

11 The Grove, Didsbury

Design & Access Statement and Heritage Impact Assessment

Prepared on Behalf of: Aashish Velkar and Elaine Morrison

Prepared by: EOHMA LIMITED

June 2021

Proposal number: 1938MOR

11 THE GROVE, DIDSBURY

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2.0 The application property and surrounding area 8

3.0 Heritage planning context 13

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Structure of Statement

The Design & Access Statement and Heritage Impact Statement is structured as follows:

Section 1: Introduction

- Outlines the purpose of the document and clearly shows the extent of the works for which permission is sought in drawn form

Section 2: The application property and surrounding area

- Considers the site and its surroundings in terms of the physical, social, economic and planning context

Section 3: The heritage planning context

- Outlines the heritage of the property and the planning context

Section 4: Significance of heritage

- Sets out the proposed character areas, access arrangements

Section 5: Proposals & assessment of impact on heritage assets

- Overview of proposals and assessment of the relative historical and architectural significance of the application site.

Section 6: Conclusion

- Offers our recommendations for the proposal

NB. This statement is not intended to be a full or complete record of the site

1.0 INTRODUCTION

1.1 Objective

This Design & Access Statement also incorporates the Heritage Impact Assessment required by the NPPF for proposals which affect the significance of heritage assets. The document has been prepared in support of a full application for planning permission and listed building consent. The proposed works are detailed on the submitted application drawings prepared by EOHMA Ltd.

1.2 Statement Of Need

The applicant and owners of 11 The Grove purchased the property in 2013 and it has been occupied since. Over the last few years they have seen a major new development to the rear and side of their property. This has included the construction of a row of new homes. To the rear and side of 11 The Grove is an access path which was formed from left over land from the development. The ownership of the strip has now been transferred being held on trust as set out in a declaration made between Gisella Benedetta Alberici and Vincent Kelly and the registered proprietors from time to time of numbers 5,7,9,11,13,15 and 17 The Grove, Didsbury, Manchester M20 2RG and 809 Wilmslow Road, Didsbury, Manchester, M20 2QR. The legal documentation denotes that the new land is not to be used or occupied for any purposes than as a 'garden' (Land Registry - TP1 Form - PART 7.4 - See Appendix) and stipulates rights of access for PJ Livsey Living Space Ltd to access the strip for various maintenance requirements.

Since the purchase, the owners have carried out minor works to maintain the upkeep of the property and now wish to provide internal and external access to the maintenance strip, improve the landscape treatment of the existing courtyard and modernise the existing kitchen to meet their family needs.

NB. Please note that permission was given at 17 The Grove to allow for formation of access to the new parcel of land Planning REF:124576/LO/2019. The modifications in this application seek to provide increased garden amenity and security. Similar alterations proposed in this application have been approved by the Local Authority which include the alteration of perimeter walls and treatment works to boundaries (See: 125419/LO/2019 - 9 The Grove - Erection of a single storey rear extension including partial demolition of rear wall, 125516/LO/2019, 065923/LO/SOUTH2/02).

The following three pages show the key external and internal changes being proposed. This is followed by a detailed report which sets out how the local context, heritage and planning policy have been assessed and considered.

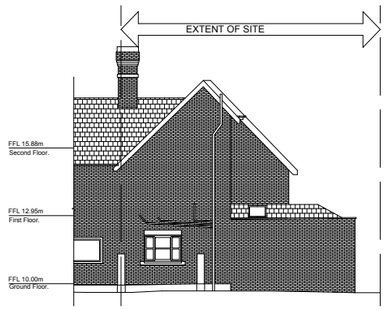
1.3 Description of Works

The proposals are in response to the new development to the rear and site of 11 The Grove .

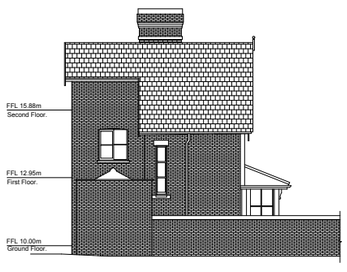
1. The works involve the opening up of the existing kitchen window and existing boundary wall to form new access to the maintenance strip, the removal and replacement of the existing kitchen, and some minor landscaping work in the courtyard garden.

The proposed works are summarised:

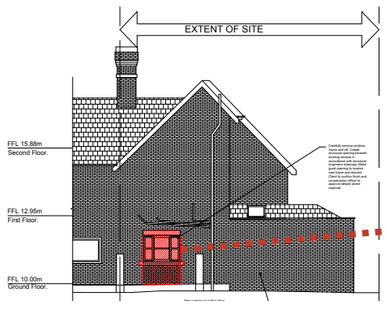
1. Opening up of existing kitchen window to form doorway- providing access to the new strip of land, improved garden amenity and security
2. Alteration of existing courtyard wall to provide access to the new strip of land
3. Removal and replacement of the existing kitchen
4. Minor landscaping work to the courtyard garden and strip
5. Replacement of front door



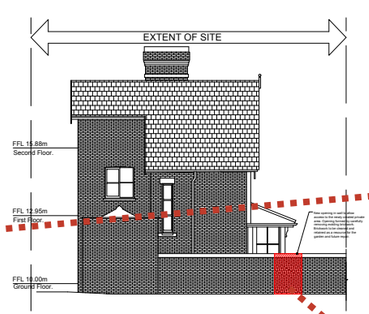
Existing Rear Elevation (1:100)



Existing Side Elevation (1:100)



Alterations (1:100)



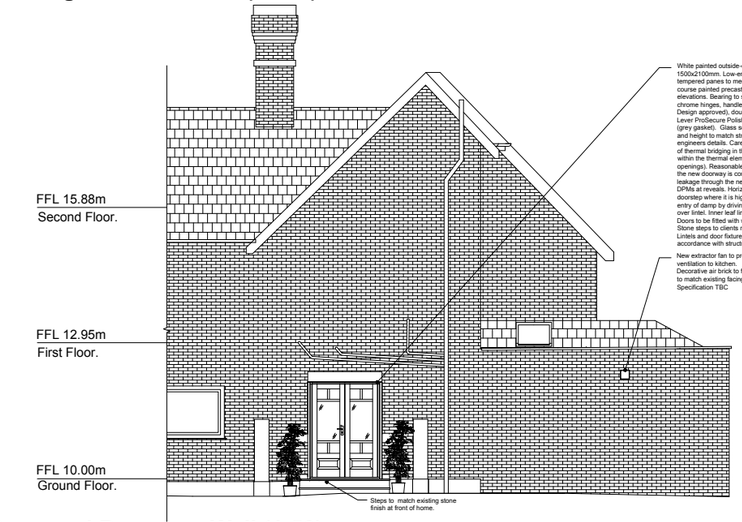
Alterations (1:100)



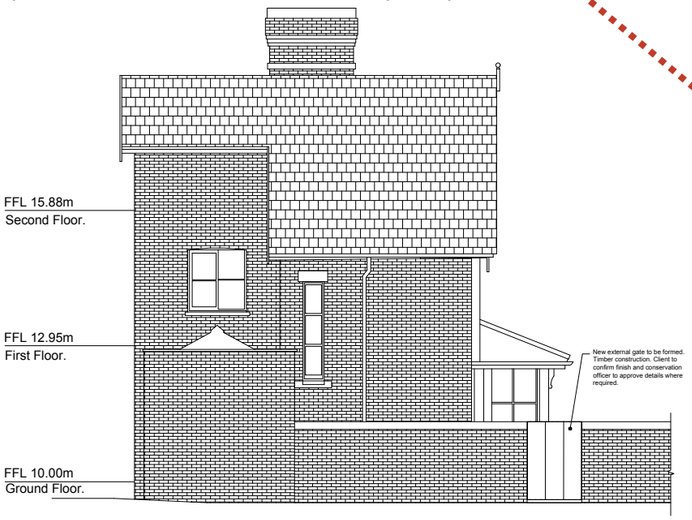
Alterations (1:100)





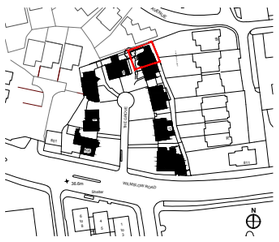


Proposed Boundary Wall (1:50)

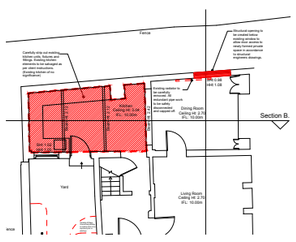


This drawing is for statutory approvals only.

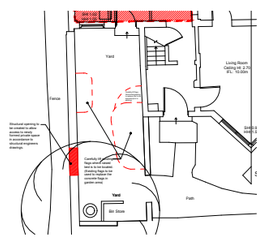
1. All works to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and British Standards.
2. The contractor MUST check all dimensions and particulars prior to commencement of work. All Structural Elements (Walls, Lintels, Foundations ETC.) affected by new work are to be exposed by the contractor and checked on site by the Local Authority prior to start to confirm adequacy to sustain new loads.
3. CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015. Contractor to plan, manage and monitor construction work under their control so it is carried out without risks to health and safety. For projects involving more than one contractor, coordinate their activities with others in the project team - in particular, comply with directions given to them by the principal designer or principal contractor. For single contractor projects, prepare a construction phase plan.
4. All new skirting/architraves to match existing, unless stated otherwise by the client.
5. All electrical installations to the standards required by 'PART P' of the Building Regulations. GAS Installation to be to 'Gas Safety' (Installation and use) Regulations.
6. PARTY WALL ACT: where there is encroachment on neighbours property or building within 3m or 6m of the adjacent Property, then permission MUST be obtained under the act.
7. All proposed brickwork and roof tiles to match existing. Repair works to the existing brickwork to be carried out as required to again enhance the longevity of the building.
8. Any existing Load Bearing Walls to be altered will be done so according to the Building Regulations.



