

Design, access and Heritage Statement

128 Withington Road, Whalley Range Manchester, M16 8FB

INTRODUCTION

The heritage statement has been prepared to support a full planning application for planning permission to erect a single storey rear extension and to install a front, retractable canopy, at the existing property of 128 Withington Road, Whalley Range, Manchester, M16 8FB.

The property is located within the Whalley Range conservation area located around 2 miles South of Manchester City Centre.

The property was built in the early 20th century and displays Georgian features to the front and rear elevations of the property, that include 2 large wooden framed windows on the first floor, front elevations, which are original.

The significance to the original features of the property link into the Victorian properties on the street and fit in with their original features.

The heritage statement explores the history of the site, its significance as a heritage asset, a summary of the history and development of the building/asset and its setting, the significance of the interior and exterior as relevant, an explanation of where proposals impact on the historic fabric and justification for the works together with details of any mitigation measures proposed.

The site lies within Whalley Range conservation area.

Whalley Range Conservation Area

The proposal is located in an area of Whalley Range. The premises comprises a terraced shop, frequently of the Victorian period.

The area also contains some earlier buildings developed in the late 18th and early 19th centuries. Yards to the rear are moderate. Whilst some original features have

been retained in the area, many buildings have undergone substantial alteration and extensions to the rear.

The property is a set back, mid-terraced building. Building elevations fronting Withington Road display a variety of building styles, comparing both residential houses and flats with detailing and expression, particularly to the older, larger homes. There are a number of consistent design details for example the large bay windows to both the first and second floors on the properties.



Generally, buildings sited along Withington Road are 3 storeys in height and domestic in scale. Buildings tend to be traditional in form with pitched roofs fronting the street. In a number of cases the plot ratio is greater in depth than width, although there are some exceptions with newer

properties.

The scale, massing and form of buildings results in a strong building line and sense of space to each property. This contributes to the visual interest and rhythm of the street scene.

There are a number of significant pedestrian routes, which contribute to the finer grain and spatial interest of the Conservation Area. There are often good views from these routes to the more modest, often unaltered and functional historic front elevations, outriggers and outbuildings, which contribute positively to the integrity and evolution of the Conservation Area.

The consistent use of traditional building materials and local details repeated throughout the Conservation Area provides a sense of visual harmony. The majority of buildings are constructed from gothic style stone in traditional bonds with pitched grey slate roofs and painted timber windows. There are smaller and newer numbers of buildings constructed from stone within the consultation area.

On the issue of new development, New development should be used to protect and enhance the high quality and historic architectural interest of the Conservation Area. There is an opportunity to give new use to the rears and basements of buildings and to provide active frontage to areas that have been identified.

128 Withington Road

The proposal seeks no changes on the current planning use, and proposes alterations on the front and rear elevation of the building with minimal damage to the existing original features of the property and therefore retains the most prominent features. By adding the retractable canopy to the front elevations, the construction of this will be of minimal damage to the original features and will benefit the public who visit the site by providing shade. By constructing the single storey rear extension using a similar style of brickwork and roof covering materials, it will be in harmony with the existing building, making the existing building more user-friendly, while maintaining the same look and characteristics of the existing site. The retractable canopy to the front elevations will have no damage to the existing historical details and will be in keeping with the style of the terrace and more noticeable with next door (No. 126) as the property has a retractable canopy also.

In my opinion, the proposals at the property will have no damaging effects on the building, surrounding buildings or the street scene. Detailed floor plans, elevational drawings, 3D plans and detailed site plans have been accompanied with this application and gives details of the style of the existing property and the proposals, which helps picture the vision of our client.

Minimal change will be made to the front elevation of the property as only a retractable canopy is being fitted. The single storey extension will be located to the rear and has no visual impact on the street scene.