



Heritage Statement

42 Kingston Road, Didsbury

Prepared by:

Dan Whitney MRTPI

Sixteen Real Estate Limited
2nd Floor,
Byron House,
Kennedy Street,
Manchester,
M2 4DE

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Sixteen Real Estate on behalf of owners of the subject property in support of a planning application to Manchester City Council (MCC).
- 1.2 The application is in relation to the provision of additional living accommodation for an existing residential property, through the erection of a single-storey extension, conversion of basement and creation of lightwells and new access to the basement. There will also be some minor demolition works including a garage and porch. Further details of the proposal can be found in Section 2.
- 1.3 The subject site is the applicant's residential property at 42 Kingston Road in Didsbury.
- 1.4 A Heritage Statement has been prepared as the building is located within the Didsbury St. James Conservation Area.
- 1.5 The Statement will identify any historic features and assess their significance and setting. It will also assess the impact of the proposals on the heritage assets.

2.0 Application Proposals

2.1 The description of the development as stated on the application form is:

“Erection of single-storey extension, conversion of basement with creation of lightwells and new access to basement, to form additional living accommodation. Demolition of existing garage and porch.”

2.2 The single-storey extension is proposed the side elevation of the existing semi-detached property, creating additional living space for the residential property. It will have a traditional design, with the following materials proposed:

- Reclaimed brick wall
- Shallow brick arch detail
- Black Crittall style windows and doors
- Flat roof with grey single ply membrane, concealed by a brick parapet and aluminium coping.

2.3 An existing porch will be demolished to make way for the extension. The porch is a more recent addition to the property and is unsympathetic in design, out of keeping with the Conservation Area and detracts from the overall appearance of the property.

2.4 The basement will be converted to create further living space, with the creation of new lightwells, basement entrance doors and black painted metal balustrade.

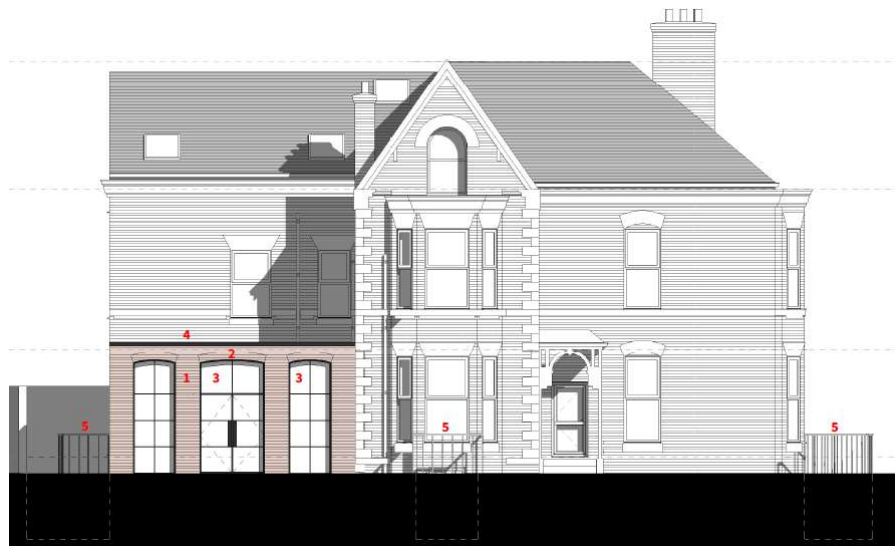


Image 1: Proposed elevation

3.0 Site Location, Setting and Significance of Heritage Assets

- 3.1 The property is located at 42 Kingston Road, at the junction with Kingston Avenue, in Didsbury.
- 3.2 It consists of a large two-storey semi-detached dwelling which is not listed and was built in the late Victorian period. The building has red orange brickwork, slate pitch roofs and white timber sash windows. Decorative features to the property include white painted stone cills and quoins, low brick arched lintels and prominent eaves brackets.
- 3.3 It also includes a porch and garage which is a more recent addition to the property and is unsympathetic in design, out of keeping with the Conservation Area and detracts from the overall appearance of the property.
- 3.4 The dwelling has a large private garden to the north and east which are bounded by a brick wall and mature dense foliage which give substantial screening from the street.
- 3.5 It is a somewhat unique dwelling in that its orientation means that all elevations are street facing and it adjoins the property at 3 Kingston Avenue.