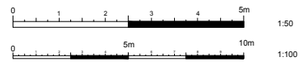
Location Plan (1:1250)



Wall - Demolitions (1:100)



THIS DRAWING IS INDICATIVE ONLY ALL TRADES TO CHECK DIMENSIONS ONSITE AND REVISE AS NECESSARY TO MEET RELEVANT BUILDING REGULATIONS .
ALL PROPOSED SURFACE MATERIALS WILL NOT AFFECT STRUCTURAL INTEGRITY AND CAN BE REMOVED.
THIS DRAWING IS FOR STATUTORY APPROVALS ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



REV	DATE	DESCRIPTION	DRN	CHK

EOHMA
A R C H I T E C T S
www.eohma.com

DRAWING TITLE: Proposed External Works

ADDRESS: 11 The Grove, Didsbury

CLIENT: Aashish Velkar & Elaine Morrison

PROJECT: 11 The Grove

DRAWN BY	SCALE	DATE	DRAWING NUMBER
-	Scale@A1	JUNE 21	004

CHECKED BY: - REV: -

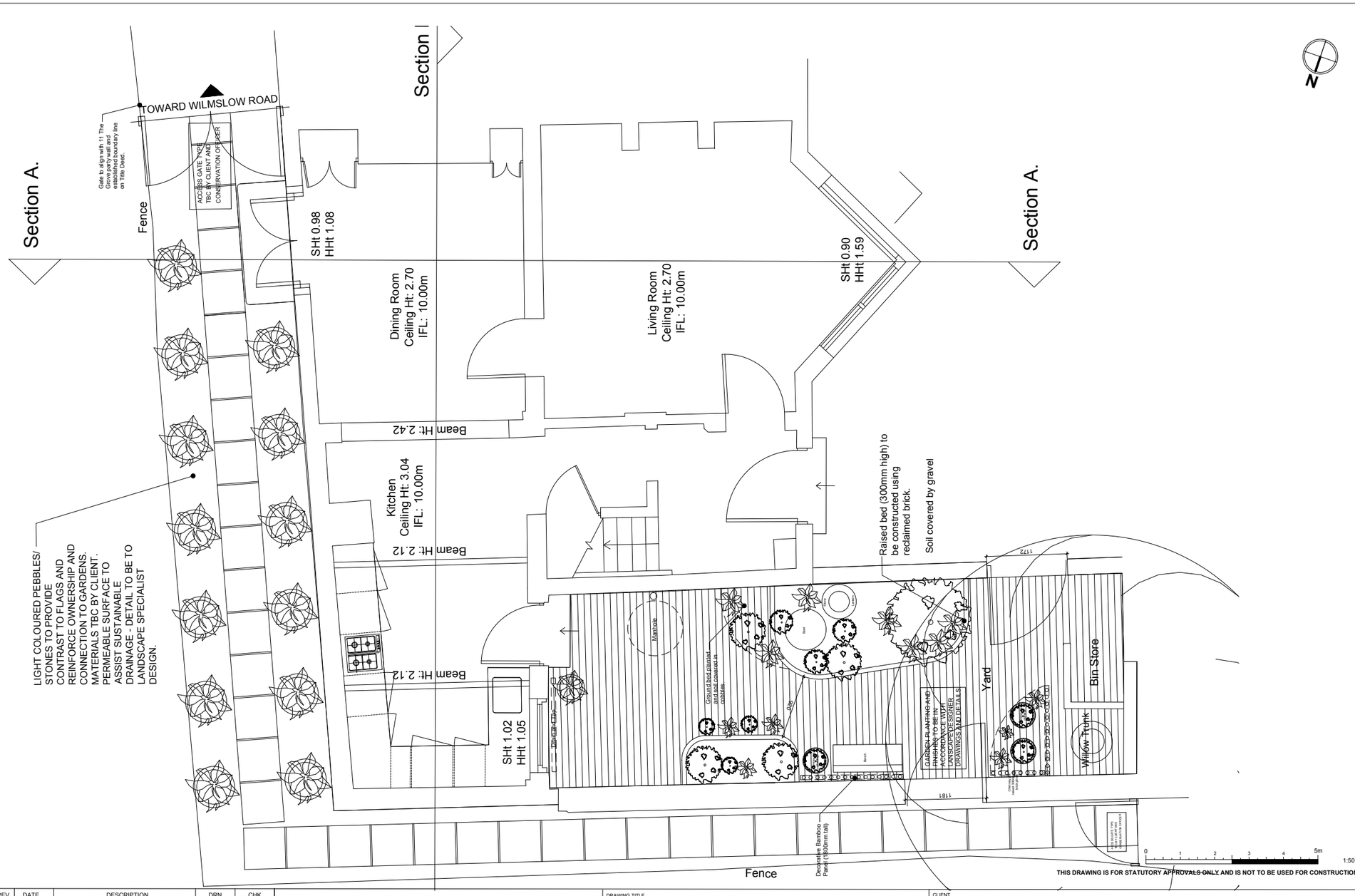
EXTERNAL IMPROVEMENTS

PROPOSAL A: ADAPT REAR WINDOW AND SIDE WALL TO PROVIDE IMPROVED GARDEN AMENITY AND SECURITY.

PROPOSAL B: REPLACE EXISTING FRONT DOOR TO IMPROVE ENTRANCE.

REASON: FOR IMPROVED AMENITY AND TO CREATE VISUAL / PHYSICAL SECURITY.

TO IMPROVE ENTRANCE AND THERMAL EFFICIENCY.



REV	DATE	DESCRIPTION	DRN	CHK

EOHMA
A R C H I T E C T S
www.eohma.com

DRAWING TITLE: Softworks Landscape Proposal

ADDRESS: 11 The Grove, Didsbury

CLIENT: Aashish Velkar & Elaine Morrison

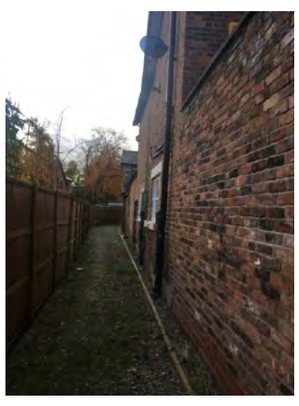
PROJECT: 11 The Grove

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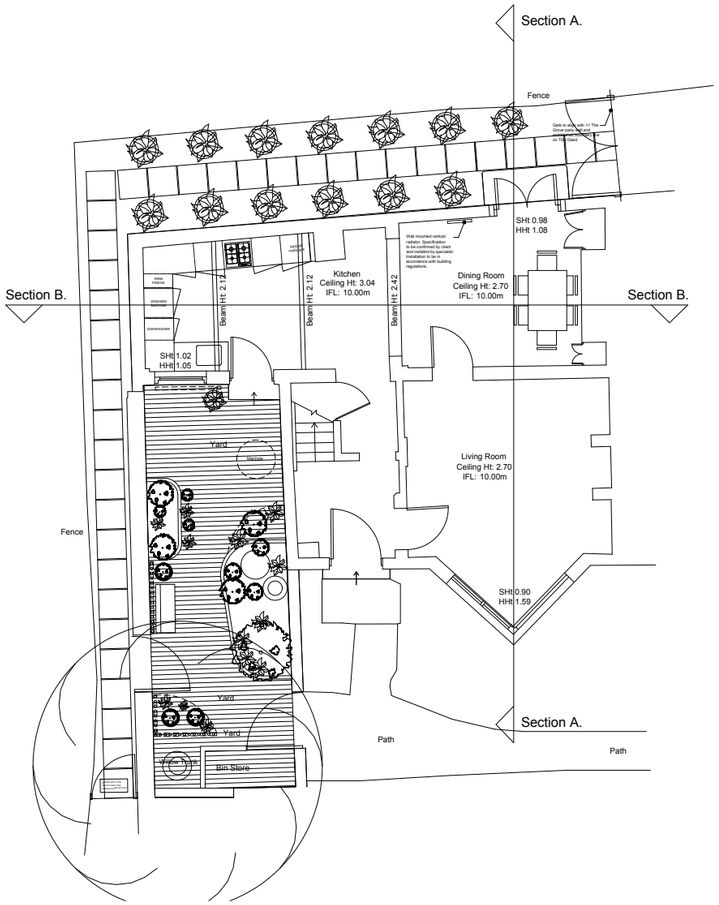


EXTERNAL IMPROVEMENTS

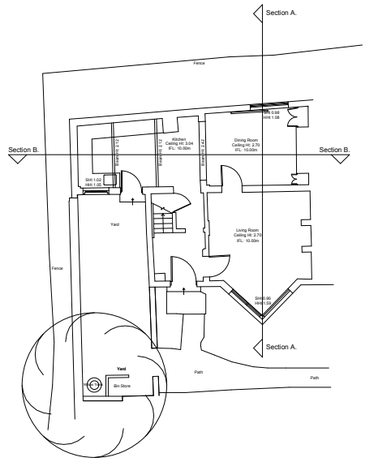
PROPOSAL:

MINOR LANDSCAPING WORK TO COURTYARD GARDEN & STRIP

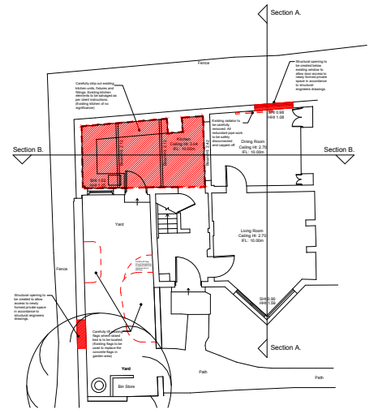
REASON: IMPROVEMENT OF GARDEN AMENITY FOR FAMILY USE.



Proposed Ground Floor Plan (1:50)



Existing Ground Floor Plan (1:100)



Strip Out Floor Plan (GF) (1:100)

This drawing is for statutory approvals only.

1. All works to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and British Standards.
2. The contractor MUST check all dimensions and particulars prior to commencement of work. All Structural Elements (Walls, Lintels, Foundations ETC.) affected by new work are to be exposed by the contractor and checked on site by the Local Authority prior to start to confirm ability to sustain new loads.
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4. All new skirting/architraves to match existing, unless stated otherwise by the client.
5. All electrical installations to the standards required by 'PART P' of the Building Regulations. GAS Installation to be to 'Gas Safety' (Installation and use) Regulations.
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7. All proposed brickwork and roof tiles to match existing.
8. Any existing Load Bearing Walls to be altered will be done so according to the Building Regulations.

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DENOTES AREA OF STRIP OUT

THIS DRAWING IS INDICATIVE ONLY ALL TRADES TO CHECK DIMENSIONS ONSITE AND REVISE AS NECESSARY TO MEET RELEVANT BUILDING REGULATIONS .
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THIS DRAWING IS FOR STATUTORY APPROVALS ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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0 5m 10m 1:100

REV	DATE	DESCRIPTION	DRN	CHK

EOHMA
A R C H I T E C T S
www.eohma.com

DRAWING TITLE: Proposed Internal Works

ADDRESS: 11 The Grove, Didsbury

CLIENT: Aashish Velkar & Elaine Morrison

PROJECT: 11 The Grove

DRAWN BY	SCALE	DATE	DRAWING NUMBER
-	Scale @A1	JUNE 21	005

CHECKED BY: - REV: -





INTERNAL IMPROVEMENTS

PROPOSAL:

REMOVAL AND REPLACEMENT OF EXISTING KITCHEN.

REASON: IMPROVEMENT OF HOME FOR FAMILY USE.



2.0 THE APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The Property, Feature and Context

11 The Grove is a semi-detached dwelling situated in a group of similar semi-detached and detached dwellings located around a cul-de-sac, and which were constructed around the same time. The properties are listed as grade II on the statutory list of buildings of architectural or historic interest and are located within the St. James Conservation Area. The National Grid Reference for the site is SJ 84894 90469.

Whilst the properties are not identical they incorporate similar architectural features and use of external finishing materials, having been designed by the same architect. The general context and setting has changed considerably since the properties were originally constructed, and an external inspection indicates that over the years alterations and new development has been undertaken impacting upon the setting and external appearance of some of the properties to varying degrees.

