

Heritage, Design & Access Statement

*Prepared in support of a householder application
to be submitted for
a single storey extension to the rear and new garage to the side of*

25 Parkfield Road South

**Didsbury
Manchester**

for
Mr & Mrs McDonald

Rev P1 15.12.2021

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Contents:

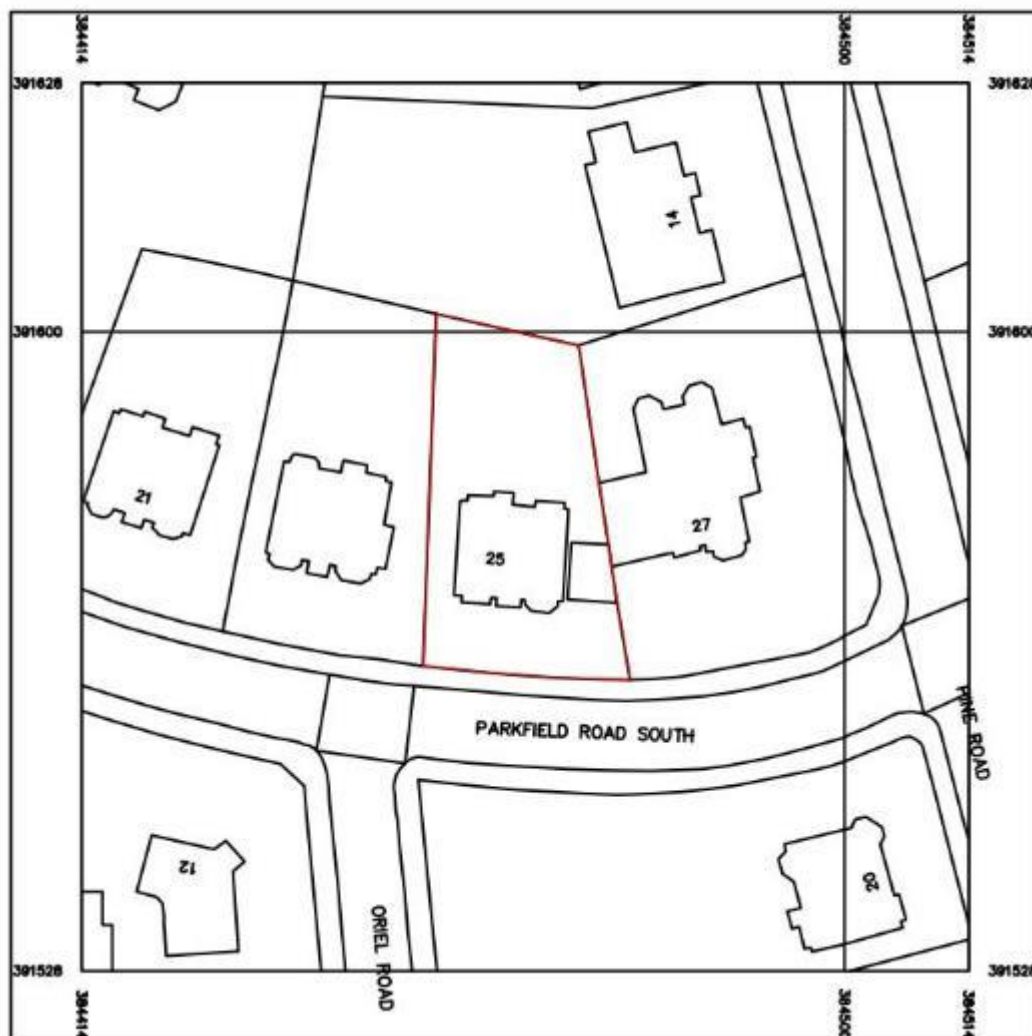
Introduction	3
1. Extent of development.....	5
2. Layout	7
3. Scale of the proposal	7
4. Landscaping	7
5. Aesthetic treatment.....	8
6. Access proposal	8
7. Context	9
8. Visual Impact Assessment.....	10
9. Conclusion	11

Introduction

This statement accompanies and supports the Householder Planning Application, submitted on behalf of Mr & Mrs McDonald, for the construction of a new single storey extension at the rear of the above premises following demolition of the existing rear porch to create a new Kitchen Living area with access to the rear garden.

