HERITAGE STATEMENT

Extension to

8a Parsonage Road, Withington, M20 4PQ

March 2022

Introduction

This statement is in support of a householder application to extend The Coach House, 8a Parsonage Road, Withington, M20 4PQ.

It will consider the design and layout of the proposals, and position within the Withington Conservation Area as well as its relationship to any designated heritage assets. The statement will demonstrate that the proposals conserve or enhance the character and appearance of the conservation area.

Site

The existing 1.5 storey, 2-bedroom property was constructed circa. 2012 in the garden of a three storey Victorian semi-detached house at 8 Parsonage Road. It represents a contemporary interpretation of a Victorian coach house built in traditional red brick with slate roof reflective of neighbouring buildings. The property was extended in 2015 to increase living space at ground floor to the side and rear which is clad in timber, stacked slate cladding and brick to match the original house.

To the south (rear) of the site is a car park associated with the part three, part four storey Crosby Homes residential development at 4 – 16 St Paul's Road; to the west is a three-storey coach house in what was previously the garden of 6 Parsonage Road and to the east, two-storey semi-detached properties at 2a and 2b St Paul's Road.

The existing garden includes mature boundary trees, hedging and shrubs with lawn and terraced area.

Location

The site is in Withington Village, one of five key District Centres in South Manchester which encompasses the commercial core on Copson Street and Wilmslow Road, the conservation area, the public car parks, the churches, the Adult Learning Centre and Withington Village Hall.

Proposals

The proposed extensions to the property will provide two additional bedrooms, improved kitchen and utility space as well as supporting flexible working. It will involve reconstruction of the existing extensions to rectify existing issues of disrepair due to poor construction, which has resulted in ongoing battles with damp, condensation, leaks and heat losses.

In summary:

- New front entrance door with canopy
- Ground floor rear extension up to the boundary fence to provide additional utility / kitchen space to replace external covered storage area.
- Side extension (east) to provide 1.5 storey above existing playroom and additional bedroom / home office with en-suite.
- Side extension (west) at first floor to provide en-suite to master bedroom, with storage below.
- First floor rear extension to provide an additional bedroom over the existing dining area.

Local Planning Policy

The adopted Planning Policy for Manchester comprises the Manchester Core Strategy (CS) (July 2012), and relevant Saved Polices from the Unitary Development Plan for the City of Manchester (UDP) (July 1995).

Manchester Core Strategy 2012-2027

Manchester's Core Strategy was adopted in July 2012 and is the key document in the city's Local Development Framework.

- Policy C6 Redevelopment in South Manchester
- Policy EN1 Design Principles and Strategic Character Areas
- Policy EN3 Heritage
  'Development control in the Withington conservation area is aimed at encouraging development which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities'.
- Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Manchester Unitary Development Plan

- DC1 Extensions
- DC6 Housing on 'backland' sites
- DC18 Conservation Areas
- DC19 Listed Buildings

Manchester Design Guide and Residential Quality Guidance

These documents provide clear guidance on the expectations of developments within Manchester to be of high quality and have a considered design response to context, inclusivity, accessibility, safety, security, and climate change.

The extensions are of similar style and proportion to the existing property and include high quality material palette which will not harm the visual amenity of the area.

Draft Withington Framework (Consultation Closing Date 31 January 2021)

Nexus Planning ('Nexus') was appointed by Manchester City Council, as part of a wider technical team including Broadway Malyan, WSP and BB Heritage Studio, to prepare a draft Framework for Withington Village.

Extract from MCC Consultation overview:

The draft Framework shows how the village centre can be a liveable place that meets the needs of its diverse community. It will build on the cultural and physical heritage, offering more services and cultural assets. It highlights how these aims can be achieved using the '4Rs'; repositioning, reinventing, rebranding and restructuring.

It includes a series of strategies for public space, movement, heritage and streetscape and potential projects.

National Planning Policy and Guidance

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they are to be applied. Proposals affecting heritage assets:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Conservation Area

Withington Village Conservation Area is located approximately 3 miles south of the city centre of Manchester. The conservation area principally consists of a linear shopping centre along Wilmslow Road which forms a north-south spine, but also includes residential property, such as the Victorian terrace on Tatton View, and large Victorian houses on Parsonage Road and Palatine Road, some of which have been converted to offices. This area of the conservation area is characterised by mature trees and planting.