2.2 Size

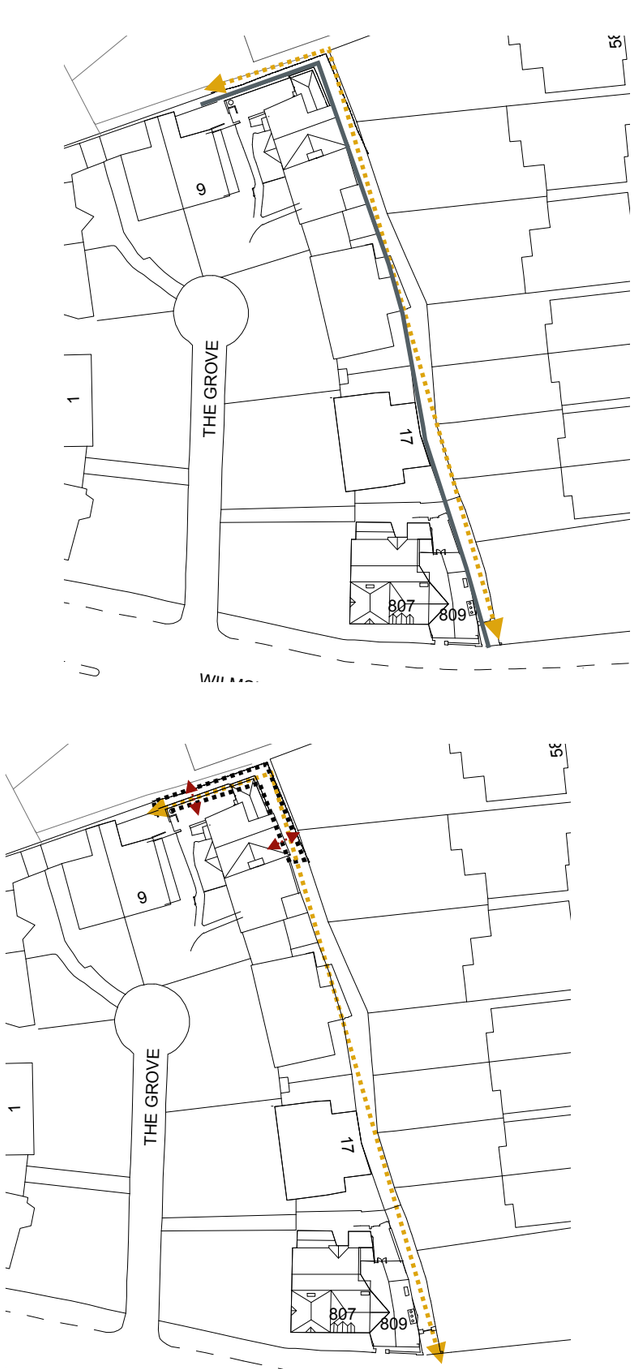
The site is approximately 0.02 hectares and the existing building has a footprint of 64.8 sqm. The proposed parcel of land acquired by the client as part of the developer agreement is 35.6 sqm.



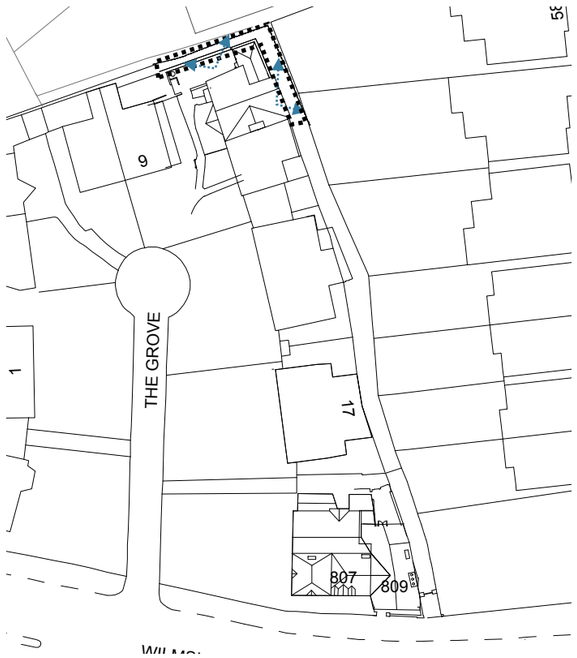
2.3 Character

The property is a two storey semi-detached building built of brown and red brick with decorative timber panelling to the gable end of the front elevation, the roof is slate, the windows are timber with raised sills and rectangular stone lintels. The doorways have panelled and glazed doors and rectangular stone lintels. The loft was converted in 2002 to form additional living accommodation. The property is listed with a construction of circa 1870.

Existing Boundary, Access and Circulation



Proposed Circulation and Access



Proposed Private Land Boundary and Access

Proposed Access and Surveillance

2.4 Access and Circulation

Pedestrian and vehicular access to 11 The Grove and its neighbours is taken from a small cul-de-sac which connects to Wilmslow Road and which comprises a surface with no defined footways that is part owned/part shared by the residents of The Grove. Parking for 11 The Grove is on the surface, although a number of neighbouring properties have parking within their curtilage. The cul-de-sac provides a safe environment for pedestrian and vehicular movement. The property has a small front garden and a small paved courtyard garden to the side.

The courtyard garden to the side of the property is accessed through a metal gate. The floor being a mixture of stone flags and concrete slabs. There is currently no access to the newly formed strip of land from the courtyard or from inside the property, as such, the applicants are unable to benefit from its use as amenity. The lack of access and visual amenity also presents a security issue.

The proposal is to create access to the new parcel of land from the side garden and internally via a new set of rear french doors. The access to and from the property will not be changed as a consequence of the proposals.

Newly formed private garden and maintenance strip

New Access Points

External Circulation

Internal Circulation

Old Boundary

New Garden Boundary



Circulation space on the ground floor is on a single level. The living accommodation comprises a lounge and open plan kitchen and dining room on the ground floor, with two bedrooms and a bathroom on first floor and office in the loft. The main entrance to the building leads to a small but tall space, there are no intricate architectural details that can be seen of any special historic merit, though the spacial quality illustrates the unique architectural style. There are areas of cornice, skirting and wall details that have been retained. The building's decor has been amended over time, including the flooring that runs from the entry hall through to the kitchen and dining room. The kitchen area is a newer addition and is not considered to hold any specific significance. The existing window, which is proposed to be converted into a doorway, was installed following Listed Building consent in 2007. It is a timber frame window, which overlooks the new acquired strip of land and is not an original feature.

The proposed works improve amenity and circulation by connecting the property to the strip from both the side courtyard and interior of the home.

2.5 Boundaries and New Parcel of Land

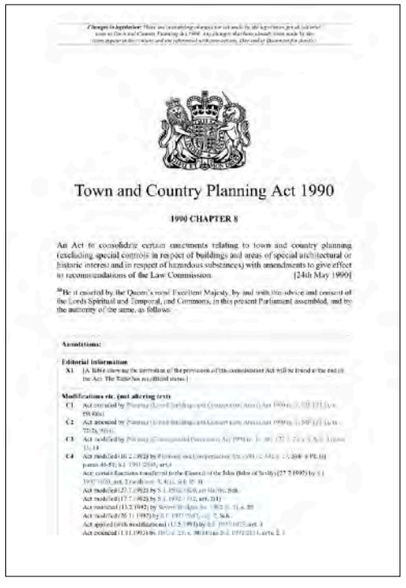
The boundaries on the subject site and its neighbours facing onto The Grove are defined by a variety of hedges and other mature foliage and shrubbery. The property comprises a brick wall approximately 1.75 metres in height which marks the side boundary to the paved courtyard. Beyond this, the boundary to the side and rear is defined by the external walls of 11 The Grove. There is a 2 metre wall that separates the front garden from the side courtyard.

The subject property is to be provided with a substantial area to the rear and pathway to the side, beyond its defined curtilage and current boundary. This is the consequence of a planning agreement between the planning authority and the developers of new residential development which is now completed and is located to the north of Wilmslow Road and east of The Grove. Presently this area has no means of pedestrian access from 11 The Grove. The new boundary of 11 The Grove is now defined by the fence line of the recent adjacent development.

Access to the new land at the side and rear of the property is made from Wilmslow Road via a security gate which was provided by the developers of the adjacent site. Presently, the new land to the rear is overlooked from a small window in the kitchen diner and to the side can be seen from the yard.

The newly formed maintenance strip is 35.6 sqm and is a zone which reduces to circa 1m to the side.

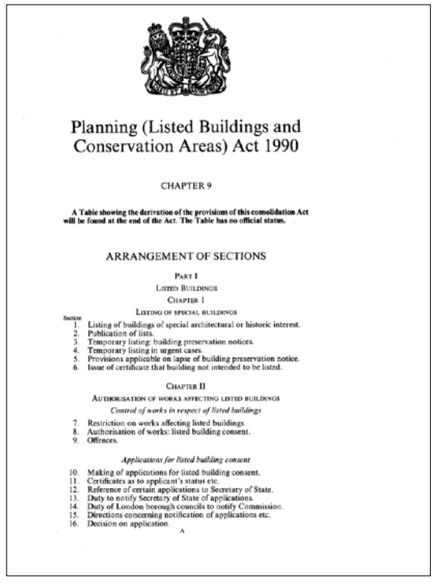
Due to the change in the urban layout of the surrounding area, the wall which originally formed a boundary for 11 The Grove no longer serves the same purpose, but instead restricts the functional use of the space as garden amenity. In addition to this, although the small window from the kitchen overlooks the side courtyard, primary lines of sight to the newly formed strip are limited.



Town and Country Planning Act 1990

1990 CHAPTER 8

An Act to consolidate certain enactments relating to town and country planning (excluding special controls in respect of buildings and areas of special architectural or historic interest and in respect of hazardous substances) with amendments to give effect to recommendations of the Law Commission. [24th May 1990]



Planning (Listed Buildings and Conservation Areas) Act 1990

CHAPTER 9

A Table showing the derivation of the provisions of this consolidation Act will be found at the end of the Act. The Table has no official status.

