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HERITAGE STATEMENT

Ms Kate Pirouet

Address : 36 Mayfield Road, Whalley Range, Manchester - M16 8EU

Date: 6th September 2021

Planning Portal Reference Number : PP-10139996

Manchester City Council Ref :

1) GENERAL :- This statement has been prepared to support a Planning Application for the improvement of an existing dwelling via a proposal to excavate the front of the house to create entrance to existing lower ground floor and introduce windows to existing bay area. further proposal to change boundary treatments, with new piers to the front facing elevation with railing & electric gate, plus lower wall to l/h boundary.

National Planning Policy Framework - The revised National Planning Policy Framework (NPPF) was published on 19th February 2019. With regard to the historic environment, the overarching aim of the policy is that 'our historic environments... can better be cherished if their spirit of place thrives, rather than withers.' The relevant policy is outlined within chapter 16, 'Conserving and Enhancing the Historic Environment'. This chapter reasserts that heritage assets should be conserved in a 'manner appropriate to their significance' (Paragraph 184). Also within NPPF Section 16 it states, proposals affecting heritage assets should be determined by 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;'

Local Authority Heritage Policy - The property is situated within Whalley Range and is subject to the City of Manchester's Core Strategy which was adopted on 11 July 2012. The Core Strategy replaces significant elements of the existing Unitary Development Plan (UDP) as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications. Relevant policies to the development: Policy CC 9 Design and Heritage 'Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.' Policy EN 1: Design Principles and Strategic Character Areas Policy EN 3: Heritage 'Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.' The below is taken from MCC website guidance on the Whalley Range conversation area. 'Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities.

2) SITE ANALYSIS :- Whalley Range conservation area was designated in October 1991, which is predominately residential across the whole area, many of the original houses still remain. During the second world war many of the families who resided in these dwellings moved away resulting in the neglect of the area. Following this over the years there has been investment into the area utilising many of the large family's homes for multiple occupation. The subject site is located to the eastern side of the Whalley Range Conservation area on Mayfield Road and the building itself is not subject to any listing or heritage designation. Along Mayfield road there is a repeating house type with 2 Mayfield Road being of a different style. The architectural features on the building are common to the WRCA: Steeply pitched slate roof, large bay window and a tall spire. It is considered an attractive building which contributes positively to the setting of the Whalley Range Conservation Area. There are two listed building within close proximity to the site, St Bede's College (Grade II listed) is located directly to the south of the site and Church of St Edmund (Grade II listed) to the north of the site. 'St Bede's College is an ornate red brick and terracotta building in the Italian renaissance style, which incorporates the redundant aquarium building.' 'St Edmund's Church is a stone building with a steeply-pitched slate roof. Designed in the geometrical Gothic style, it has paired clerestory windows with tracery.'

3) CONTEXT ANALYSIS :- The proposal seeks permission for the enhancement of the existing lower ground floor area of the property. New access is to be made under the existing entrance of the property, and drawing down the existing bay window area with the introduction of new bay windows with the same design to the ones above. The new door style is to match the existing style, similarly, the existing windows of the basement are to be replaced with new matching windows. Boundary treatment will only enhance the look of the main dwelling not being to dissimilar to the existing boundary albeit on the right hand side. Similar boundaries include the School further along Mayfield Road, and properties in neighbouring street (Alness Road)

The proposal has minimal impact onto the original character of the existing building with also no impact on the surrounding listed heritage assets or street scene. The alterations are entirely in keeping with the area in terms of visual character subsequently we would consider the proposal acceptable

4) POLICY CONTEXT :- Not applicable.

5) MOVEMENT :- Not applicable.

6) ACCESS :- Site is accessed regularly by the property owner, and has considerable on site onsite (off Street) parking provisions.

7) CHARACTER :- The external character will not be adversely altered from the road side, as all materials proposed will be in keeping with that of the existing property and boundary treatments .

8) COMMUNITY SAFETY :- Not applicable.

9) ENVIRONMENTAL SUSTAINABILITY :- All exterior materials are to match the existing materials found on the site, and materials to be sourced locally wherever possible.

10) MOVEMENT TO, FROM WITHIN THE DEVELOPMENT :- Not applicable.

STATEMENT OF SIGNIFICANCE

The Property is situated in a residential road, of similarly designed properties. Largely the appearance of the existing building is to remain the same with new windows within existing openings. The new doorway again will be to match the existing entrance door with the existing window opening mirroring the proposed windows to the lower ground floor. Similarity will be maintained, and the overall appearance would not detract from the existing property / surrounding street scene or Whalley Range Conservation area.