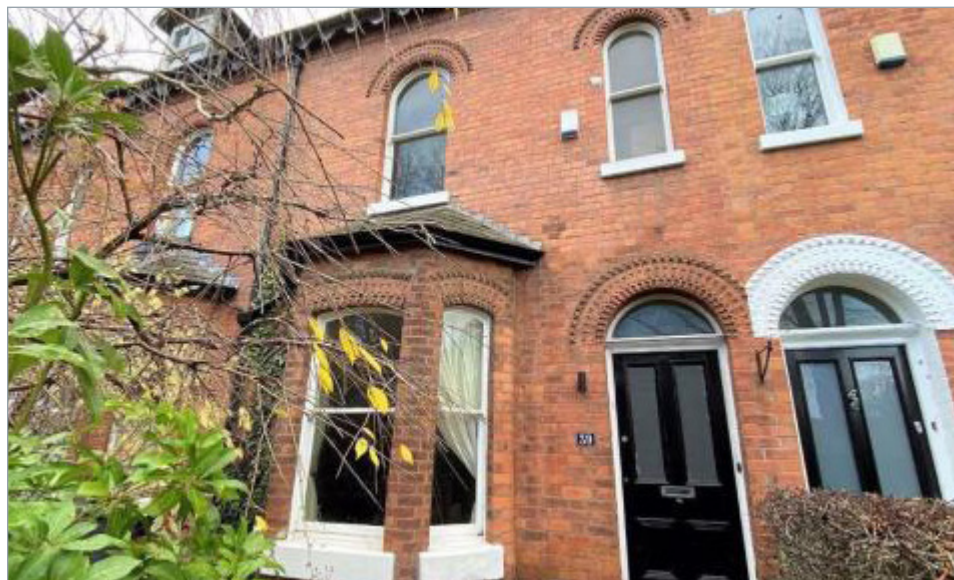


Heritage Statement

39 Queenston Road, West Didsbury, Manchester, M20 2NX

Side return extension and internal remodelling to the existing property.

March 2022



This document has been prepared for and on behalf of Joanne Davies and Chris Hawes.

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1.0 Introduction

Darwent Architecture LTD have been appointed by the clients Joanne Davies and Chris Hawes to prepare proposals for a new rear extension at their property 39 Queenston Road. This heritage statement has been written to support the householder planning application submitted for the works.

The project is located in West Didsbury, on Queenston Road (formerly Queen’s Road). The nearest village is Didsbury Village which is approximately 0.8miles from Queenston Road.

The property itself isn’t listed but sits within the Albert Park Conservation area. The client is seeking to build a side return extension to create a larger kitchen/dining area to the rear of the property. Many others along the same road have already completed similar building works within the conservation area. This document is to assess the impact the proposed extension will have on the existing building and the surrounding area.

Careful consideration has been taken to ensure that all new designs and interventions are introduced sensitively to 39 Queenston Road with references taken from Historic England’s- Statements of Heritage Significance: Analysing Significance in Heritage Assests as well as from Manchester City Council who provide additional information on the Albert Park Conservation Area.

- The purpose of this heritage document is to:
- Describe the context of the application site
 - Investigate the history of the building and its surrounding area.
 - Assess the heritage significance of the building and the surrounding area.
 - Assess the heritage impact of the proposals



2.0 Existing Site & Buildings

The application site is located at 39 Queenston Road, West Didsbury. The existing dwelling is a late Victorian/early Edwardian terraced house, set back from the road by a small garden in a well established plot. The rear of the property has a small to medium garden.

The dwelling is constructed from red brick with red brick detailing and includes a large bay window to the front elevation. The roof is a traditional slate roof with slight overhanging eaves with a scalloped edged fascia board. The roof includes an original small dormer window- a key characteristic to all 11 adjoining terrace houses.

There are a variety of properties in the surrounding area with the majority including large semi-detached Victorian/early Edwardian properties with large gardens and tree lined roads. A large number of which have already been extended and altered over the years, with many converted to flats and houses of multiple occupancy.

