



Heritage, Design & Access Statement

V1 31.05.21

Proposed extension

to the rear of

13 Didsbury Park, Didsbury

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Introduction

This application is for full planning permission for:

the demolition of the existing outbuilding/store to the Western (rear) elevation and replacement with a new two storey extension to create a Living Room with a Mezzanine level

13 Didsbury Park, a Victorian semi - detached dwelling with part basement and 2 upper floor levels, is set within spacious gardens, and bounded by stone/brick boundary walls.

The application site lies within the Didsbury St James Conservation Area, on a plot bounded by 15 Didsbury Park, the attached neighbour to the north, Didsbury Park to the east, no 11 Didsbury Park (hotel) to the south, and new residential dwellings to the west on the site of the former MMU campus.

The premises are not listed.

This Heritage / Design & Access Statement has been prepared to satisfy the requirements of Section 16 of the National Planning Policy Framework (NPPF) issued in July 2018.

As required by the NPPF, the Statement considers the characteristics of the relevant heritage assets (the Conservation Area) and the setting in sufficient detail to understand the potential impact of the proposals, and includes the following:

- A description of the building and the site including its historic context
- An outline of the proposed works
- Assessment of significance
- Statutory requirements of legislation and policy
- Assessment of impact; and
- Conclusions.



Aerial view – site area edged red

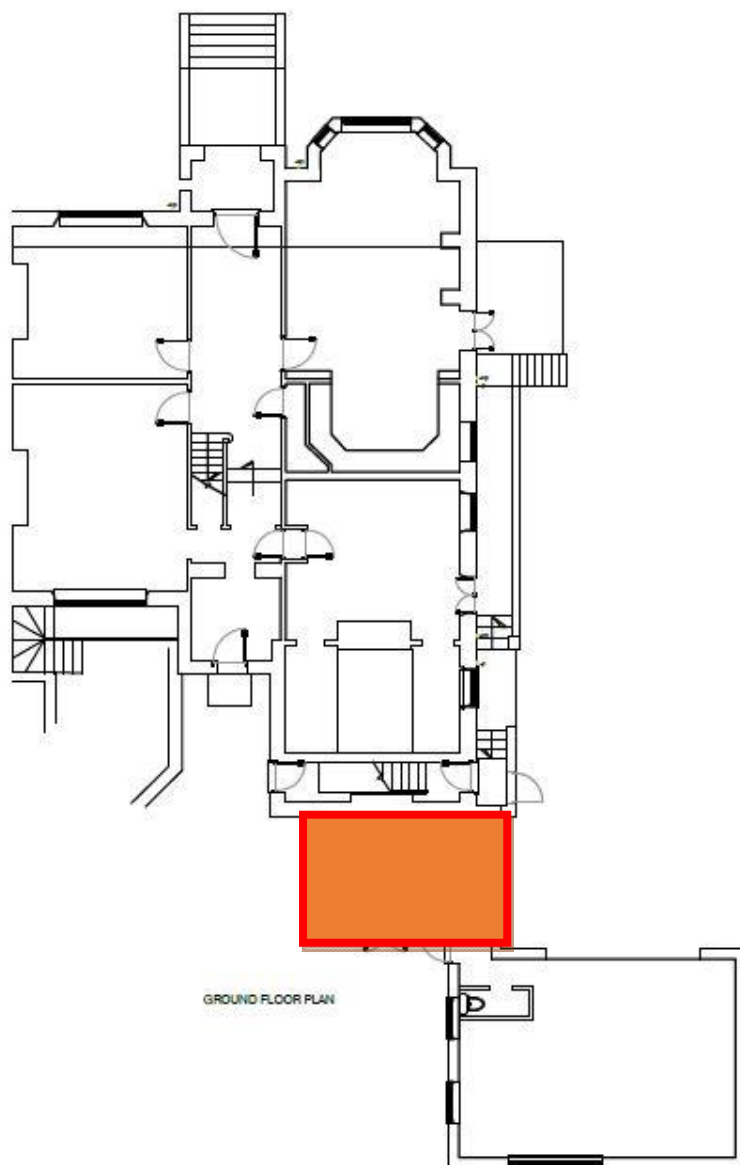
Use

13 Didsbury Park is a residential dwelling, constructed circa 1895.

The external walls are smooth red faced bricks to the front and side, with common brickwork to the rear. Stone string courses, cills and copings are evident to the front, with brick voussoirs and stone cills to the side and rear. The windows are all painted timber, together with fascias and bargeboards below a slated roof.

The house is set well back from the pavement and screened from the highway by mature vegetation in large lawned gardens, stone walling and more recent brick walling. The site is accessed from Didsbury Park for vehicles to park to the front side and rear of the premises.

The proposal is to replace the existing brick attached outbuilding on the west elevation with a new two storey extension to serve as living area adjacent to the existing kitchen and dining areas, as well as access to the private walled garden area.



