

HERITAGE STATEMENT

PROPERTY	56 Bloomesbury Avenue, St. James' Park, Didsbury, M20 2BN
APPLICATION NO.	131396/FH/2021
PROPOSAL	Erection of first floor extension above existing flat roof single storey attached garage.
DATE	September 2021

1.0 Introduction

This Heritage Statement is to be provided with the application for Householder Planning Permission for the above property as it is situated within the Didsbury St. James' Conservation Area boundary as listed by Manchester Borough Council.

2.0 Heritage Statement

The application building is a modern detached 4-bed property recently completed by Developers PJ Livesey in 2018 as part of a large development known as St. James' Park. It sits within the Didsbury St. James Conservation Area, (Fig. 1) designated in 1970 as it is known as the historic core of Didsbury and is known to have the greatest concentration of listed buildings outside of the City Centre.

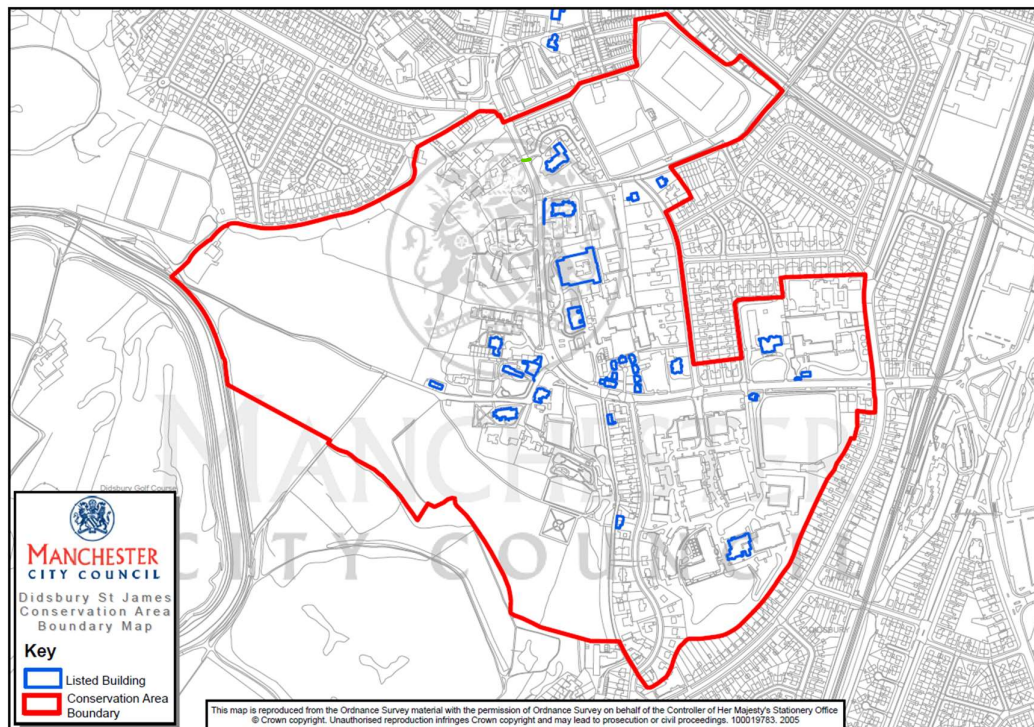


Fig. 1. Didsbury St. James' Conservation Area showing application building location in yellow.

3.0 St. James' Park Development

The application building was part of a development of approximately 40 detached and semi-detached private houses and apartments built on the former Manchester Metropolitan University Campus and includes the converted Grade II* listed Administration Building at Didsbury Campus and the Grade II Listed Old Chapel, see planning approval 108541/OO/2015/S2. See fig. 2.

