

Heritage Statement

Flat 7 - 157 Palatine Road, Manchester M20 2GH

1 Introduction

This statement accompanies an application for permission to install roof dormers and rooflights to front and rear elevations, alterations to existing side dormers and provision of cantilevered balcony to side to form additional living accommodation

The building is located on Palatine Road, with the Blackburn Park conservation area. It was designated a conservation area by the City Council in 1979 and comprises the area bounded by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road.

2 History

In medieval times the area was composed of a number of fields with a single large property, Parkfield House, near the centre. The estate came into the possession of Charles Blackburn, who became largely responsible for the varied form of development currently seen in the park. He sold only limited portions of land, each plot large enough to accommodate only three or four houses.

Wilmslow Road was the main road route to Wilmslow and other villages to the south of the city. The quantity of traffic increased to the point where another road was needed, and a turnpike road was constructed and opened in 1862 along the line of the present Palatine Road. It joined Wilmslow Road at Withington and crossed the River Mersey via a bridge at Northenden. The houses built along Palatine Road over the next twenty years constitute the first phase of development in Blackburn Park.

On 1st January 1880, the Midland Railway opened its Manchester South District line with nearby stations at Didsbury and Albert Park. This prompted the second phase of development up to 1905, when Charles Blackburn offered two thirds of his estate for sale in lots as sites for private houses. When Blackburn died, the remainder of his estate was sold, and this led to the third phase of development. Around this time the Northern Lawn Tennis Club, previously based in Old Trafford, bought a large part of the park. This resulted in a wide expanse of open land being preserved in the north of the conservation area.

3 Control of Development

Blackburn Park is a prosperous residential area in the south of the city, and development control is aimed at maintaining this prosperity as well as the quality of the environment. This inevitably means a compromise which limits future development. However well-maintained, buildings become worn out with age and need to be replaced or refurbished.

The roof of the existing property is in a very poor condition and is scheduled to be recovered as part of the buildings maintenance strategy in 2022. The applicant would like to use this opportunity to make the proposed alterations to the existing roof structure at this time. The proposed alterations will greatly enhance natural light within the apartment.

4 Assessment of Impact

It is proposed to use traditional materials that maintain the aesthetics of the original building. The new pitched roof dormers to the front and rear are small in scale and sympathetic to the appearance of the building. The proposed alterations to the dormer will have a very limited change to the appearance of the building within the street scene and will not impact on the adjacent listed building Didsbury United Reformed Church, which is heavily screened by evergreen trees.

There will be no particular heritage benefits except that the proposed scheduled recovering of the roof will mean that the existing building will continue to be maintained within the conservation area.

5 Conclusion

The proposals will provide much needed light within the roof space apartment and enhance the owners living accommodation. The proposals have been sensitively designed to preserve and support the distinctive local character and protect the amenity of neighbours.