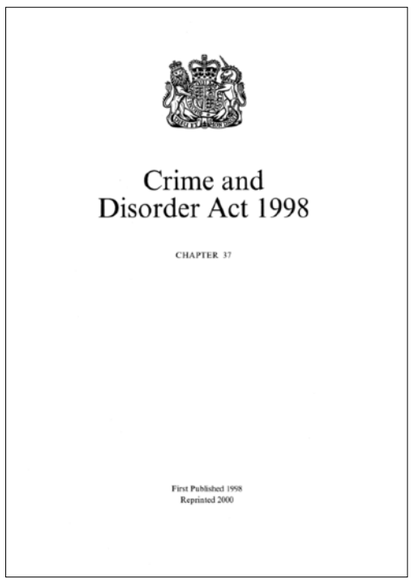
ARRANGEMENT OF SECTIONS



Historic England

Making Changes to Heritage Assets

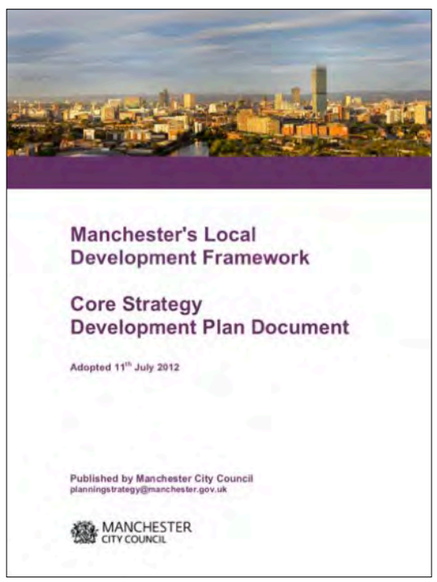
Historic England Advice Note 2



Crime and Disorder Act 1998

CHAPTER 37

First Published 1998
Reprinted 2000



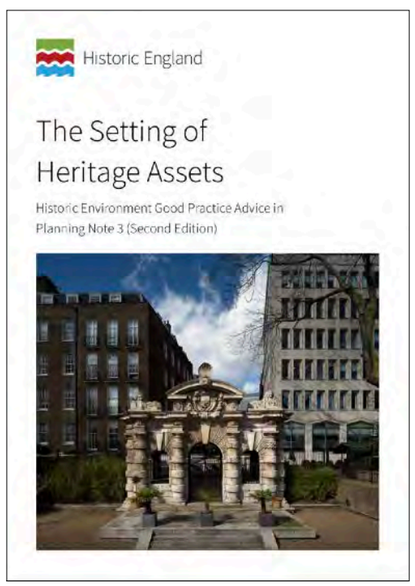
Manchester's Local Development Framework

Core Strategy Development Plan Document

Adopted 11th July 2012

Published by Manchester City Council
planningstrategy@manchester.gov.uk

MANCHESTER CITY COUNCIL



Historic England

The Setting of Heritage Assets

Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

3.0 HERITAGE PLANNING CONTEXT

The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

Relevant planning policies and practice guidance relating to listed buildings and the protection of the historic environment can be found in the NPPF, and the Manchester City Council Local Development Framework Core Strategy, and "saved" Unitary Development Plan policies.

Paragraphs 184 to 202 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment), and policies DC18 and DC19 of the UDP are particularly relevant

National Planning Policy Guidance

3.1 Town and Country Planning Act 1990

Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

In this instance the development plan currently comprises the Manchester Core Strategy Development Plan and the saved policies of the Unitary Development Plan for Manchester. A relevant supplementary planning guidance document is the Guide to Development in Manchester Supplementary Planning Document. The relevant provisions of these documents are discussed below.

3.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The application site includes 11 The Grove which is Grade II listed. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works which may affect its special interest.

Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed scheme involves minor works to the external elevations alongside internal alterations to the fabric of the listed building which will need to be considered by Manchester City Council. The local planning authority will also need to consider the potential indirect impact of the alterations upon the character and appearance of the St. James Conservation Area. Section 6 of this report considers these matters.

3.3 National Planning Policy Framework (NPPF)

Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was published on 24th July 2018, updated 19th February 2019 and sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'

In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through planning decision making. Unless material considerations indicate otherwise, local planning authorities are urged to 'approve development proposals that accord with the development plan without delay'. The NPPF (paragraph 117) is clear that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.

Section 16 of the NPPF deals with conserving and enhancing the historic environment.

3.4 Crime and Disorder Act

Relevant planning policies relating to crime reduction pursuant to Section 17 of the Crime and Disorder Act 1998, can be found in the National Planning policy framework and the Manchester City Council Local Development Framework core strategy. Paragraph 127 of the National Planning Policy Framework and Policy SP1 and attendant Core Development principles of the LDF are particularly relevant.

The general thrust of policies relating to the listed building and historic environment can be summarised as:

a) Positive support for securing retention, restoration and continued maintenance by ensuring they have a beneficial use and importantly remain occupied

b) Positive support to protect the general setting of the building

c) Positive support to identify characteristics that make listed buildings and conservation areas special in order that they can be retained, and where appropriate enhanced

d) Preservation means not harming the special interest of the building, and not requiring that the building remains fossilised and unchanged

e) Intelligently managed change will be necessary to enable buildings to accommodate modern day needs if they are to remain occupied and be retained as heritage assets in the long term

The general thrust of policies relating to Crime and Disorder can be summarised as:

a) The requirement to use the development process to prevent crime and disorder and ant-social behaviour

b) Positive support to create safe and accessible environments

c) Positive support to use features such as windows in the design process to provide informal surveillance as a means of preventing crime.

3.5 National Planning Practice Guidance (NPPG)

With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm. An important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 017 Reference ID: 18a-017- 20140306).

3.6 Historic England Guidance

Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

3.7 Historic England Advice Note 2: Making Changes to Heritage Assets

Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

3.8 Historic England Advice Note 3: The Setting of Heritage Assets

First published by English Heritage March 2015. This second edition was published by Historic England December 2017.

This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

3.9 Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to support a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced.

The proposed development is therefore supported in principle by the strategic sustainable development policies of the plan.

Policy EN 1 'Design Principles and Strategic Character Areas' states that 'development in Manchester must follow the seven principles or urban design and should have regard to the strategic character area in which the development is located. With regards to development in the Southern Character Area 'new development needs to retain the identity and focus of activity associated with the historic District Centres.'

Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or. Where possible, enhancing the historic environment, the character. Setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains'. It acknowledges that buildings that are statutorily listed are protected under national legislation guidance and advises that an appropriate appraisal of issues relating to heritage assets must be taken out .

3.9.1 Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

The Manchester Unitary Plan is part of the adopted development plan for the area and is a key document for decision making regarding the site. The Plan was produced under a now¬superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.

DC19 'Listed Buildings' is the key UDP policy of relevance to the proposal. It advises that' In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to

protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

DC18.1 'Conservation Areas' advises that the Council 'will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

1 the relationship of new structures to neighbouring buildings and spaces;

2 the effect of major changes to the appearance of existing buildings;

3 the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

4 the effect of signs and advertisements;

5 any further guidance on specific areas which has been approved by the Council'.

3.9.2 Supplementary Planning Document (April 2007)

The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced.

4.0 SIGNIFICANCE OF HERITAGE

The Publication ‘Conservation Principles: Polices and Guidance’ (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

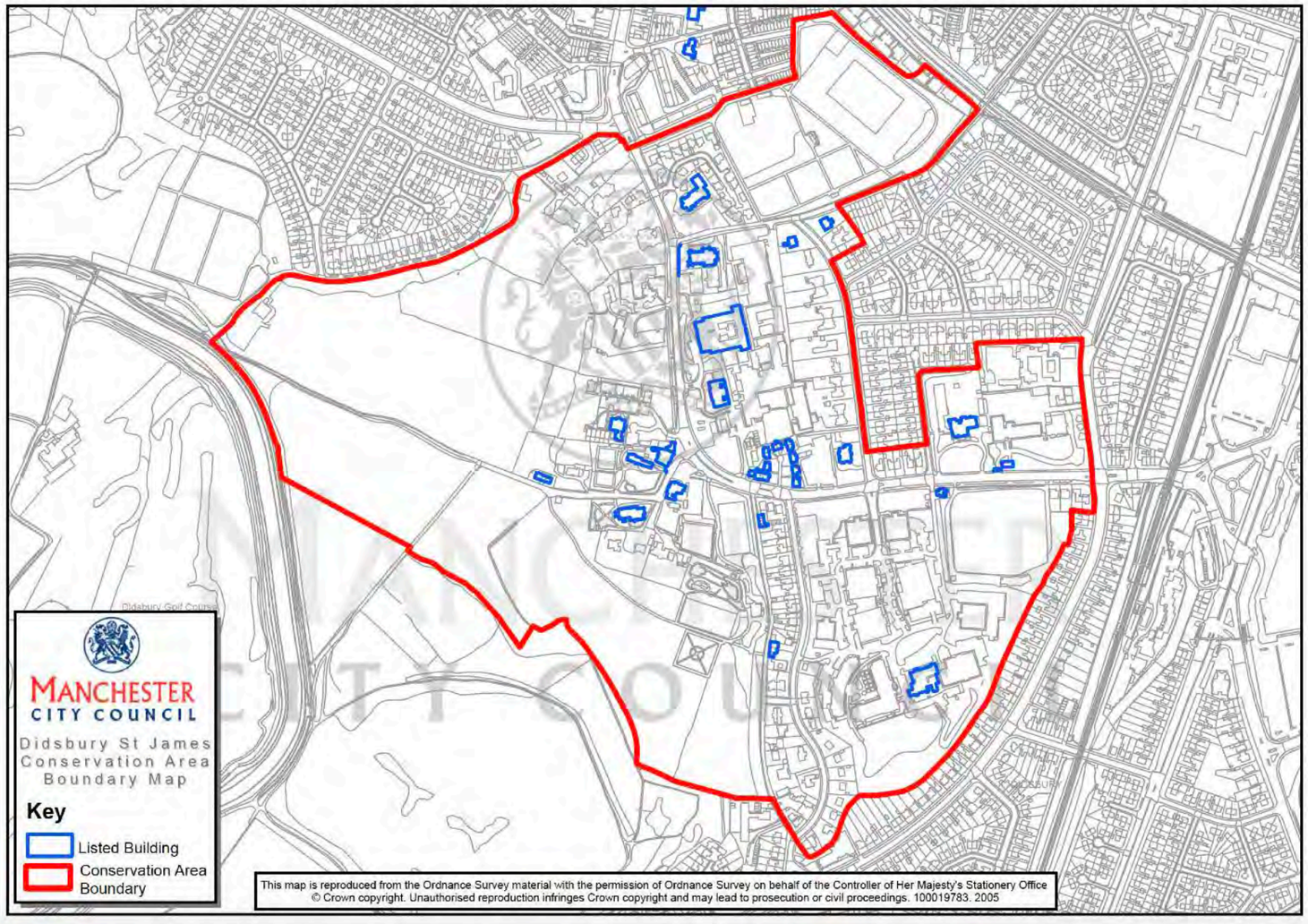
- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.

- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.

- Communal Value which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory drawn sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative, symbolic or social. Compared with other heritage values, communal values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

An assessment of the significance of the interior and exterior of the building is made against these values below.



St James Conservation Area (Map)

Didsbury St James conservation area, nine kilometres south of the city centre, was designated in November 1970. It is centred on the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, and covers an extensive area. The boundaries include Ford Lane, Didsbury Park and Sandhurst Road to the north, the backs of properties on Parrs Wood Road to the south-east, a ditch draining the Mersey flood plain to the south-west and the River Mersey to the west.