The conservation area was designated by the City Council in July 1983 and includes several buildings of historical interest as well as designated heritage assets which contribute to the character and streetscape of the area:

- Grade II Listed Former National Westminster Bank
- Grade II Listed Former White Lion Public House
- Grade II listed 456 Wilmslow Road
- Grade II Listed Church of St Paul
- Grade II Listed Pampers
- Grade II Listed Milestone adjacent to Withington Fire Station
- Grade II Listed Two pairs of stone piers to forecourt of Number 496 (Withington Ale House)
- Grade II Listed Two pairs of stone piers to forecourt of Number 494 Cine City

The property forms one of the boundaries to the conservation area, with the closest designated heritage asset being Grade II Listed Church of St Paul, which is located on Wilmslow Road, and lies to the southwest of 8a Parsonage Road.

Google Satellite Imagery – Looking east from Wilmslow Road

Withington Conservation Area Boundary

Church of St Paul, Wilmslow Road, Withington

Application Site Boundary

Heritage Asset Record - Church of St Paul, Wilmslow Road, Withington

Photo 1

Church of St Paul, Wilmslow Road, Withington
Grade II Listed 20 June 1988
List Entry Number: 1255027
Listing NGR: SJ8495092884

Church. 1841, by Hayley and Brown, with chancel and chapel added 1864 by J.Lowe.

Red brick, slate roof. Nave embracing west tower; chancel and chapel. Simplified neo-Norman style. The 3-stage tower has clasping corner pilasters with tall loop-light slots to the 2nd stage, a stone band to each stage, a corbel table to the 2nd stage, and a plain brick parapet with octagonal brick corner pinnacles finished with stone spirelets; a round-headed west doorway with shafts, paired belfry openings above a clock, and corner pinnacles. The 6-bay nave has clasping corner pilasters finished with stone cornices and ogival pyramidal stone caps, a very tall and narrow lancet at each side of the west end, and pilastered side walls with a tall round-headed lancet and a corbel table to each bay. The 3-bay chancel has round-headed windows.

Interior: broad aisleless nave with west gallery (and C20 suspended ceiling); round-headed chancel arch with angel corbels and foliated capitals, and similar decoration to entrance of chapel; open-truss chancel roof; some Victorian stained glass; neo-Perpendicular pulpit, lectern, and chancel stalls; neo-Gothic font.

Heritage Asset – Setting

Assessment of the setting of heritage assets involves:

- the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and
- the policy objectives in the NPPF and the PPG that consider the contribution to the significance of a heritage asset, and how that significance can be appreciated.

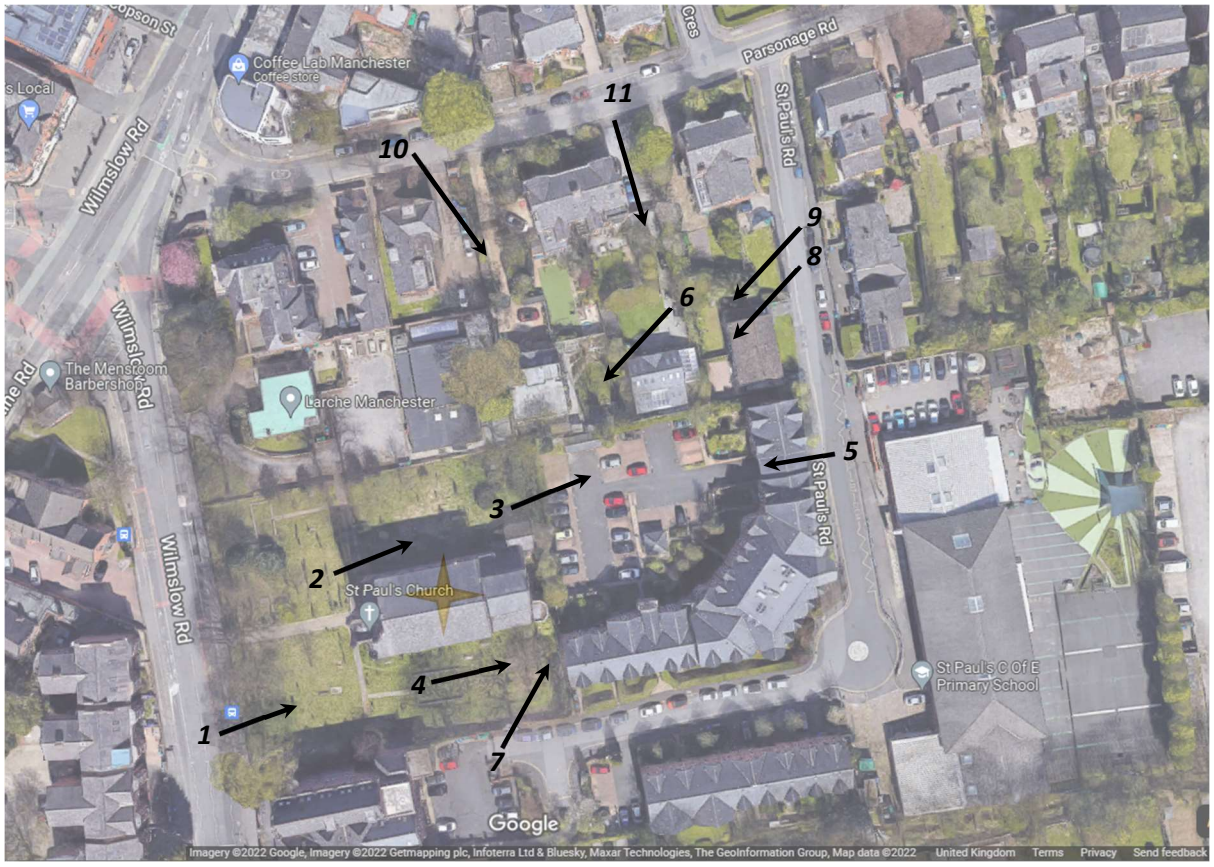
NPPF Glossary: Setting of a heritage asset
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).