EXISTING GF plan.



1. Size

The existing dwelling has a site area of 1514m²

The existing building covers a gross external area of 264m² at Ground floor level,

The existing outbuilding store of 17m², edged red above, will be replaced by a two storey living room extension of 48m² GEA. At ground floor level and 29m² GEA at mezzanine level

The total increase over the two floors is therefore 60m²

2. Layout

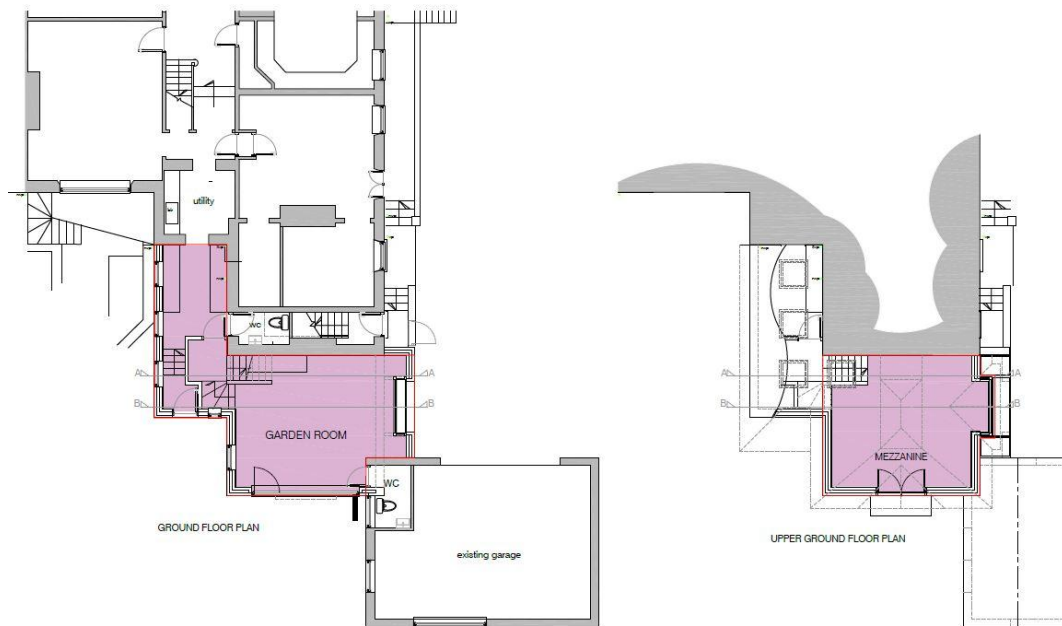
The western two storey extension is to be built off the rear of the dwelling following demolition of the outbuilding. The existing door opening in the rear of the Hall of the original dwelling will provide an access route into the new Living Room areas.

The extension will be concealed from public view by an existing 1.8m high garden wall to the side elevation and existing garage.

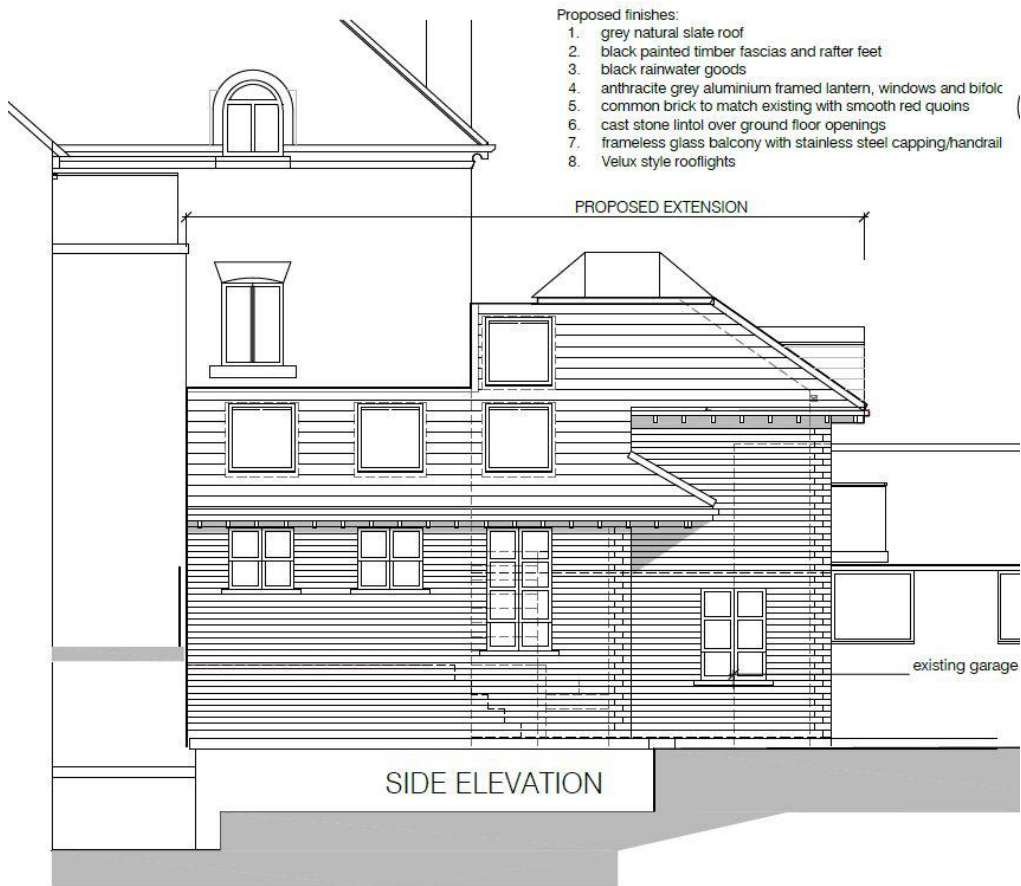
The extended dwelling presents no privacy issues to neighbouring premises.