A new detached garage is proposed at the side of the premises to replace the existing timber garage.

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:

- 21 308 PL000 OS Location Plan
- 21 308 PL100 Basement & Ground Floor Plans as existing
- 21 308 PL101 First and Second Floor Plans as existing
- 21 308 PL102 Elevations as existing 1
- 21 308 PL103 Elevations as existing 2
- 21 308 PL200 Basement and Ground Floor Plans as proposed
- 21 308 PL201 First and Second Floor Plans as proposed
- 21 308 PL202 Elevations as proposed 1
- 21 308 PL203 Elevations as proposed 2
- 21 308 PL204 Site plan as proposed

1. Extent of development

The residential family dwelling, located in the Blackburn Park Conservation Area has accommodation over 3 upper floors and a full basement level.

The Blackburn Park Conservation Area was first designated in 1979. This predominantly residential Conservation Area is situated close to the centre of Didsbury. The Council's (on-line) conservation area assessment (CAA) explains the historical development of the area, noting that it was developed in three principal phases as part of the suburban expansion of Manchester in the late 19th century and early 20th century, under the auspices of the landowner Charles Blackburn, who sold off relatively small parcels of land for new housing development. 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.

The existing property is built of red/buff brick to the front, with a projecting mock timber frame gable over the bay windows on the front elevation, below a concrete tiled roof. To the sides and rear elevations the walls are common brick with feature bands of red brick,

The Edwardian detached property has driveway access from Parkfield Road South, with access to a detached garage to the right hand side of the plot.

There is a garden area to the front behind a low brick wall, with larger mature gardens to the rear enclosed by a 2m high brick boundary wall.

The proposal is to extend to the rear of the premises at Ground floor only following removal of the existing porch to the rear of the premises. The internal floor plan is to be re-modelled at each floor level, windows replaced all below a new roof covering.

The existing front porch, a later addition, is to be removed.

The detached timber garage is to be replaced.



View from Parkfield Road South Road (Looking North)



Rear of 25 Parkfield Road South

Existing Ground Floor	- gross internal floor area:	128.0m ²
Proposed Ground Floor	- gross internal floor area:	135.0m ²

5. Aesthetic treatment

The proposed extension is of contemporary appearance, whilst using the existing facing/common brickwork, black steel framed double-glazed windows and doors below a parapeted grey flat roof will provide a contemporary addition to the rear of the dwelling.

Elsewhere there are general improvements proposed to the external fabric in all cases improving the quality of the dwelling.

Front Elevation - double glazed white painted wooden sash windows in the same configuration as currently displayed.

Side Elevations - double glazed white painted timber windows

Rear Elevation – black aluminium framed double glazed system at ground and first floor to match the glazing system in the proposed extension.

Rooflights introduced on the rear elevation will match the velux style rooflights already present.

Basement level - wood effect UPVC to ensure robust weatherproofing as they are below ground level. These windows are to be modified to meet current building regulations with regards to means of escape.

Roof – current concrete tiled roof to be replaced with traditional rosemary clay tiling.

Porch - the current front porch is beyond repair and not in keeping with the original house, to be removed and repairs made to the original porch overhang and small tiled roof.

Garage - the current garage is beyond repair, to be replaced with a similar looking garage with black and white frontage. Garage to be set slightly back from the front line of the house and a little narrower so detached from the boundary. Garage to have brickwork to elevations to match the house, below a clay tiled roof.