Historic England's PPG (The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)) further states:

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Views of, and from an asset play an important part in the extent and importance of how an asset is experienced but is also impacted by other environmental factors from other land uses in the vicinity and historic relationships.

Photograph Location Key



Heritage Asset – Setting

The following pages show the visual context of the application site from surrounding streets and from within the garden in relation to the Church of St Paul's and its setting.

Photos 2, 3 & 4 - Grounds of St Paul's Church

Parts of the applicant site's existing roof are visible during winter without tree foliage, but the neighbouring property at 6a Parsonage Road is more prominent.

In photo 4, the applicant site is obscured by built form and the Crosby Homes development dominates the background views of the heritage asset.

The proposed extensions would not impact on how St Paul's Church is experienced from Wilmslow Road or within the grounds.

Photos 5, 8 & 9 - St Paul's Road

Views of St Paul's Church from St Paul's Road are largely obscured by existing properties and mature trees and shrubs. St Paul's Road is a quiet and peaceful residential street, save for the sound of children playing outside at St Paul's Primary School and the hustle and bustle associated with the start and end of the school day.

An open arched vehicular access to the Crosby Homes residential car park frames the view of St Paul's Church from the east.

The proposed side and rear extensions would not impact on how St Paul's Church is experienced from St Paul's Road.

Photo 7 - St Paul's Road

From the southern end of St Paul's Road towards The Forge, the Crosby Home scheme dominates the view of St Paul's and its setting. There are glimpses of the application site's roof in the background.

The proposed rear extension would not impact on how St Paul's Church is experienced from this view.

Photo 6 - Garden of 8a Parsonage Road

The garden has views of the west tower above mature boundary trees.

Photos 10 & 11 – Parsonage Road

Views of St Paul's Church are obscured by properties and mature trees from Parsonage Road. There are also limited views of the applicant site unless standing at the driveway access.

The proposed side extension will provide a more attractive, and high-quality frontage to the existing mono-pitched extension. It will not impact on how St Paul's Church is experienced from this view or detract from the character of the conservation area.

Heritage Asset – Setting

Photo 2
View along north elevation of St Paul's Church

Photo 3
View from St Paul's at NE boundary

Photo 4
View along south elevation of St Paul's Church

Photo 5
View from car park access towards St Paul's Church

Photo 6
View from the garden of 8a Parsonage Road towards St Paul's Church

Heritage Asset – Setting

Photo 7
View from St Paul's Road looking north

Photo 8
View from St Paul's Road towards St Paul's Church

Photo 9
View from St Paul's Road towards St Paul's Church

Photo 10
View from Parsonage Road of the driveway access to No. 8a Parsonage Road

Photo 11
View from Parsonage Road towards No. 6a and 8a Parsonage Road

Conclusion

The principle of development in the site location was established in 2012 and its further redevelopment will provide a more economic use of land without impacting on the existing building to plot ratio whilst maintaining good levels of amenity for a 4-bedroom house.

The scale and character of the existing property is reflective of a Victorian coach house but is of contemporary design with pitched gable and glazed frontage. The proposed side and rear extensions provide continuity to this aesthetic and maintain the character of the property as well as providing an opportunity to upgrade the building fabric to reduce energy demand and incorporate small scale on-site renewable energy via solar HW, storage and/or ASHP.

There will be no loss of trees to accommodate the development, which will preserve the green character that makes a significant contribution to the enjoyment of the conservation area.

The proposal will preserve the character and appearance of the Withington Conservation Area and will not materially affect the significance of the Church of St Paul, or how it is appreciated.