4.1 Heritage Listing

The subject property and its immediate neighbours are included on the statutory list of buildings of architectural or historic interest as grade II and the listing description is set out in full in the appendix. Furthermore, the properties are also located within the wider St James Conservation Area. The listing summarises key architectural features of the property : 11 and 13 The Grove GV II Pair of houses. Probably c.1870. Brown and red brick with some applied “half-timbering”, slate roof. Double-fronted plan. North German vernacular style. Two storeys, 4 windows, with ornamental geometrical half-timbering in the gable, and projecting verges with bargeboards and apex finial; doorways with panelled and glazed doors and rectangular stone lintels; 2- and 3-light windows with raised sills and rectangular stone lintels. Rear and interior not inspected. Part of small but distinctive settlement, said to have been built for immigrant North German community. Rare example of domestic architecture reflecting cosmopolitan nature of C19 Manchester society. Forms group with other items in The Grove, including Nos.803-5 and No.807 Wilmslow Road (q.v.).

(See Appendix for complete listing)

4.2 St James Conservation Area

The subject site lies within the St James Conservation Area, first designated in 1970. This covers an extensive area as there is no dominant building characteristic. There are some notable features however, it contains a large number of listed buildings, is noted for being well-wooded and leafy in character, and use of red brick with slate roofs predominate, though other external finishes are also prevalent. In developing proposals to improve the property it is important to ensure features that make the asset special are not compromised, the asset is enhanced and preserved for future generations, and that where possible over time as part of a wider programme of improvement, previous damaging alterations are repaired.







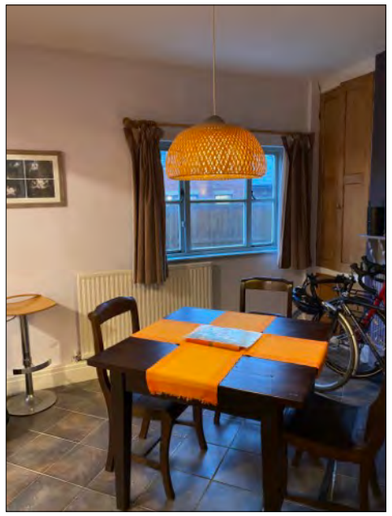
Side elevation of house (Left) - Access path from the house to The Grove (Top Right)
Front elevation (Bottom Right)

4.3 Listed Building Assessment

Pursuant to these objectives advice has been taken from an experienced professional who is experienced in assessing listed building proposals. The advice has been given following an external inspection of the property from public vantage points, and an internal inspection. The findings from the inspection which was carried out in November 2020 have been incorporated within this Heritage Statement.



Window proposed to be replaced. (Neighbouring window can be seen left)



Dining Space & Window

Small buttress next to existing window

5.0 PROPOSALS & ASSESSMENT OF IMPACT ON HERITAGE ASSETS

The Listed Building alterations are proposed to provide access to the newly acquired private strip of land and ensure the heritage will be enhanced and improved for the long term.

Proposal 1: Replacement of window to create door in dining space

It is proposed to insert an External French Door to replace the existing window on the ground floor east rear gable wall. All works to be carried out using the appropriate conservation methods.

Door dimensions

The door width will match the existing window opening and the height will be as standard (1500x 2100)

Materiality of door

The door will be constructed of timber, and painted white to match the existing window treatment throughout the property.

Formation of door opening

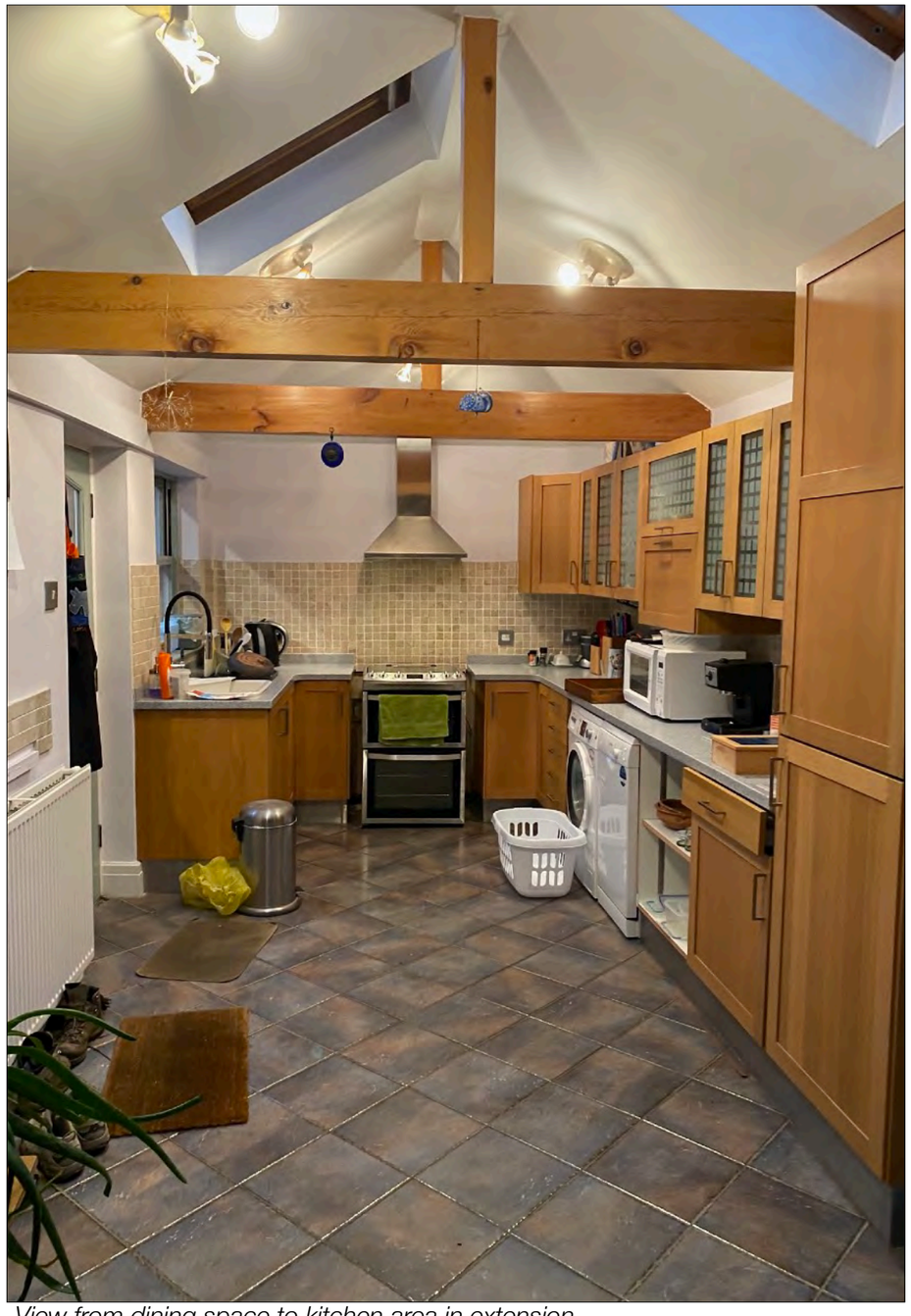
The door will be formed by carefully removing the existing window and brickwork below, which will be cleaned and retained as a resource for future repair.

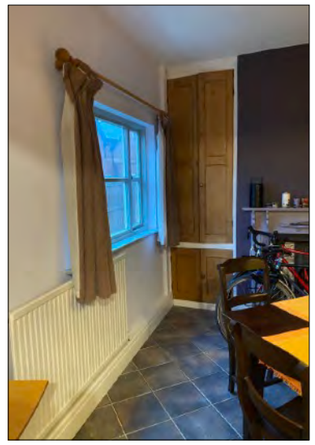
Treatment of brickwork

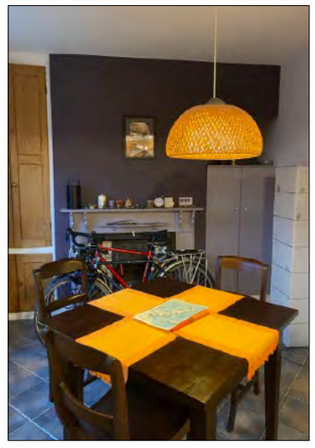
The gable has no ornate features, consequently the existing brickwork bond treatment will be retained.

Function of new door

The position of the door is shown on plan 004 & 005. The door will primarily be used to provide access to the strip from the dining area. This access, alongside the french windows, will also enable informal surveillance of the newly created strip to the rear of the property. Without this method of informal









View from dining space to kitchen area in extension

surveillance the area might provide unintended opportunities for crime.

Assessment

The dining space is the location of the window that is proposed to be changed to a door. The space holds the chimney breast with built in cupboard to one side. It is considered there are no specific details in this area that are of specific special significance. No other works are proposed for this area, apart from the placement of the window to doors and relocation of radiator.

The conversion of the window to a door does require loss of the historic fabric, however, taking into consideration the significance is held more to the front of the property and as a part of The Grove setting, making minor amendments to this elevation is not considered to be causing harm to the significance of the building. The existing gable treatment is simple and unremarkable, and can accommodate a door of this scale without disruption to the overall scale, massing, design and distinctiveness of the building. All work is to be carried out using the appropriate conservation methods. It is considered that the aspiration to change the window to a door that is sensitively designed would be of low impact to the building's historic significance.

Whilst the kitchen is to be re-modelled, the works will not impact upon the character of the listed building and do not require Listed Building Consent. They are described to demonstrate the continued programme of repair, maintenance and improvement the current owners intend to implement. In this case, the existing kitchen cabinetry and associated appliances will be removed and a range of modern appliances, and cupboards will be installed. These are necessary to meet modern day requirements. However, as they will be modular units they are easily removed. This represents an appropriate approach to conservation and enhancement of the building.



Courtyard Garden looking from the extension



Courtyard Garden Gate



Outer corner of extension / boundary wall

Proposal 2: New opening to create maintenance access point

The proposals are shown on drawing 004 & 005. It involves the creation of one opening through the existing boundary wall and creation of access. All works to be carried out using the appropriate conservation methods.

Structure

Incorporation of one new opening in the boundary wall to allow access to the newly created private area.

Formation of gated access

The gated access will be formed by carefully removing existing brickwork, which will be cleaned and retained as a resource for future repair.

Treatment of Brickwork

The existing boundary wall has no ornate features, consequently the existing brickwork bond treatment will be retained. Support will be provided in accordance with structural engineers recommendations.

Assessment

The boundary wall has been replaced and repaired in areas over time, therefore, it is unknown how much original historic fabric it holds. The ‘boundary’ is an element that identifies this special development and this part of this wall can be seen when coming down the path of 11 The Grove. The location and style of the gate has been considered to sensitively respond to the building’s character and architectural language. There is another wall that encloses the garden, therefore, the view of the boundary wall is obstructed. The new development adjacent has a fence that creates the new ‘boundary’. The proposals will not harm the special character of the building. The original boundary wall will remain largely undisturbed, minimum brickwork will be removed and existing materials will be reused to promote sustainability.



Garden looking toward extension and boundary wall.
New development in background



Joining of extension and boundary wall



Adjacent new development



Strip of land to rear

It is suggested that as a part of these works, repair works to be done to the associated areas such as removal of vegetation in the wall, brick repair works where necessary, for the betterment of the building.

There will be no impact on the character and appearance of the Conservation Area. Furthermore, the insertion of the openings are required to gain access to the newly created private space to the side of the property.