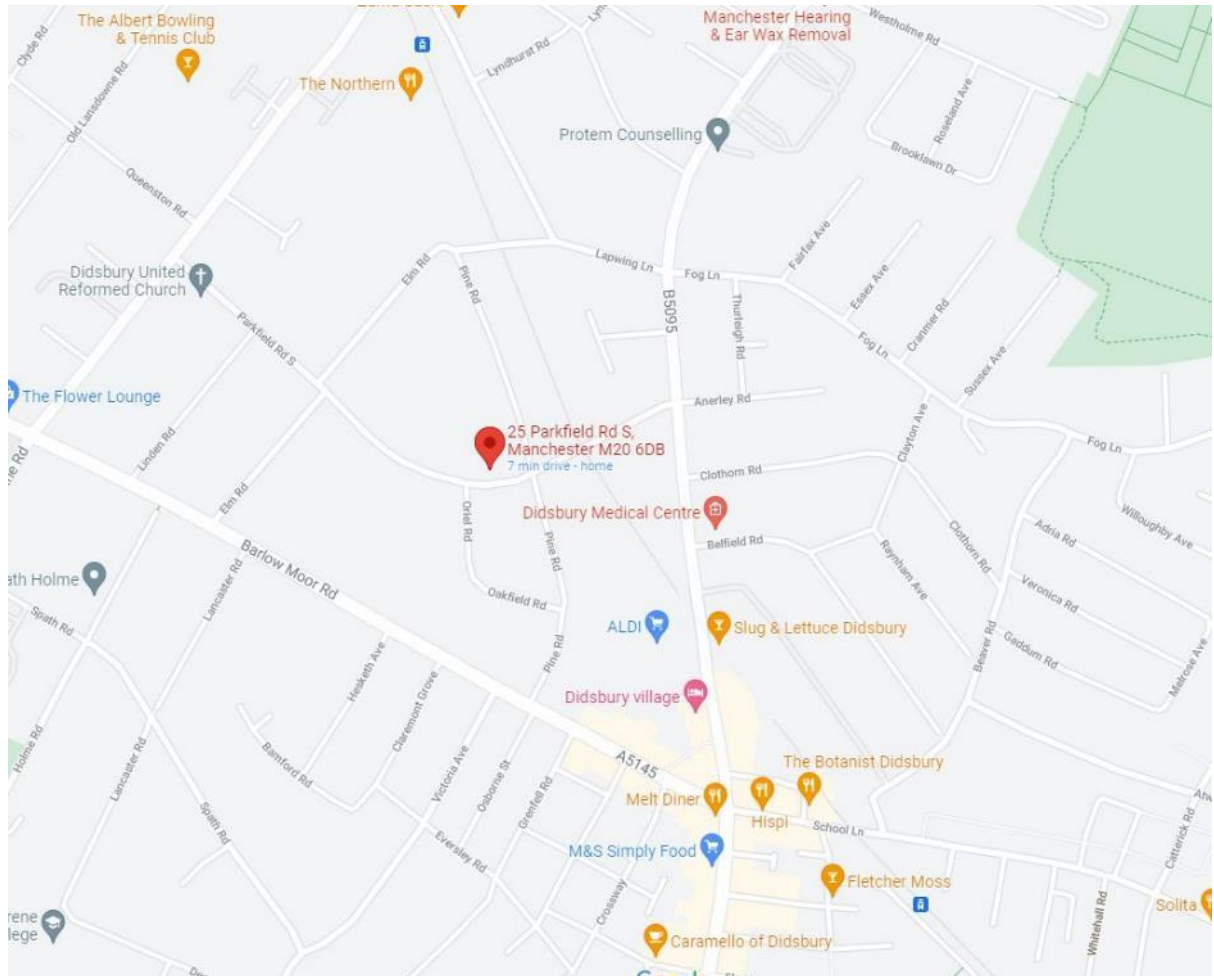
6. Access proposal

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

The extension will have access from the existing Hallway, or alternatively external access will be available from the garden via a new stepped approach.

7. Context

Site Context Plan



The site is located on Parkfield Road South, in a line of similar detached 3 storey Edwardian premises with well screened rear garden areas.

The dwelling is located to the north 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 single storey 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 Blackburn Park Conservation Area.

This property is part of an established frontage to Parkfield Road South and forms part of a coherent group of houses at the entrance to the Conservation Area off Wilmslow Road.

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 particularly 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 particularly prominent 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 largely retain the existing building, which has good quality facing brickwork detailing and extend to the rear to create extended Kitchen/living accommodation at ground floor level 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 is not a significant increase on 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 Blackburn 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.