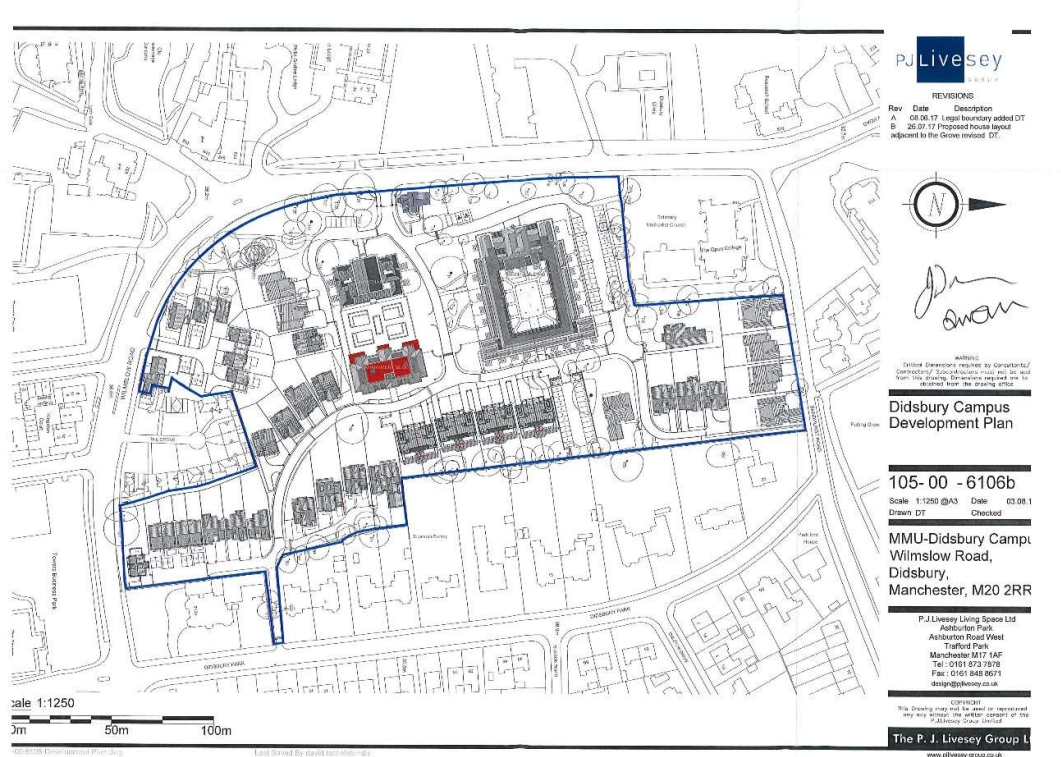


Fig. 2 St. James' Park showing the application building in yellow.

In 2016 PJ Livesey were granted permission to develop the 17 acre plot which includes the Grade II listed Manchester Metropolitan University Administration Building and Grade II listed Old Chapel. Just under 100 homes were completed in the 3 year development and the development includes houses, apartments, converted houses + a school. See the transformation below dating 2003, 2017, 2020.



4.0

Application Building Existing Description

The application building is a new build red brick detached property including sandstone detailing around the windows, uniform grey windows and panelling with grey slate pitched roof with a large garden to the front and rear, designed and built in a style replicated throughout the PJ Livesey St. James' Park development styled to compliment the surrounding historical buildings and green areas.



Fig 3. Application Building front façade.

The main body of the building is two storeys, in keeping with the neighbouring old and new dwellings, with a steep pitched roof with dormers, see fig. 3.

The application building also includes a single storey annex that comprises of the kitchen and a utility room which leads to the garage. The single garage opens directly on to the driveway that can comfortably fit 2 cars or up to 4 if needed. There is no access to the rear garden from the kitchen, utility room or the garage. The only access to the rear garden is through the living room patio doors or the external perimeter pathway, see fig. 4.

The application property plot is triangular in plan which created a space for the garage, however, the single storey design of the garage has little aesthetic value in comparison to approach throughout the full St. James' Park development, fig. 5 + 6.



Fig 4. Garage and utility room front façade.



Fig 5. Application building rear elevation looking from the garden.