There are a number of minor works being proposed generally to the amenity space including the garden and front door.

Whilst the existing courtyard and strip is to be landscaped, the works will not impact upon the character of the listed building and are part of the continued programme of repair, maintenance and improvement. The treatments are described in drawing 008 and consist of the creation of raised bed using reclaimed brick following the removal of some existing flags, ground bed planting and resurfacing of strip with pebbles and decorative flags.

The replacement of the front door to match the existing style will not impact upon the character of the existing building being part of the continued programme of repair and improvement. This represents an appropriate approach to conservation and enhancement of the building.

6.0 CONCLUSION

We believe that the application should be approved on the grounds that the proposed alterations will not compromise the special character of the property or the requirements of national and local planning policies designed to protect heritage assets in the long term for the benefit of future generations.

Since the addition of the single storey extension, the flow and form of the building has changed. The architectural merit lies in both the grouping and the building's special character of its German domestic vernacular, as expressed in the listing and as seen through the style, form and craft details. The language of the overall rear elevation has changed, with the amount of intervention along the strip. The existing rear elevation does not illustrate the building's or the group's special character as much as it does towards the front. This is also evidenced in the listing which notes 'Rear and interior not inspected,' therefore minor alteration of the rear elevation is considered to be of minor impact to the buildings special character. It is considered the rear of the property holds less historic significance.

The proposals also comply with relevant planning policies set out in the Manchester Core Strategy Development Plan (July 2012), Saved Policies of the Unitary Development Plan (UDP) and Sec 66(1) of the Act can be met as there is no harm to the heritage asset identified. The use of existing materials seeks to retain the character of the existing building whilst making the property more adapted for modern living through the increase of amenity, access and security

The proposals do not compromise the scale, proportion or setting of the building and it is still able to make a strong contribution as part of a group of similarly designed buildings that showcase the historical increasingly cosmopolitan development of 19th century Manchester.

The proposals represent part of an ongoing programme of maintenance and repair and show genuine intent to continue to invest in the property to ensure it is well maintained and kept in a good state of repair.

The proposals are entirely consistent with the thrust of national, and local planning policies designed to ensure the effective conservation and enhancement of heritage assets, and the creation of safe welcoming spaces and environments that reduce opportunities for crime.

7.0 APPENDIX

St. James Park D+A - Site Boundary (Extracts from neighbouring development application)

DESIGN

4.15 | KEY SITE BOUNDARIES

THE DIDSBURY HOUSE HOTEL

PJ Livesey has undertaken early consultation with the Hotel as a considerate developer in order to ensure that the development responds, wherever possible, to the Hotel's operational requirements and to secure a good working relationship with local neighbours.

The Hotel has confirmed that their main issues relate to the potential sensitivity of new housing adjoining the hotel which has an outdoor seated area adjoining one of the function rooms to the west which is used by customers for socialising and at events. The Hotel expressed a desire for the development to respond to their operational requirements and aspirations to improve the outdoor area and enhance the existing canopy system for the benefit of patrons.

PJ Livesey has fully taken onboard the views of the Hotel and undertaken detailed noise modelling including noise sampling of a major event where people have used the outdoor space into the evening. This has informed a set of mitigation requirements for a limited number of residential properties including enhanced glazing with specific acoustic properties and mechanical ventilation where necessary. The noise assessment demonstrates that the new housing and the hotel can satisfactorily co-exist without giving rise to any unacceptable impacts in terms of amenity.

In addition to this, PJ Livesey has been provided by the Hotel, plans detailing its future aspirations to enhance the outdoor area for use of patrons and install an improved canopy. This would allow use of the space in bad weather and provide some minor additional acoustic mitigation. In order to facilitate this the Hotel would require an additional strip of land of approximately 1 metre deep and the existing boundary wall would require moving and rebuilding. PJ Livesey has volunteered to provide the additional land necessary to allow the Hotel to implement its proposals.

As a consequence of the above the existing wall, which is judged to be listed based on its association with the listed Hotel building, will require demolition and rebuilding. The opportunity will be taken to increase the height of the wall relative to the application site and PJ Livesey is continuing to hold discussions with the Hotel on the precise arrangements.

BOUNDARY WITH THE GROVE

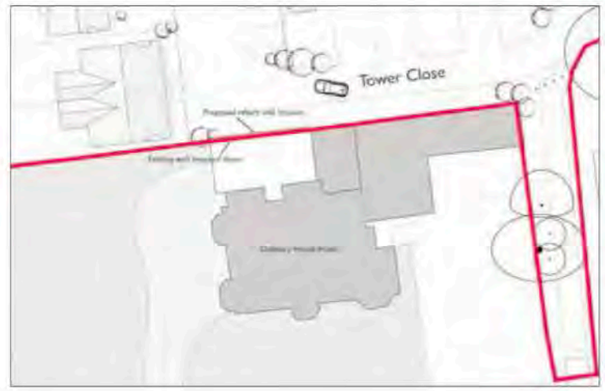
PJ Livesey has engaged with a number of the residents from the Grove at the public consultation event in November 2014 and at a further session held especially for these residents in March 2015. The application proposals have been tested to ensure that the development gives rise to no amenity issues in respect of light or overshadowing.

PJ Livesey is aware of the desire from a number of residents to ensure maintenance access to the rear of their properties. This is currently only possible by accessing via the application site through agreement with the University as landowner.

As such a maintenance strip is proposed which would wrap around the eastern and northern boundaries of the boundary wall with the Grove. The precise details for maintenance access will continue to be discussed with residents and PJ Livesey is in discussions regarding the specific details regarding ownership and ongoing maintenance.

The submitted drawings indicate that the maintenance strip will be gated and accessed from Wilmslow Road however following further consultation the possibility of providing individual garden areas to the rear of existing properties is being further investigated and will be discussed in due course with residents and the Council. However this would require new gateways to be made in the existing listed wall.

PJ Livesey is committed to ensuring an access solution which takes account of all residents. This is a benefit of the scheme and will allow easy access to ensure future maintenance of properties.



PROPOSED WALL LOCATION



PROPOSED GROVE BOUNDARY

The Listing

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 458258
Legacy System: LBS
Legal
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

11 AND 13, THE GROVE

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1270549
Date first listed: 06-Jun-1994
Statutory Address: 11 AND 13, THE GROVE
District: Manchester (Metropolitan Authority)
National Grid Reference: SJ8489490469

Details
MANCHESTER

SJ8490 WILMSLOW ROAD, Didsbury 698-1/25/655 (North side) 11 and 13 The Grove

GV II
Pair of houses. Probably c.1870. Brown and red brick with some applied "half-timbering", slate roof. Double-fronted plan. North German vernacular style. Two storeys, 4 windows, with ornamental geometrical half-timbering in the gable, and projecting verges with bargeboards and apex finial; doorways with panelled and glazed doors and rectangular stone lintels; 2- and 3-light windows with raised sills and rectangular stone lintels. Rear and interior not inspected. Part of small but distinctive settlement, said to have been built for immigrant Noth German community. Rare example of domestic architecture reflecting cosmopolitan nature of C19 Manchester society.Forms group with other items in The Grove, including Nos.803-5 and No.807 Wilmslow Road (q.v.).

Listing NGR: SJ8489490469

St. James Park Planning - Site Boundary




THE CHAPEL
COLLEGIATE APARTMENTS
Didsbury Methodist Church
The Open College
WILMSLOW ROAD
THE CROFT
TOWER CLOSE
DIDSBURY PARK
GARDINER ROAD
Putting Green
Park End House
St James's Rectory

Land Registry
Transfer of part of registered title(s)

TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

1 Title number(s) out of which the property is transferred:
LA236603 LA44988 and GM603010

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

3 Property: Land on the north side of Wilmslow Road Didsbury Manchester

The property is identified

☒ on the attached plan and shown edged red and hatched brown

☐ on the title plan(s) of the above titles and shown:

4 Date:

Give full name(s).

Complete as appropriate where the transferor is a company.

5 Transferor:

P J LIVESEY LIVING SPACE LTD (Company Number 3175509) whose registered office is at Ashburton Park Ashburton Road West Trafford Park Manchester M17 1AF

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix: 3175509

For overseas companies
(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

6 Transferee for entry in the register:

GISELLA BENEDETTA ALBERICI and VINCENT KELLY

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas companies
(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

7 Transferee's intended address(es) for service for entry in the register:

809 Wilmslow Road, Didsbury, Manchester M20 2QR and 17 The Grove, Didsbury, Manchester, M20 2RG

8 The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

9 Consideration

☐ The transferor has received from the transferee for the property the following sum (in words and figures):

☒ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

Place 'X' in any box that applies.

Add any modifications.

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

11 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☒ they are to hold the property on trust: as set out in a declaration of trust dated 2020 and made between Gisella Benedetta Alberici and Vincent Kelly and the registered proprietors from time to time of numbers 5,7,9,11,13,15 and 17 The Grove, Didsbury, Manchester M20 2RG and 809 Wilmslow Road, Didsbury, Manchester, M20 2QR

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:
- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Land Registry's Public Guide *18 – Joint property ownership* and Practice Guide *24 – Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

Use this panel for:
- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants

12 Additional provisions

Definitions

– other covenants
– agreements and declarations
– any required or permitted statements
– other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

PART 1 Particulars and Definitions

1**. Development**: means the Livesey development at the former Manchester Metropolitan University site Didsbury Manchester for the purpose of identification only edged blue on the Plan

PART 2 Interpretation

Where in this Transfer the context so admits:

1. Words importing one gender include all other genders and words importing the singular include the plural and vice versa

2. The expressions "the Transferor" and "the Transferee" include their respective successors in title
3. Where for the time being there are two or more persons within the meaning of the expressions "the Transferor" or "the Transferee" obligations expressed or implied and made or to be made by or with that party are made by or with those persons jointly and severally

4. References to Part are references to the relevant part of this Transfer

PART 3 Recitals

1. The Transferor is registered at the Land Registry as proprietor with an Absolute Title of the Development

2. The Transferor has agreed with the Transferee for the transfer of the Property for the consideration and on the terms and conditions which follow

PART 4 Agreements and Declarations

1. Subject to the provisions of the Defective Premises Act 1972 the Transferor shall not be liable or responsible for damage suffered by the Transferee or a visitor or employee of the Transferee or any other person to their person or goods by reason of the act neglect or default of any other owner or occupier of the Development or of the contractor employee or licensee of the other owner or occupier or by reason of theft or otherwise from the Property or any other part of the Development or by reason of a defect in a fixture fitting pipe wire or staircase or the absence of lighting in or upon the Development or any part

2. The Transferor may at any time release waive or modify covenants imposed by the Transferor upon the Development

3. Whether by implication prescription or otherwise the Transferee shall not become entitled to any right of light or air which would restrict or interfere with the free use of other property for building or otherwise

PART 5 Rights reserved for the benefit of other land

The following rights are excepted and reserved to the Transferor:

1. The right for the Transferor and the owners of other properties on the Development at reasonable times except in the case of emergency and whenever possible on giving reasonable notice to enter the Property for the purpose of executing works of construction repair decoration reinstatement replacement renewal alteration addition or improvement to or upon any other part of the Development the work being done with reasonable despatch causing as little disturbance as possible and making good all damage caused

2. The right of support and protection for all other parts of the Development from the Property

3. The free and uninterrupted right of use passage and running of soil water electricity gas and other services in common (where appropriate) with the Transferee from and to all other parts of the Development through the cisterns tanks and Service Installations now or within the period of 80 years from 1 January 2016 constructed in or under the Property

4. All other rights easements quasi-rights and quasi-easements (other than of way) as are now enjoyed by any other part of the Development in respect of the Property

PART 6 Covenants by the Transferee with the Transferor

1. The Transferee for the purpose only of affording to the Transferor a sufficient indemnity covenants with the Transferor that the Transferee and those deriving title under the Transferee will at all times perform and observe covenants whether positive or restrictive which may be contained or referred to in the documents mentioned in the title registers of the Transferor's Title Number and which relate to the Property and are still subsisting and capable of being enforced and will indemnify the Transferor against all actions proceedings costs claims and demands resulting from future breach non-performance or non-observance

PART 7 Restrictive covenants by the Transferee

The Transferee with the intent to bind the Property and any person who may be for the time being the owner of an estate or interest in or the occupier of the Property or any part **COVENANTS** with the Transferor and further as a separate covenant with each of

the owners for the time being of the other properties on the Development (all of whom the Transferor and the owners of other properties on the Development are in this Transfer collectively called "the Covenantees") for the benefit of the property respectively vested in the Covenantees and each and every part:

1. Not to erect or plant any additional boundary features or make any alterations or additions to any existing boundary features even where there are none at the date hereof

2. Not to erect any aerial satellite receiving dish or like apparatus without adhering to the rules set out in the planning portal of the local authority relating to satellite, tv and radio antenna

3. Not to store on the Property and not to bring on to the Development any boat caravan or commercial vehicle

4. Not to use or occupy the Property for any purpose other than as a garden

5. Not to affix hoardings advertisements or notices of any description

6. Not to do or omit to do or permit or suffer to be done or omitted to be done in or about the Property or any premises used for the purposes of but not comprised in the Property anything whereby the Transferor may become exposed to liability to pay any penalty damages compensation costs charges or expenses and to keep the Transferor indemnified against liability in that respect

7. Not to use the garden(s) of the property for any purpose other than quiet rest and recreation

8. Not to allow the height of any hedges on the Property or separating the Property from any other part of the Development to exceed 2.5 metres in height

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide *18 – Joint property ownership* and Practice Guide *24 – Private trusts of land* for further guidance.

13 Execution

EXECUTED as a Deed by
P.J. LIVESEY LIVING SPACE LTD
acting by

Director……..
James Woodmansee

in the presence of:

Signature of Witness ….....

Name of Witness ….....

Address .....

.....

Occupation .....

SIGNED as a Deed
by the said **GISELLA BENEDETTA ALBERICI**

.....

Signature of Witness ….....

Name of Witness ….....

Address .....

.....

Occupation .....

SIGNED as a Deed
by the said **VINCENT KELLY**

.....

Signature of Witness ….....

Name of Witness ….....

Address .....

.....

Occupation .....

PJ Livesey GROUP

REVISIONS

Rev	Date	Description
Rev A:	Nov 17	Up-dated to suit site conditions. DMM



N

Scale 1:500

0m 25m 50m

WARNING
Critical Dimensions required by Consultants/ Contractors/ Subcontractors must not be scaled from this drawing. Dimensions required are to be obtained from the drawing office

The Grove
Maintenance Strip Plan

105- 00- 6107/A

Scale 1:500 @A4 Date Oct 17
Drawn DMM Checked

MMU-Didsbury Campus,
Wilmslow Road
Didsbury,
Manchester, M20 2RR

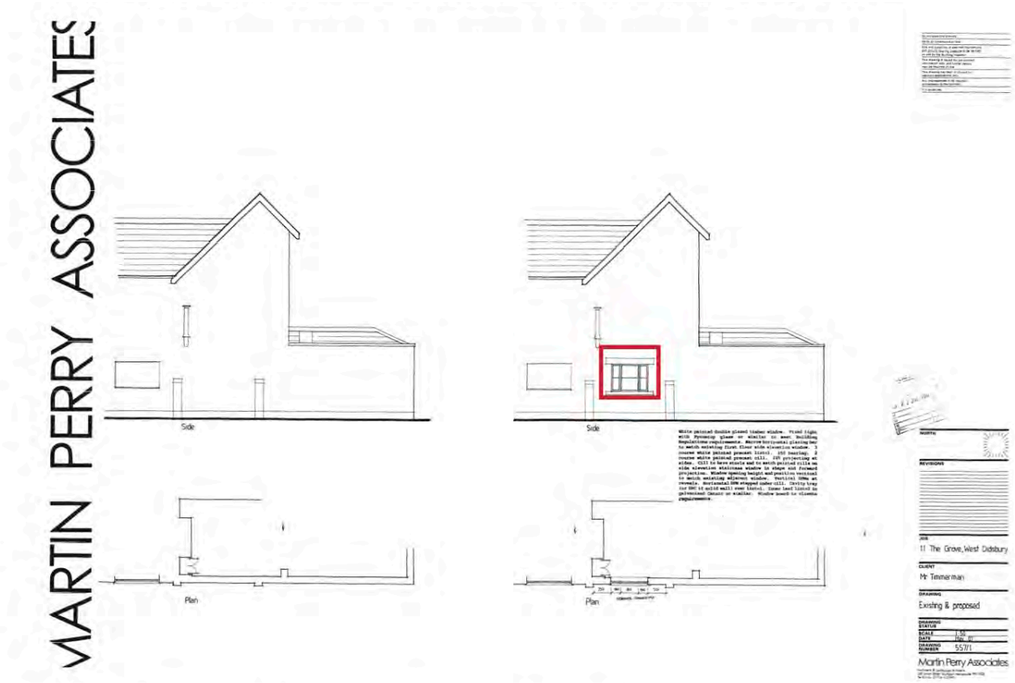
P.J.Livesey Living Space Ltd
Ashburton Park
Ashburton Road West
Trafford Park
Manchester M17 1AF
Tel : 0161 873 7878
Fax : 0161 848 8671
design@pjlivesey.co.uk

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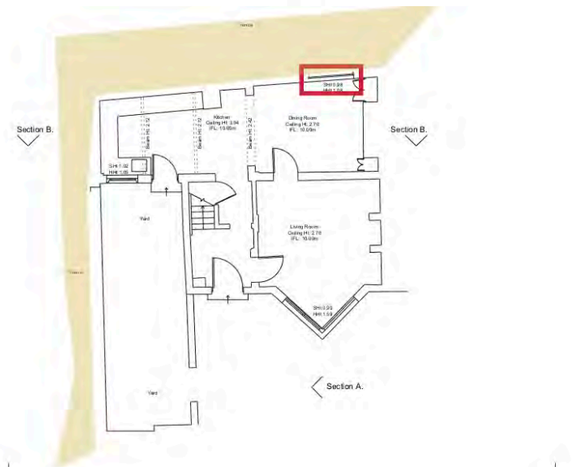
The P. J. Livesey Group Ltd

www.pjlivesey-group.co.uk

105-00-6107-The Grove - Maintenance Strip Plan.dwg Last Saved By:diane.magee



Approved LBC drawings from 2007 taken from Manchester City Council database.



Latest survey drawing highlighting new strip of land



Latest survey drawing highlighting existing window

Planning history taken from Manchester City Council planning application database.

Works to tree in rear courtyard incorporating 30% crown reduction

11 The Grove Didsbury Manchester M20 2RG
Ref. No: 103893/TPO/2013/S2 | Validated: Thu 24 Oct 2013 | Status: Decided

LISTED BUILDING CONSENT for the installation of a ground floor window to the side

11 The Grove Didsbury Manchester M20 2RG
Ref. No: 083967/LO/2007/S2 | Validated: Mon 06 Aug 2007 | Status: Decided

LISTED BUILDING CONSENT Conversion of loft to form additional living accommodation including installation of rooflight

11, The Grove, Didsbury
Ref. No: 065923/LO/SOUTH2/02 | Validated: Wed 21 Aug 2002 | Status: Decided

Left: The existing window (boxed red) was installed following Listed Building consent in 2007. It is a timber frame window, which overlooks the new acquired strip of land highlighted of the ground floor plan.



1.1st Revision (1888-1914) County Series
National Grid 1:1250 1st Revision [TIFF geospatial data], Scale 1:1250, Tiles: sj8490ne-6,sj8490se-6,sj8590nw-6,sj8590sw-6, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



2.1st Edition (1846-1899) County Series
National Grid 1:1250 1st Edition [TIFF geospatial data], Scale 1:1250, Tiles: sj8490ne-5,sj8490se-5,sj8590nw-5,sj8590sw-5, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



3. 3rd Revision (1924-1951) County Series 1:2 500

1:2 500 County Series 3rd Revision [TIFF geospatial data], Scale 1:2500, Tiles: lanc-11111-4,lanc-11115-4, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



