

Heritage, Design & Access Statement

*Prepared in support of a householder application
to be submitted for
a loft extension to the rear*

164 Palatine Road

**Didsbury
Manchester**

for
Mr A Mancini

Rev P1 17.03.2022

S.R. Miles Ltd
Chartered Architect
28 Parrswood Ave
Didsbury
Manchester
M20 5ND

Contents:

Introduction	3
1. Extent of development.....	5
2. Layout	6
3. Scale of the proposal	7
4. Landscaping	7
5. Aesthetic treatment.....	7
6. Access proposal	8
7. Context	8
8. Visual Impact Assessment.....	9
9. Conclusion	11

Introduction

This statement accompanies and supports the Householder Planning Application, submitted on behalf of Mr A Mancini, for the construction of a new loft extension at the rear of the above premises to create bedroom accommodation.

Paragraph 189 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.



Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

- 22 328 PL000 OS Location Plan
- 22 328 PL100 Floor Plans as existing
- 21 308 PL101 Elevations as existing
- 21 308 PL200 Floor plans as proposed
- 21 308 PL201 Elevations as proposed
- 21 308 PL202 Section as proposed

1. Extent of development

The residential family dwelling, built around 1865 is located in the Albert Park Conservation Area has accommodation over 3 upper floors and a basement level.

The Albert Park Conservation Area was first designated in 1988. This predominantly residential Conservation Area is situated west of Didsbury town centre.

The historical character of the area is now largely defined by substantial houses with spacious gardens, but there is a wide variety of building styles and materials within the Area.

The existing property is not listed, and there are no listed buildings within the vicinity of the site.

There are no Registered Historic Parks and Gardens or scheduled monuments within the vicinity of the site.



View from Palatine Road (Looking west)



Former Rear of 164 Palatine Road

2. Layout

The dwelling had a planning application reference 125605/FH/2019 approved for the re-modelling of the rear at ground and first floor level.

This work is now being implemented following purchase of the premises by my client.

The dormer extension seeks to re-model the existing loft area to create a further area of bedroom accommodation appropriate for a family dwelling. A new stair off the landing area will serve the new bedroom and bathroom accommodation at loft level. Windows at loft level will face the rear, replacing the rooflight in the current loft area.

3. Scale of the proposal

The proposed extension has a massing and height that is subservient to the existing building on the site. The materials used for the external envelope will be sympathetic to the existing building, matching roof materials, new aluminium framed windows, quality rainwater goods, and a grey flat roof.

4. Landscaping

There is no landscaping treatment relevant to this application

5. Aesthetic treatment

The proposed dormer extension is to have slate faced walls to side and rear to match the existing roof, a grey grp flat roof which will not be visible, and grey aluminium framed windows to provide a contemporary addition to the rear of the dwelling.

The adjacent dwelling 162 Palatine Road has had a similar extension approved and constructed. See image below





6. Access proposal

The access to the premises remains unaltered and in its original form on the front elevation.

7. Context

The site is located on Palatine Road, close to the junction with Barlow Moor Road in a line of similar detached 3 storey Edwardian premises with well screened rear garden areas.

The dwelling is located to the west of Didsbury Village, with a full range of amenities and transport links available.

8. Visual Impact Assessment

The topography and screened rear garden areas, and limited height of the dormer extension will ensure no loss of amenity for neighbouring premises.

Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed development on the character and appearance of the Albert Park Conservation Area.

This property is part of an established frontage to Palatine Road and forms part of a coherent group of houses at the edge of the Conservation Area.

However, given its relatively late historical development and isolated position in respect of the more historic properties within the Conservation Area, the property makes only a modest contribution to its character and appearance.

The rear elevation is not a prominent element in the Conservation Area and the proposed extension will not be seen in the context of the wider Conservation Area. It is therefore considered that whilst the alterations to the rear elevation, which are of a relatively modest scale, will result in some changes to the overall appearance of the property, they will not adversely impact on the character or appearance of the Conservation Area. It is therefore considered that the proposed extensions will not harm the prevailing character or appearance of the Conservation Area; they will not be seen as elements in the street scene and the considered design of the proposed extensions will maintain the high quality of the built environment within this Conservation Area.

9. Conclusion

In conclusion the applicant is striving to modify and extend an existing building in a manner that fits comfortably within its environment and that complements the surrounding architecture. The applicants' brief is to extend the roof to the rear to create extended bedroom accommodation that has a long life span, that meets, as a minimum the current building legislation requirements for quality of construction and insulation, which represent a worthwhile investment, and can be implemented without imposition on the neighbouring buildings.

In terms of footprint and massing the proposal does not increase the existing building footprint. The proposal responds well to its context, utilizing the existing aspect whilst seeking to maintain privacy for the occupants and the neighbouring residents.

For the reasons set out above it is considered that the proposed development will not harm the character or appearance of the Albert Park Conservation Area, or its overall significance. Consequently, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the local and national policy objectives that seek to protect the significance of heritage assets.