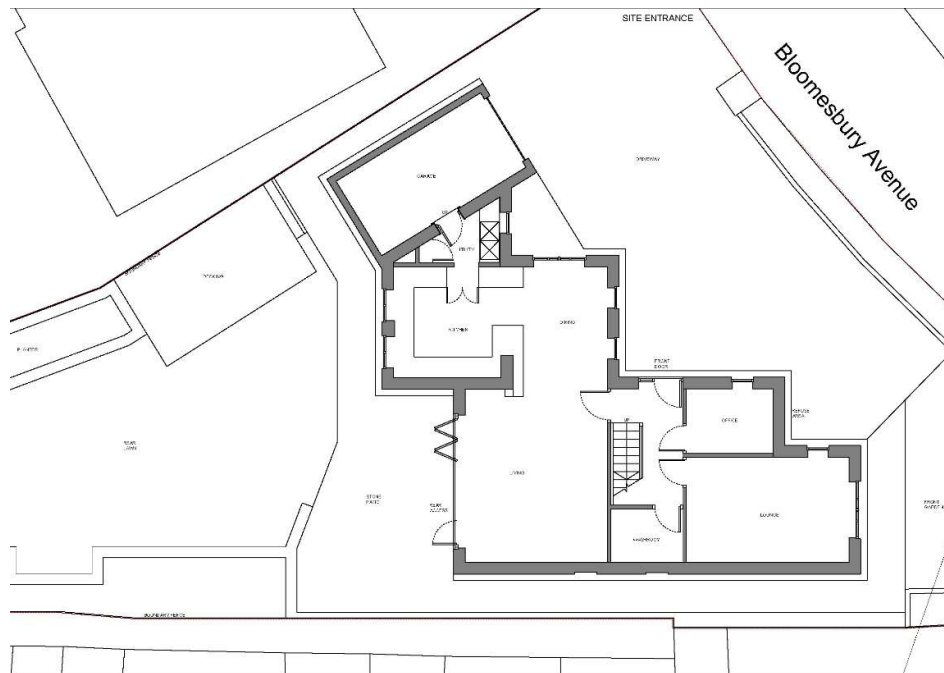


Fig. 6 Existing ground floor application building

5.0 Application Building Proposal

The application is to convert and extend above the existing garage with a pitched roof and sandstone window detail to match the existing house and have doors opening on to the rear garden. Majority of the neighbouring properties within the PJ Livesey St. James Park development do not have single storey elements. The effect of the proposal to the immediate neighbours has been considered and there will be no impact to the existing condition of the properties. The proposal artist impression can be seen in figure 7 + 8 and the plans shown in fig. 9.



Fig. 7. Artist impression of the proposal from the front façade/ private driveway.



Fig. 8. Artist impression of the proposal from the

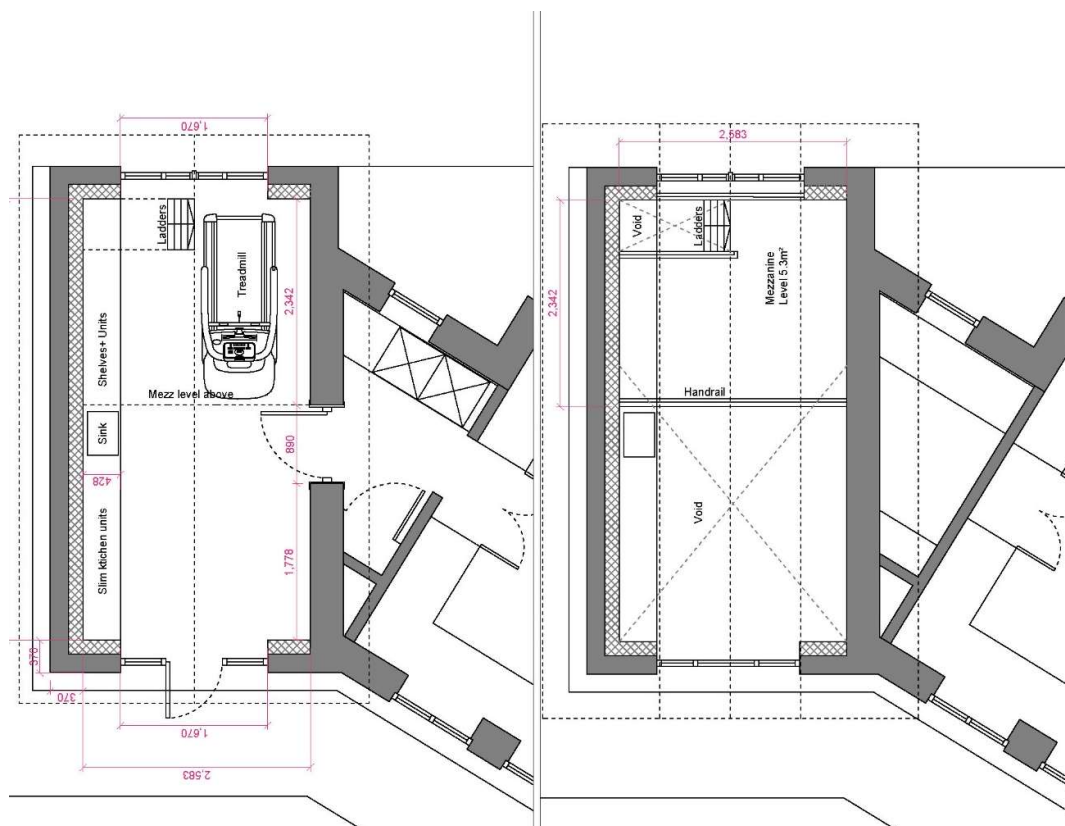


Fig 9. Proposed converted garage into a gym and mezzanine level above.

6.0 Heritage in and around the site

6.1 Summary of the history and development of the building/ asset and its setting.

Fig 10. <https://www.archiuk.com/> Old Victorian OS 1888-1913



The wide tree-lined Wilmslow road has been a dominant spine through Didsbury for hundreds of years connecting Manchester City centre with a significant network south. The chapel shown in the corner of Wilmslow Road and Didsbury Park, shown in figure 10 can be dated back to 1620.

Manchester Metropolitan University Didsbury campus was established on this site with two dominant buildings and generous grounds. The majority of the buildings in this location were large residential houses built by and for the families of the business people who were building an important era in Manchester and the North in the late 19th Century.