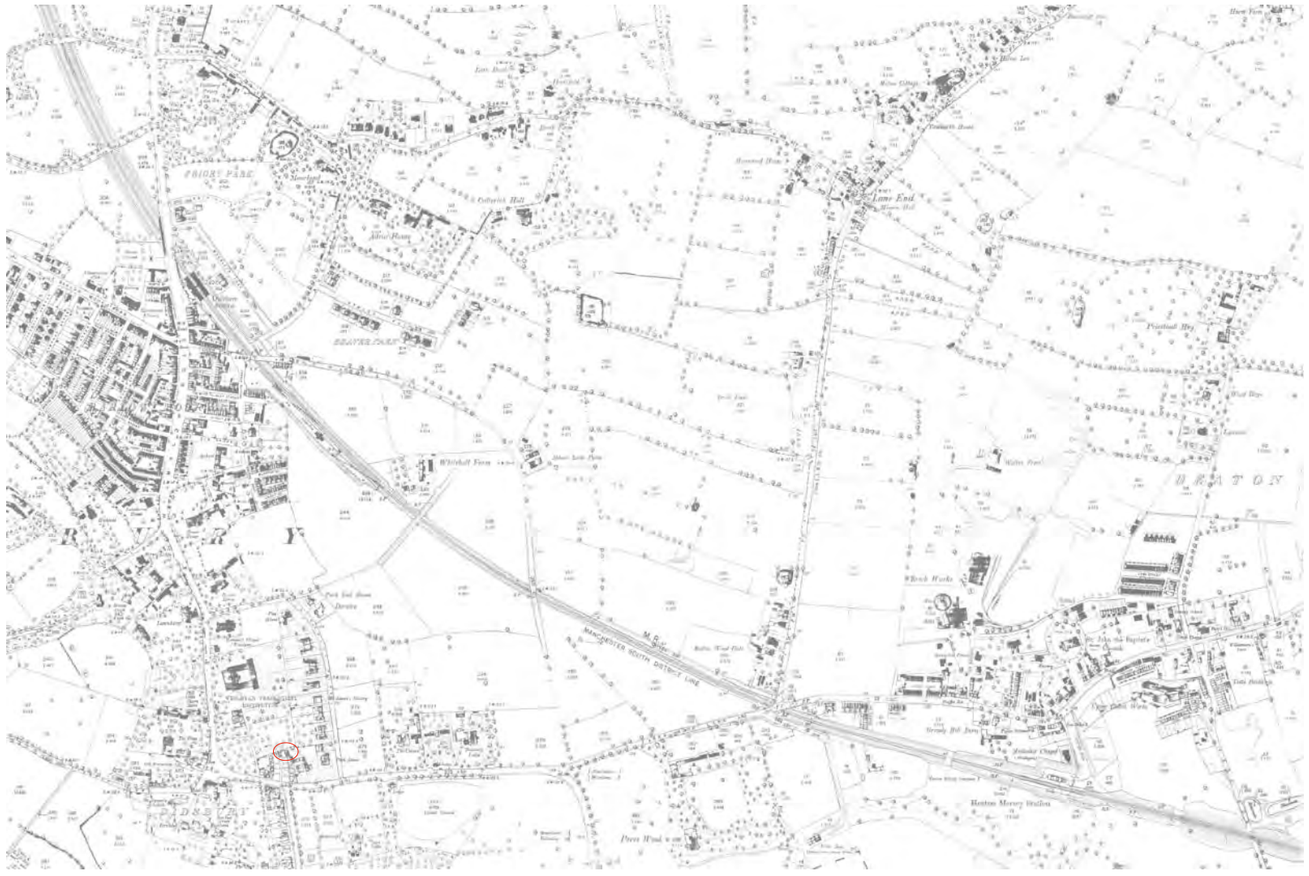
4.2nd Revision (1906-1939) County Series 1:2 500
1:2 500 County Series 2nd Revision [TIFF geospatial data], Scale 1:2500, Tiles: ches-01013-3,lanc-11111-3,lanc-11115-3, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



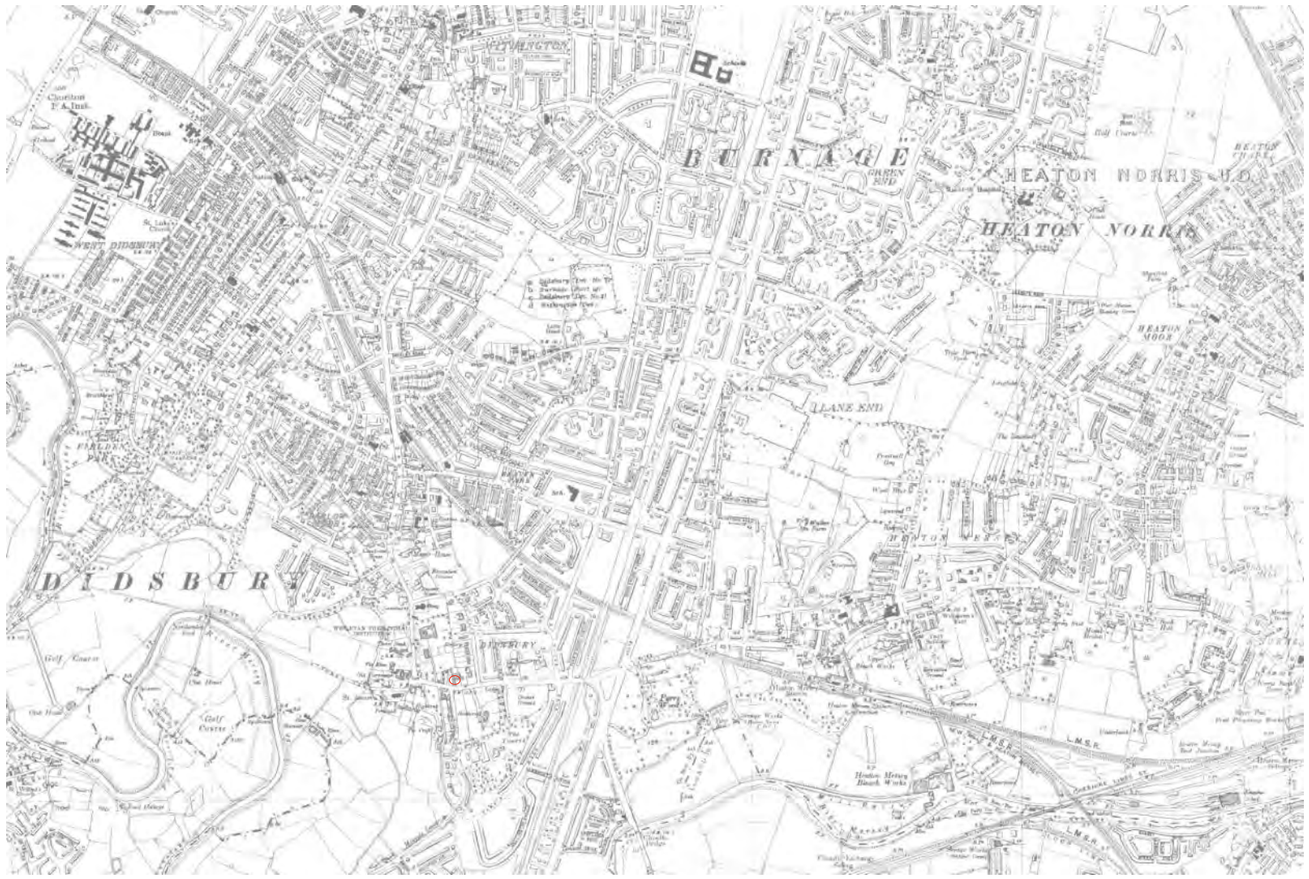
5.2nd Edition (1870-1911) Town Plans 1:500
Town Plans 1:500 2nd Edition [TIFF geospatial data], Scale 1:500, Tiles: lanc-5411111016-2,lanc-5411111021-2,lanc-5411111022-2, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



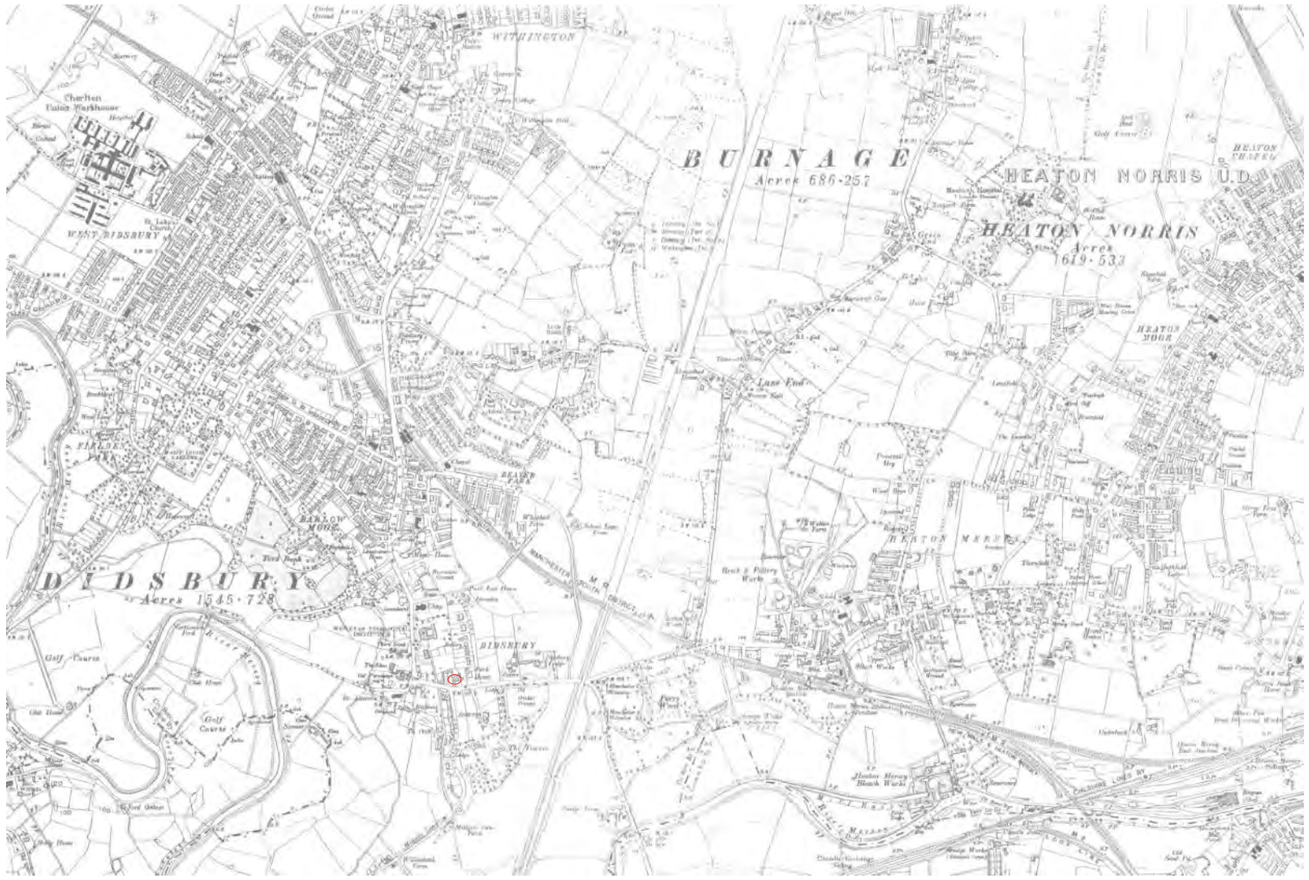
6. Product: 1st Revision (1894-1915) County Series 1:2 500
1:2 500 County Series 1st Revision [TIFF geospatial data], Scale 1:2500, Tiles: ches-01013-2,lanc-11111-2,lanc-11115-2, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



7.Product: 1st Edition (1853-1904) County Series 1:2500
1:2500 County Series 1st Edition [TIFF geospatial data], Scale 1:2500, Tiles: ches-01013-1,lanc-11111-1,lanc-11115-1, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



8. Product: 3rd Revision (1922-1969) County Series 1:10 560
1:10 560 County Series 3rd Revision [TIFF geospatial data], Scale 1:10560, Tiles: ches-010sw-4,lanc-111se-4, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



9. 2nd Revision (1903-1950) County Series 1:10 560
1:10 560 County Series 2nd Revision [TIFF geospatial data], Scale 1:10560, Tiles: ches-010sw-3,lanc-111se-3, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



10. 1st Revision (1888-1914) County Series 1:10 560
1:10 560 County Series 1st Revision [TIFF geospatial data], Scale 1:10560, Tiles: ches-010sw-2,lanc-111se-2, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



1st Edition (1846-1899) County Series 1:10 560
1:10 560 County Series 1st Edition [TIFF geospatial data], Scale 1:10560, Tiles: ches-01000-1,lanc-11100-1, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>,
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