Image 2: Photo of the dwelling's eastern elevation

- 3.6 Kingston Road is a residential street which consists of a variety of house types, including detached, semi-detached and terraced properties. While many of the properties were built in the late 19th Century and early 20th Century, there have been more recent additions to the street which incorporate a range of modern traditional designs.

Statutory Designations and their Significance

- 3.7 The section provides information about each of the designated heritage assets (including Listed Buildings and Conservation Areas) which are located within an area that could be affected by the development proposals at 42 Kingston Road.

Didsbury St. James Conservation Area

- 3.8 The property is located within the Didsbury St. James Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest. The greatest concentration of listed buildings in Manchester, outside of the city centre, are found in this conservation area. This includes the Church of St. James which dates from 1620.
- 3.9 The Conservation Area is centred on the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane. It covers an extensive area, being bounded by Ford Lane, Didsbury Park and Sandhurst Road to the north, Parrs Wood Road to the south-east, a ditch draining the Mersey flood plain to the south-west and the River Mersey to the West.
- 3.10 There are many buildings of architectural quality within it, with the styles varying greatly as well as the building materials used. Red brick and blue slate are the most common materials that can be found.

Listed Buildings

- 3.11 The following Listed Buildings have been identified nearby:

- **40 Kingston Road (Grade II)**

No.40 Kingston Road, a detached house constructed in 1962-63 by John Parkinson Whittle as his family home, is designated at Grade II for the following principal reasons:

** Architectural quality: It is a good and rare example of a small modern house that displays design influences from both Scandinavia and the United States * Planning: Its courtyard design and incorporation of large expanses of glass respond well to and maximise natural light, views over a neighbouring park below, and the constraints of the plot size * Design aesthetic: The house's monochrome palette with splashes of burnt orange/red and cobalt blue show Whittle's modern and confident approach to using simplicity of detailing to produce a striking result * Materials: High quality materials are used to both the exterior and interior to provide various forms and textures * Intactness: Both externally and internally the house is virtually unaltered and original features survive throughout the interior, including built-in fixtures and fittings, such as wardrobes, cupboards and shelves, hemlock-clad ceilings, woodblock and tiled floors, and a dwarf partition screen incorporating a panel of bright orange/red Formica that separates the dining room and kitchen * Spatial organisation: The house illustrates the post-war concept of open-plan living with a*

continuous flow of space and movement within the house, and a contrast between shared (living areas) and separate (bedroom) zones.

- **15 and 17 Millgate Lane**

Pair of cottages. Later C18. Brown brick with slate roof. Rectangular double-depth plan unequally divided between the two, No.17 being much wider than No.15. Two storeys, 2+2 windows, all 3-light casements and those at ground floor segmental-headed; doorways to the left. Chimneys at both gables and another on the ridge. C20 garage attached to right of No.17. Rear and interior not inspected. Comparable with Nos.7 to 13 near top of same lane (q.v.), being of similar social type but contrasting form.

- **The Towers (Grade II*)**

Mansion, now offices. 1868-72, by Thomas Worthington, with carving by Thomas Earp of London, for J.E.Taylor (the then proprietor and editor of the Manchester Guardian); altered internally (and with late C20 additions). Red brick with sandstone dressings and slate porch

s. Irregular double-pile plan on east-west axis, with external kitchen attached at north-east corner and gallery at south-west corner. French chateau style. Two storeys with cellars, attics, and tower; an asymmetrical 7-bay north front with stone plinth, band between floors, parapet, a slender octagonal turret at the left corner, an octagonal oriel at the right-hand corner, a square 2-stage tower above the entrance in the 5th bay (all these with slate spire roofs with swept eaves and the tower with a corbel table to the cornice), gabled dormers between these, and steeply-pitched hipped roof with various tall chimneys. The doorway has a C13-style porch with buttresses, moulded 2-centred arch with marble shafts, and projected curved balcony parapet with corner tourelles. All fenestration is of cross-window form, with double-chamfered stone surrounds, the dormers have Gothic enrichments including finials, and the oriel to the right has a prominent moulded corbel enriched with carved grotesques, and smaller grotesques at the angles of the cornice. The kitchen, attached at the left end by a short link, has a large mullioned window, and steep hipped roof with louvred penthouse ventilator. The west end, which is stepped and irregular, has (inter alia) a very large mullioned and transomed stair window with stepped sills, mounting round a corner, and at the south-west corner a square single-storey extension (the gallery) with pyramidal skylight roof. The south front, which is in matching style, includes a 2-storey canted bay window at the west end and a bold octagonal turret at the east corner, with features like those of the oriel at the front. Interior: L-shaped division between family and service accommodation, the principal rooms being in the south and west ranges and the services in the north and east; much original decoration in the former, including large entrance hall with screen of granite shafts to massive stone staircase with stained glass windows, coffered ceilings with painted panels here and in the parlour and library, Gothic panelled doors with original foliated brass furnishings; massive stone fireplace in kitchen, servants' stairs at east end. History: probably never occupied by J.E.Taylor, who sold it in 1872 to David Adamson, iron founder and engineer, one of the founders of the Manchester Ship Canal; occupied since 1920 by Shirley Institute (textile research).