Didsbury became part of the City of Manchester in 1904 whilst the

Conservation Area for Didsbury St. James was designated in 1970.

PJ Livesey applied to develop the former Manchester Metropolitan Campus area in 2015 to create luxury homes within the historical setting of St. James' Conservation Area. The developments were completed in 2018. The detached houses all vary but follow the same style, material palette, roof pitch, architectural details and quality of finish.

The development is a gated private community but has a large impact on the existing architecture + urban landscape within the Didsbury St. James' Conservation Area. The importance of creating buildings that compliment the existing heritage of the Conservation Area, including building type and generously proportioned green spaces, was expressed as part of the Heritage statement for the St. James' Park development as a whole in 2015 by PJ Livesey.

St. James' Park development contains two existing examples of significant architectural masterpieces, The Grade II* Listed Administration building, see Fig. 11 and the Grade II Listed Old Chapel, see Fig. 12. Along the perimeter the dwellings share proximity to existing dwellings, many of which are listed, see Fig. 13. These existing examples of heritage protected building paved the way for the St. James' Park development and also the application proposal.



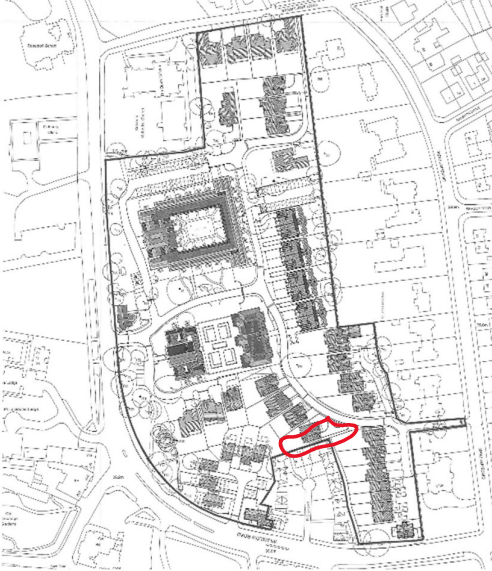
Fig 11. Administration Building Grade II* Listed within the grounds of St. James' Park.



Fig.12. The Old Chapel Grade II Listed at the gated entrance to St. James' Park.



Fig.13. On the left, Grade II Listed residence The Grove. On the right, a typical example of the new build PJ Livesey St. James' Park developments. View from the garden of the application property.

6.2	Statement of the significance of the interior and exterior as relevant.
	The application building and application proposals interior have no heritage significance on the surrounding site or historical characteristics. The application proposals to the exterior have been reviewed and designed in consideration of the surrounding buildings within the St. James' Park development and the surrounding environs, including The Grove Listed properties. The exterior proposal is in-keeping with the St. James' Park design and materials palette and has been designed carefully not to over-look any neighbouring properties or block light or views from neighbouring buildings.
6.3	Where the proposals impact on the historic fabric, the heritage asset and its setting.
	 The application building and land, highlighted in red on the St. James' Park plan to the left, is plotted next to and within view of the grade II listed private residences of The Grove, shown with blue dots on figure 14. It can be seen from the first floor of number 5, 7, 9 and 11 and from the Bloomsbury Road within St. James Park only. The proposals do not impact on the historic fabric or heritage asset or settings any more than the existing impact of the full St. James' Park development. Fig. 14 Listed buildings surrounding the proposal.
6.4	An assessment of the impact of the proposals.
	The proposal to alter the roof of the garage from a flat roof to a pitch room is to increase the use of the room to the user by adding a mezzanine and it is also proposed that the pitch roof will match the style and materials of the surrounding properties with the intention of improving the property aesthetic and function. The impact it will provide to the user will include better access to their large private garden and provide additional space to be used as an office or gym or break out space. The impact the proposal will have on the development will be minimal as the intention is to match the existing materials, style and quality of workmanship.
6.5	A statement of justification for the works together with details of any mitigation measures proposed.
	The proposal within the application is in response to the requirement to make better use of the garage and utility room and to have improved access to the garden. The existing garage as a function for parking vehicles is not required due to the large front driveway capable of parking 2-4 cars with out impacting the private road. The proposal to increase the roof height from a flat roof to a pitch roof has

	been considered as an improvement aesthetically and to be more in keeping with the surrounding style of house. The additional head room within the pitch will offer a light bright mezzanine level over a working space for an office, a gym or a garden living room that is separate from the main living room. Currently the access to the garden is through the patio doors from the living room which is often not suitable in inclement weather or after gardening, etc.
7.0	Access.
	Access to the existing property will remain as existing. Access for emergency vehicles will remain as existing.
	End of Document.