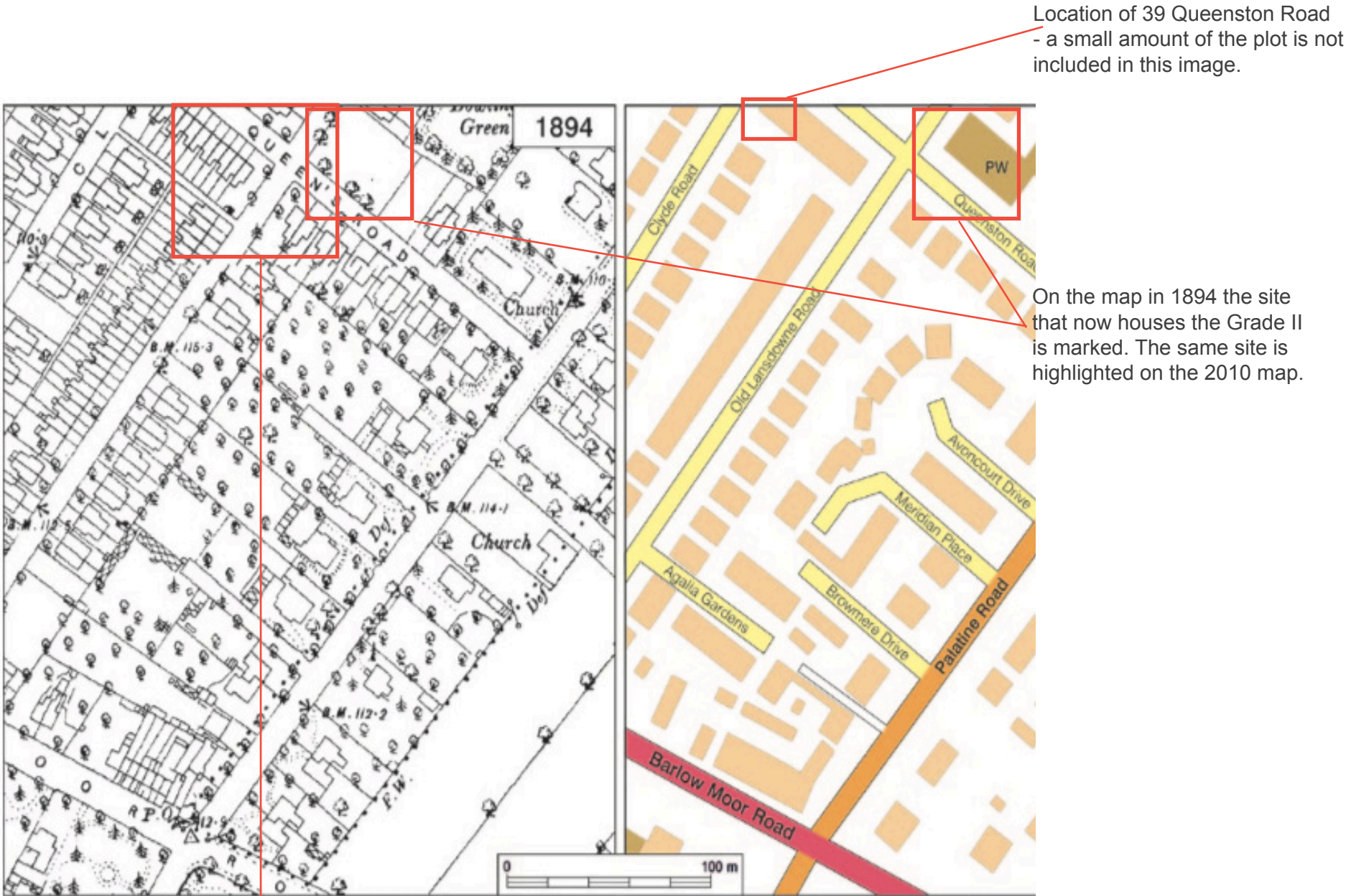
The site is located in the Albert Park conservation area which is situated approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

The conservation area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Hospital and Government buildings to the West, the formerly disused Midland railway line to the north (now reopened as part of the Manchester Metrolink system) and Palatine Road to the east, the latter being a common boundary with the Blackburn Park conservation area. (ref: Manchester City Council website.)

