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Heritage Statement

Planning Application No. 132144/FH/2021

Site Address

3 Burton Road,
West Didsbury,
Manchester,
M20 3GD.

Prepared by

Jordan Walker,
J C Building Design LTD.

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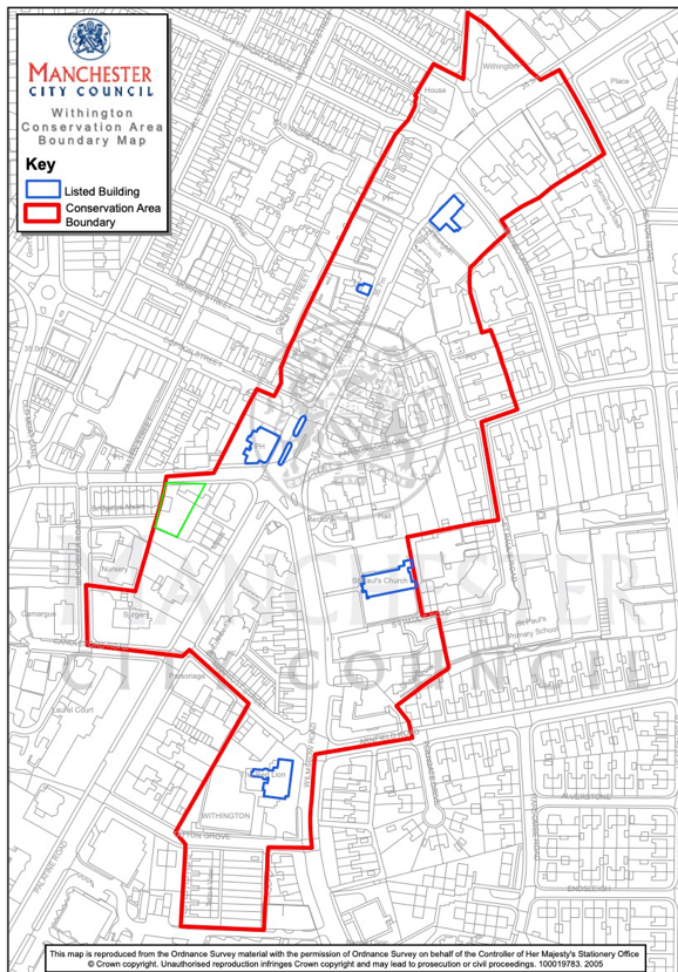
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1.0 Scope of Works

- 1.1 Proposed works is a two-storey side extension, in the place of an existing single storey out house. The existing outhouse is to be demolished and for the proposed works to be built in place.

2.0 Introduction to Withington Conservation Area

- 2.1 'The Withington conservation area is situated approximately three miles south of the city centre of Manchester. It consists principally of a linear shopping centre with some nearby housing at a point where one of the main radial road routes from the city centre branches: the junction of Wilmslow Road, Palatine road, Burton road and Parsonage Road.' 'The conservation area was designated by the City Council in July 1983, and the boundary is composed mainly of property boundaries rather than streets, but includes Tatton View in the south and Withington Public Library in the north.'
- 2.2 Please see below, Appendix 1, a map of the Withington conservation area, I have outline the proposed site in green, on the very edge of the conservation area.



Appendix 1 - Withington Conservation Area

- 2.3 There is a grade II listed building approximately 65m to the north east of the proposed site, this is the 'Former White Lion Public House, 496, Wilmslow Road, Public house.' The list entry number for this building is, 1255026. The details of the building are; '1881,

by William Mellor. Brick, painted at ground floor, with stone dressings, tiled roof. Irregular plan on corner site with rounded corner tower. Eclectic Gothic style. Two storeys and seven bays plus 4-storey tower; segmental-headed doorway in third bay, with shafts and carved keystone, and wrought-iron balcony over; stilted segmental-headed windows at ground floor with granite shafts and moulded heads; square-headed windows at first floor with segmental tympana; prominent consoled cornice with moulded terracotta flower motifs, half-dormer to third bay. Four-storey tower with wrought-iron 1st-floor balcony and central clock-turret with pyramidal roof. Moulded chimneys. Three-bay corner and 3-bay left return wall in similar style. Interior not inspected.'

3.0 3 Burton Road Existing And Proposed Materials

- 3.1 The existing external wall construction of 3 Burton Road is of a Cheshire brick finish, with white UPVC windows. The existing roof finish is grey slate finish. Please see Appendix 2. All proposed materials are to match the existing in order to maintain the appearance of the existing property.



Appendix 2 – Front Elevation of 3 Burton Road

- 3.2 The existing internal wall finishes of 3 Burton Road are a traditional plaster finish, this will be replicated with a standard dot and dab 12.5mm plasterboard with a 3mm skim finish for the proposed construction.

4.0 Assessment of the Impact of The Proposals

- 4.1 The proposed works are to demolish an existing out house that is in a relatively poor condition, this will increase the overall appearance of the property.
- 4.2 The materials to be used for the proposed works are to match the existing, this will maintain the appearance of the existing property while minimizing the loss of any historic fabric.
- 4.3 The proposed design of having a lowered eaves and ridge height than that of the existing property will maintain the original footprint of the property, this will minimize the loss of any historic fabric.

5.0 Justification of the Proposal

- 5.1 The owners of the property have successfully applied and gained approval for planning permission previously, application 20274, with a design that closely mirrors that of the proposed.
- 5.2 The proposal has been designed in such a way that allows for the original footprint of the property to be visible both externally and internally. This has been achieved by maintaining the existing right hand side external gable wall throughout the proposal to allow for the original footprint to be clearly visible internally, as well as reducing the loss of any historic fabric. The proposals lower ridge and eave height also allow for the original footprint of the property to be visible externally, mitigating the loss of any historic fabric by maintaining this.
- 5.3 The proposed works are in keeping with the character of the surrounding area, maintaining a brick finish and a grey slate roof finish. The proposal does not look unnatural to the original property, or the surrounding area.
- 5.4 The proposed extension is considered to have no negative impact on the surrounding properties due to the maintainment of the existing aesthetics, if anything we see it as a positive edition to the property due to the demolition of an existing out house that is in a relatively poor condition, this will increase the overall appearance of the property.
- 5.5 The proposed works closely replicates the extension of 4 Burton Road, please see Appendix 3. This was considered during the design stage as to keep in character with the surrounding area.



Appendix 3 – Front/Side Elevation of 4 Burton Road