



**GOODWINTER**  
DESIGN & PLANNING

# Heritage Statement

47 Milton Grove, Whalley Range, Manchester, M16 0BP

July 2021

## INTRODUCTION

This statement supports a part retrospective planning application for a garage conversion, new & replacement windows, external render & provision of wider vehicular access with timber gate at 47 Milton Grove in Whalley Range, Manchester.

Manchester City Council's Core Strategy states that, *"The six neighbourhoods of Chorlton, Whalley Range, West Didsbury, Didsbury Village, East Didsbury, Levenshulme and the eastern part of Withington (around Withington district centre) are all high-quality neighbourhoods in South Manchester. They offer good-quality housing, a range of centres and services, and strong areas of heritage value and open space."*

The purpose of this document is to outline the justifications for the proposals that are located within the Whalley Range conservation area and to demonstrate they will not negatively impact upon the Heritage value of the locality.

## SITE DESCRIPTION

The application site is situated in the western part of Whalley range and fronts onto Milton grove at the head of a cul de sac. The property is within the confines of the Whalley Range conservation area and was previously part of the garden area of 133 college road.

It is positioned on the western edge of the conservation area with the nearest listed building being the British Muslim Heritage centre building on College Road, located approximately 275m away from the application site. The properties on Milton Grove to which the property fronts do not form part of the conservation area.

The current dwelling-house was constructed on the site in the late 1980's. It is of standard red facing brick construction with profiled concrete roof tiles and brown uPVC windows and doors. It does not share its built form with any of the properties within its immediate surroundings, nor does it contain any architectural features of any significance or interest.

The property is set back at an angle from the road and has a brick wall and fence with metal access gate to its front boundary. The majority of the amenity space is situated to the front of the dwelling and this is also utilised for parking. The garage/car-port has been converted into additional living accommodation and it is unknown when this conversion took place.

## PLANNING HISTORY

|        |                                                                                                                                                                 |                      |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 021507 | Erection of a two storey building to form 2 flats                                                                                                               | <i>Refused 1984</i>  |
| 022240 | Erection of a detached two bedroom dwellinghouse                                                                                                                | <i>Approved 1984</i> |
| 02434  | Erection of a pair of semi-detached dwellinghouses                                                                                                              | <i>Refused 1985</i>  |
| 025137 | RESERVED MATTERS Details of design and external appearance and landscaping for the erection of a detached dwellinghouse (approved in outline under ref. F22240) | <i>Approved 1985</i> |

## PROPOSALS

It is proposed that the entire property is finished in a white and grey silicone based render.

The existing uPVC windows and doors are to be replaced with black aluminium units with some of the existing window openings adjusted in size to achieve a contemporary design. Vertical timber detailing will be used to a window infill panel and in the new entrance door.

The existing boundary wall to the front of the property will be partly demolished and a wider timber gate installed to replace the current black metal access gate.

The block paved surface of the current driveway will be replaced with gravel and paved patio area.

## IMPACT

The property, in its entirety, cannot be seen from college road and is largely obscured from view by the side extension to 133 College road. It is highly likely the property would go unnoticed without intentionally looking. Furthermore, the front of the property cannot be seen from anywhere within the conservation area.

The dwelling-house does not share any architectural or design features with surrounding properties and so the proposals would not be incongruous with a defined architectural precedent.

Notwithstanding the fact that Milton Grove itself does not form part of the conservation area the proposals seek to enhance the appearance of the dwelling by offering a more contemporary external finish which in our view would improve the immediate street scene.

Overall, due to the location of the property, it is our view that the proposals would not have a detrimental impact on the visual aspect of the conservation area and specifically the street scene to college road.