Notable buildings within the area include the Sha’are Hayim Synagogue (translation; “Gates of Life”) which is Grade II listed. The synagogue is located on the corner of Queenston Road and Palatine Road. The building

The synagogue was constructed between 1925-1926 and designed by Delissa Joseph under the supervision of Joseph Sunlight. The building is constructed from red brick with Portland stone dressing, internally the building host decorative ionic columns with Austrian oak finishes. The building is considered a fine example of a synagogue of its period and is an important landmark for Jewish immigrants in the Withington/Didsbury area.

The property (39 Queenstown Road) is not considered to have any special heritage significance in its own right however it is a positive contributor to the character of the conservation area. The area is defined by the unified appearance of the front of the properties where the street scape can be viewed. The rear elevations of the properties are not overlooked however they do contribute to the overall appearance of the area.



A map view of the area in 1894 when Queenston Road was still known as Queen’s Road. It is unclear when the street name was formerly changed.

Map referenced from ‘Exploring Greater Manchester - a fieldwork guide’ (1998)

3.0 Proposed Development

3.1 Design Concept and Proposed Design

The proposed scheme involves an infill extension to the side and the rear of the property in order to create a larger kitchen area and alternative dining area.

The rear extension retains the existing roof over the galley kitchen and is extended to the boundary wall with the neighbouring property where a valley gutter will be created between the properties, discharging to the rear.

The extension infills the side return between 39 Queenston (the client) and their neighbouring property, 37 Queenston. In our proposal the existing galley kitchen will extend approx 1.85m to the side and 3.6m from the current dining room window back to join the existing rear wall of the galley kitchen.

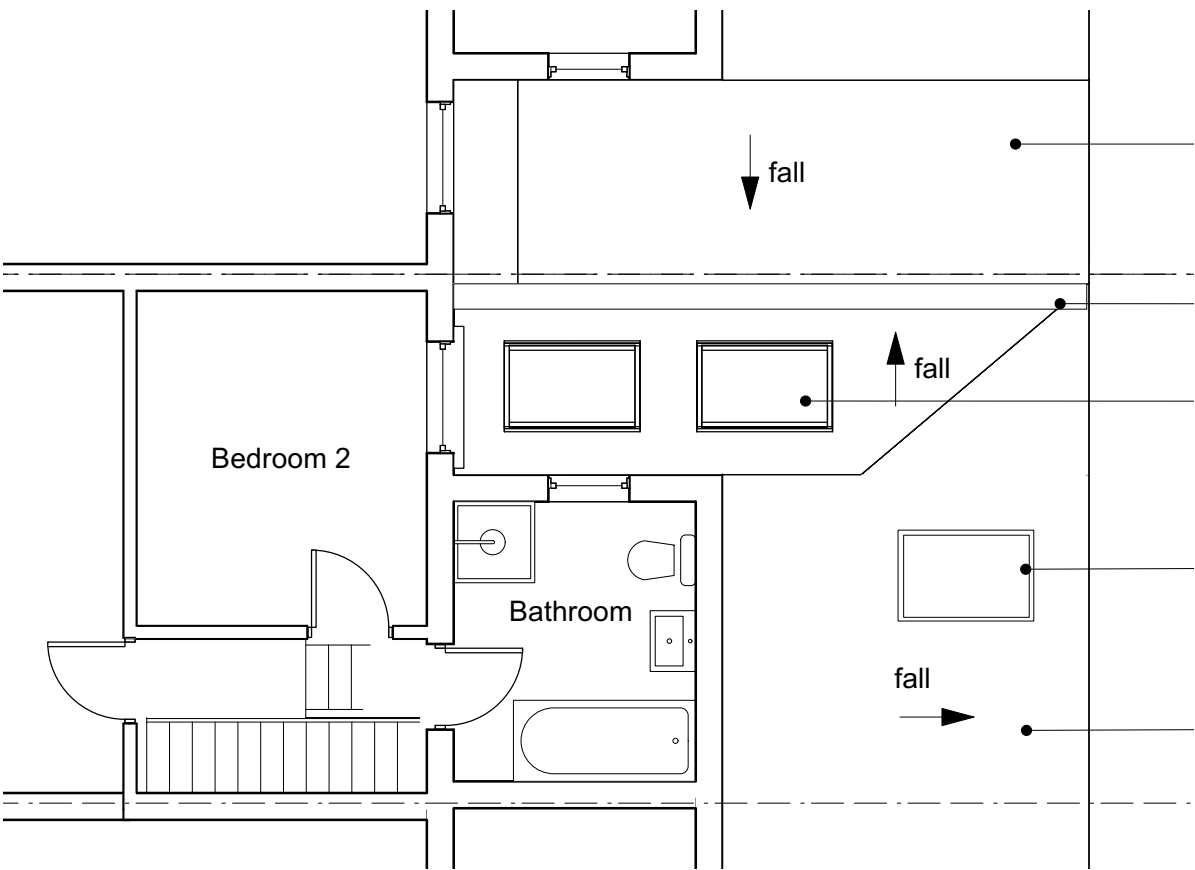
The proposed side extension roof also includes two rooflights to provide additional daylight. The existing roof to the rear of the galley kitchen will also have an additional rooflight to enhance the natural light in the new kitchen/dining area.

