

HERITAGE STATEMENT REGARDING THE PROPOSED SINGLE STOREY REAR EXTENSION AND FRONT PORCH TO 11A CRESSWELL GROVE M20 2NH

INTRODUCTION

This Heritage Statement refers to the application for the single storey rear extension and new front porch application, reference is 131912/FH/2021. On submission of the application, which was received by the authority on 25th of October 2021 it was pointed out that the property lies within a conservation area. The property is not listed and does lie within the Albert Park Conservation Area in Didsbury. The document goes on to explain that *“A key objective of this document is to reconcile the need to conserve and protect the historic environment with the need to satisfy modern demands and developments”* the following explains the purpose of the development in the context of the conservation area and its compliance with the key requirements.

SYNOPSIS

The property is located 11A Cresswell Grove, West Didsbury, Manchester, M20 2NH and the proposal is for a single-storey rear extension by the additional living accommodation, in matching brickwork with a tiled and pitched roof, to match with the existing. The application also includes for a front porch with glazing and pitched roof, also to match the existing building. It is within the Conservation Area, which within the document explains that, it 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 etc.

Within the Conservation Area Cresswell Grove comprises a combination of mainly three storey Victoria semi-detached dwellings to the West side and a mixture of terraced properties to the West. There are predominantly two storey dwellings of different designs and periods to the east. Side, a number of properties within the road have been converted to flats / houses of multiple occupation.

The proposals are appropriate in the context of the age and type of the existing property, also bearing in mind that the rear extension would not be visible on the primary elevation or affect the appearance of Cresswell Grove.

HERITAGE ASSET AND SETTING

The proposed works are to a property built in the 1970s and is at the end of a two-storey block of four bedroomed townhouses, which received a planning approval in 1976, application number F03896. The adjacent property (number 11) has the benefit of a single-storey extension with a flat roof, together with a

front porch. The proposals for 11A are similar with the exception of the roof treatment to the rear extension which is pitched and tiled.

The building is set within a street of properties of differing ages and appearance with period properties of character principally located opposite the subject of this application. Given the nature of the streetscape, types, design and appearance of the properties the proposals would not be detrimental to, or have an adverse impact on the streetscape or the principles and intentions of the designated conservation area.

LAYOUT/DESIGN SOLUTION

The rear extension would provide much-needed accommodation for the property, particularly bearing in mind that it is four-bedroomed but the present ground floor is limited in area for a good-sized family home. It would allow the provision of a large open plan area, with kitchen, living room and dining space, while maintaining a separate front room.

The proposed porch will provide improved security as regards the control of visitors to the property. It will improve the thermal efficiency and comfort of the ground floor accommodation and the hall, stopping draughts and providing space for wet clothing, before entering the hall.

SCALE OF DEVELOPMENT

The drawings together with the Application documents indicate the areas involved together with the accommodation being provided. Its scale and size, given the context of the location are in keeping with the appearance of the existing building, the streetscape and the properties in the immediate vicinity.

LOCAL IMPACT

The proposals as mentioned are in keeping with the area in terms of visual appearance, treatment and materials.

CONCLUSION

The proposals are generally in keeping with the appearance of the property and style of the neighbourhood, giving improved accommodation and usability for the property. They are compatible with the requirements of the conservation area and would in no way be detrimental to the neighbourhood.

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