservation Area is characterised by its leafy and wooded setting, with buildings constructed predominantly in red brick with slate roofs in a range of architectural styles. The host dwellinghouse at 72 Bloomesbury Avenue is a contemporary red brick detached dwelling which sits sympathetically within this setting.

All proposed materials have been selected to complement and respond to this established character.

3. PROPOSED MATERIALS AND JUSTIFICATION

OUTBUILDING

Walls - Ibstock Ivanhoe Antique brick, product code A0060A. This brick has been specifically selected to match the existing dwellinghouse in colour, tone and texture, ensuring the outbuilding reads as a coherent addition to the property and responds positively to the predominant red brick character of the Conservation Area.

Roof - BauderEXTENSIVE LIGHTWEIGHT sedum green roof system by Bauder Ltd. The sedum roof was identified in the officer report as an important element in mitigating the visual impact of the outbuilding, particularly in longer views, and in assimilating the structure sensitively into the surrounding Conservation Area. This specification delivers those objectives whilst being appropriate for a flat roof application.

Windows and doors - Anthracite grey aluminium double glazed bi-folding doors and windows, to match the existing dwellinghouse. The use of grey aluminium is consistent with the contemporary character of the host dwelling and is a finish used widely on sympathetic extensions and ancillary structures within the Conservation Area.

DWELLINGHOUSE ALTERATIONS

Facing brick - Ibstock Ivanhoe Antique brick, product code A0060A, to match the existing dwellinghouse. The use of a matching brick ensures continuity of appearance between the existing and proposed elements of the dwelling.

Windows - Grey powder coated aluminium windows, to match existing dwellinghouse windows in profile, colour and cill detail. Consistency with the existing window specification ensures a cohesive appearance.

Roof tiles to pitched dormer - Natural slate roof tiles to match existing slate tiles on the dwellinghouse, maintaining the established roofscape character.

Fascia and eaves boards - Powder coated aluminium in grey to match existing windows, with a profile similar to the existing timber fascia and eaves boards. This ensures a consistent and considered detailing across the altered elevations.

Rooflights - 4no. Velux conservation-style roof windows, flush fitting, to sit flush with the existing roof profile. Conservation-style rooflights have been specified in direct response to the Conservation Area setting, minimising their visual impact from public viewpoints as noted in the officer report.

Juliet balcony - Powder coated steel railings in black, faux railings style, to complement the existing street scene. The faux railings style references the character of neighbouring heritage properties along Wilmslow Road and sits appropriately within the Conservation Area context.

4. CONCLUSION

The proposed materials respond positively to the character and appearance of the Didsbury St James Conservation Area and the setting of the adjacent Grade II listed buildings. Each material has been selected to complement the established materiality of the host dwellinghouse and the surrounding heritage assets, and to deliver the design intentions of the approved scheme.

It is considered that the proposed materials are appropriate and that Condition 3 can be discharged on this basis.