The existing timber framed garden doors are to be replaced by Crittal style aluminium glazed doors with a window beside in the same style.

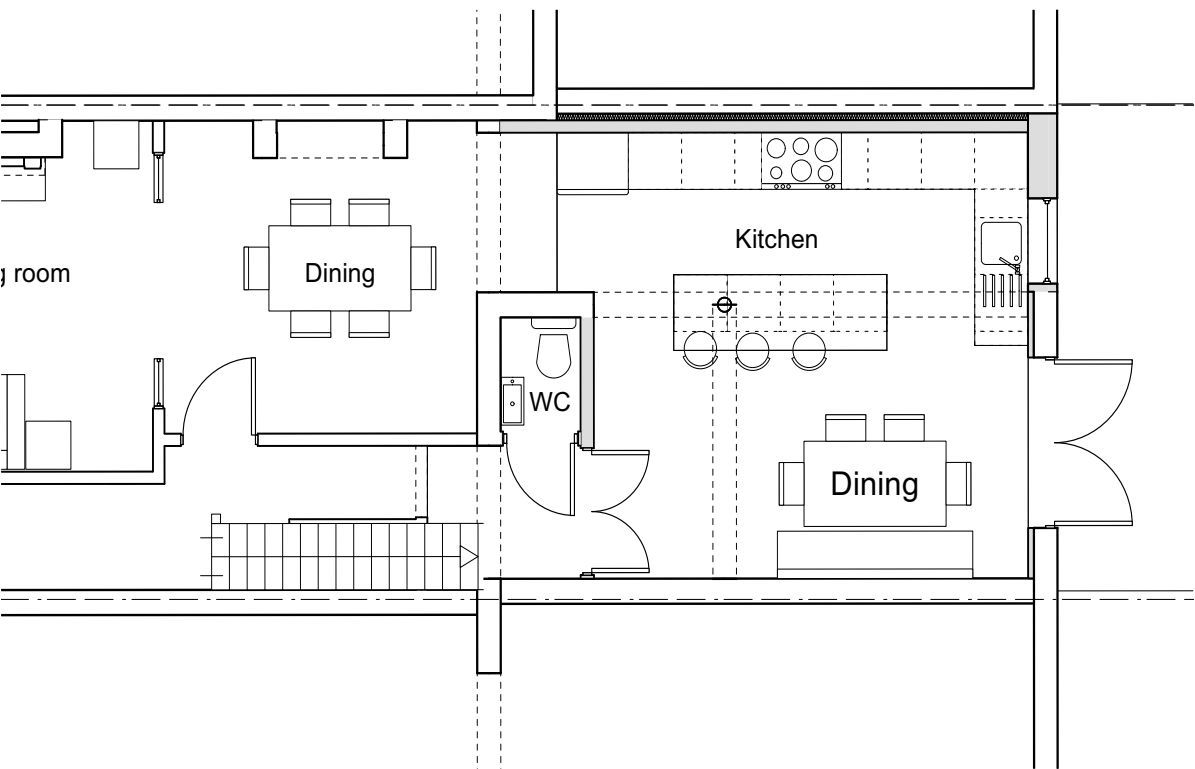
A full description of the proposed extension is provided in the planning drawings provided as part of this application.