4.0 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides legislative protection for buildings and areas defined as having “***special architectural or historic interest***” over and above that provided by development management.
- 4.2 Section 66 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, local planning authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 Section 72 states that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.4 It is therefore important to consider the importance of the contribution of 42 Kingston Road to the townscape character of the Conservation Area and the impact of the proposed development upon the setting of any heritage assets.

National Planning Policy Framework (NPPF; 2021)

- 4.5 Section 16 of the NPPF is entitled “*Conserving and enhancing the historic environment*”. The following extracts are of particular relevance:
 - Paragraph 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.***”
 - Paragraph 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.***”
 - Paragraph 197: “***In determining applications, local planning authorities should take account of:***

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

- Paragraph 199: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- Paragraph 200: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

National Planning Practice Guidance (NPPG)

- 4.6 The NPPG also includes a section entitled *“Conserving and enhancing the historic environment”*. It states that *“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset”*. It adds that *“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance”*. (Paragraph: 018 Reference ID: 18a-018-20190723)
- 4.7 In relation to the setting of a heritage asset, it states that *“The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.”* (Paragraph: 013 Reference ID: 18a-013-20190723)

Manchester City Council Core Strategy (2012)

- 4.8 The following policies from the Manchester Core Strategy are relevant:
- Policy EN3 (Heritage): *“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New*

developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains."

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

- 4.9 Paragraph 11.45 states that the overriding criteria in the guidance is that "*proposals should preserve or enhance the character of the conservation area*" but this "*does not prevent or inhibit creative design*".

5.0 Assessment

Impact upon Conservation Area

- 5.1 The proposals are relatively minimal and externally only include a single-storey extension and new lightwells and access to the basement, in keeping with the existing design of the building and using materials common to the area including reclaimed brick.
- 5.2 The development will therefore have minimal impact upon the wider Didsbury St. James Conservation Area.
- 5.3 The Conservation Area was designated due to the high number of buildings of architectural and historic interest. The application property is not listed, is set back from the street, with the ground floor where the extension and lightwells are proposed being obscured from view from public vantage points by vegetation and boundary walls.
- 5.4 There will therefore be no negative impact upon the significance of the Conservation Area. On the contrary, the removal of the unsympathetic porch and its replacement with an extension that is more in keeping with the design of the existing property represents an improvement to the Conservation Area.
- 5.5 Other lightwells are evident in properties on Kingston Road, including at no. 16 and 34, and these are prominent from public vantage points.



Image 3: View from Kingston Road



Image 4: View from Kingston Road



Image 5: View from Kingston Avenue

- 5.6 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Listed Buildings

- 5.7 Due to the minor nature of the proposed works which are not prominent in the street scene and as the application site is not seen in the context of any nearby listed buildings, we do not consider that there will be any impact upon them, their setting or significance.
- 5.8 The application site has no known historical or functional association with any of the listed buildings and the proposed extension will not obstruct any views towards or from them.
- 5.9 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 Conclusion

- 6.1 This Statement has identified the nearby historic features and their significance and these include the Didsbury St James Conservation Area and several listed buildings.
- 6.2 The proposed scheme has taken consideration of these designated heritage assets and their significance, and it is concluded that there will be no harm caused as a result.
- 6.3 The external works are relatively minimal and include only a single-storey extension, new lightwells and basement side entrance doors. Each of these features are in keeping with the existing design of the building and will have minimal impact upon the wider Didsbury St. James Conservation Area and nearby listed buildings.