Proposed rear elevation



Proposed roof plan of extension.



Proposed internal layout of the extension works.

3.0 Proposed Development

3.2 Impact of the Proposals / Heritage Appraisal

The proposed alterations to the rear are considered to be aesthetically in keeping with the established residential context and uses high quality materials brick, aluminium windows and slate roof. The form, shape and proportion of the new extension is sympathetic to the existing original and has been designed to have minimal impact on the existing building and the surrounding area.

The proposals have no impact on neighbours in terms of privacy as the extension provides no additional viewpoints into neighbouring properties. The proposals will not be visible from any public areas and access into the site is to remain as existing, in keeping with the character of the area.

The proposals are being sought to adapt the property to suit modern day family living, whilst preserving and respecting the existing fabric and design.

The social & economic impact on the area is negligible and the application is within the relevant planning policies for domestic extensions and complies with the requirements of the Conservation area.

4.0 Conclusion & Statement of Justification

Overall, the proposed alterations have been designed to respect the character and appearance of the existing property. The proposed alterations are of an appropriate scale and the use of materials is in keeping with the dwelling to ensure proposals sit harmoniously with the original dwelling.

The proposals have no impact on the heritage significance of the conservation area, and as such would preserve the special character of the area. The proposed development should therefore be considered acceptable.



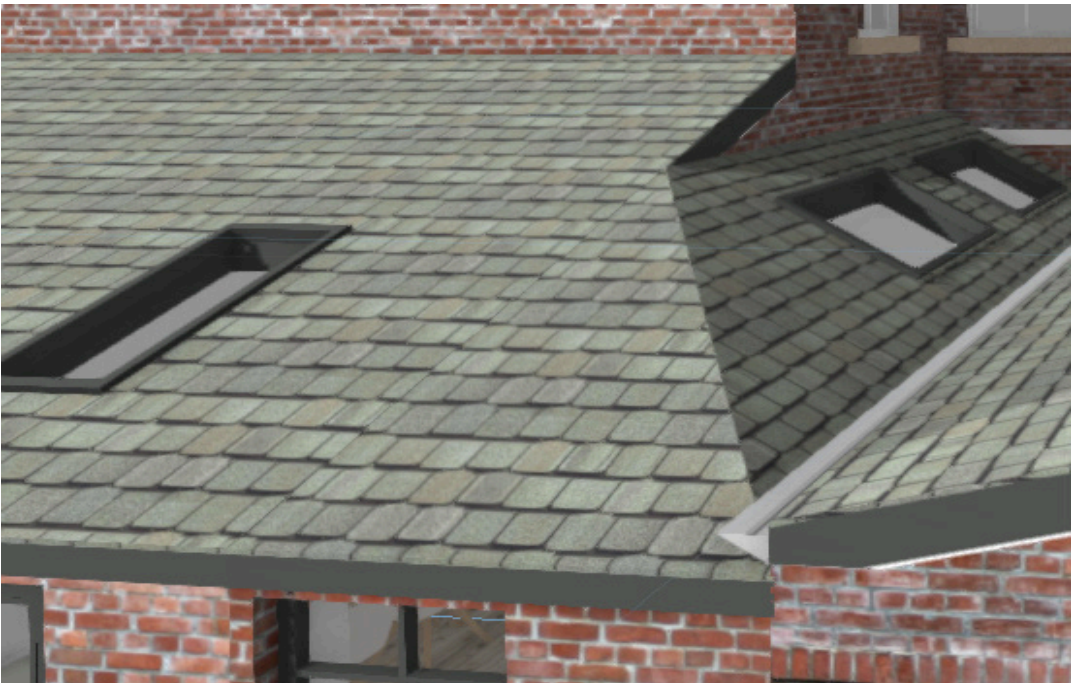
Current rear view of 39 Queenston Road



Proposed rear view of 39 Queenston Road



Current view of 39 Queenston Road from the neighbouring property, No 37, who have already completed works on their side return extension to the rear of their property.



Proposed rear view to show all roof lights