The extension does not adversely affect the amenity of the neighbouring properties.

The proposal is to construct the extension with wall and roofing materials sympathetic to the original house, with improved thermal fabric, and a greater degree of privacy and security.



PROPOSED FLOOR PLANS



EXTENSION PROPOSAL NORTH ELEVATION TO NO 15 DIDSBURY PARK



EXTENSION PROPOSAL WEST ELEVATION TO GARDEN



EXTENSION PROPOSAL SOUTH ELEVATION TO DRIVE

3. Context

The Townscape section of the Conservation Area appraisal notes the following common features which bring unity to the area:

- A great variety of building materials, with red brick walls and blue slate roofs being most common;
- Trees which screen buildings and provide a unifying leafy backdrop;
- Vertically proportioned sash windows used singly or in groups;
- Entrance doorways create the character of the area; and
- Most houses have gardens enclosed by brick or stone walls, although the height varies up to about 3m; some properties have fences or hedges, generally in addition to a wall - hedges on their own are not usual.

Assessment of significance.

The Historic England document 'Conservation Principles, Policies and Guidelines' produced in 2008 sets out four groups of heritage values which may be attached to places, which are defined as follows:

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest);

This part of the Conservation Area contains some evidential value. Its physical form reflects its evolution from a village to a residential centre for the entrepreneurs who earned their wealth during the Industrial Revolution in the 1800s. The 'History' section of the Conservation Area appraisal identifies Didsbury Park as an avenue on which villas and country houses were constructed for these entrepreneurs. This evidential value is diluted by the presence of modern homes

- Historical value – the ways in which past people, events and aspects of life are connected through a place:

This part of the Conservation Area has some illustrative historical value in the form of the grand Victorian houses, which demonstrate a link to the Industrial Revolution. As noted above, the Conservation Area is not exclusively populated by this type of home. This part of the Conservation Area does not have associative historical value. There are no specific people or events to which the area is linked.

- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place,

In this part of the Conservation Area, some aesthetic value is found in the collection of well-designed buildings and the quantity of trees and greenery. The Conservation Area appraisal notes the great variety of building materials, and a prevalence of red-brick buildings with sash windows, blue slate roofs and characterful entrance doorways, edged by brick or stone walls of up to 3m, some with hedges protruding over the wall. This report has noted, however, that there are some buildings which do not contribute to this aesthetic.

The significance of 13 Didsbury Park is largely in its historical and aesthetic value. It is a good example of the type of impressive semi detached villa built in the late 19th Century. The Conservation Area appraisal notes the presence of such buildings.

- Communal value – the meanings of a place for the people that relate to it.

As a residential street, this part of the Conservation Area has limited communal value. There is no evidence to suggest that the wider community draws any part of their identity from it or has emotional links to it. Didsbury Park is part of the National Cycle Way, but research has revealed no evidence that the route has historic significance.

Didsbury Park part of the Conservation Area has “some” heritage significance, but there are elements which detract from this. It derives some heritage value from its role in the emergence of the suburbs in the form of substantial homes for the leaders of the Industrial Revolution. However, this part of the Conservation Area is now characterised by a range of homes.

Statutory tests - Legislation

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework

The NPPF states that a presumption in favour of sustainable development is at the heart of decision-making. Sustainable development can be achieved when three objectives are pursued in mutually supportive ways: economic, social and environmental (para 8).

Section 16 addresses the historic environment. Paragraph 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate and sufficient to understand potential impacts on significance. Paragraph 190 requires local authorities to take this into account when considering the impact of a proposal on a heritage asset, in order to avoid or minimise conflict between conservation and the proposal.

Paragraph 192 requires decision makers to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses which are consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that great weight should be given to the conservation of an asset, with greater weight being given to more important assets.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum use.

Manchester Core Strategy

The Manchester Core Strategy reiterates the heritage requirements of national policy and legislation.

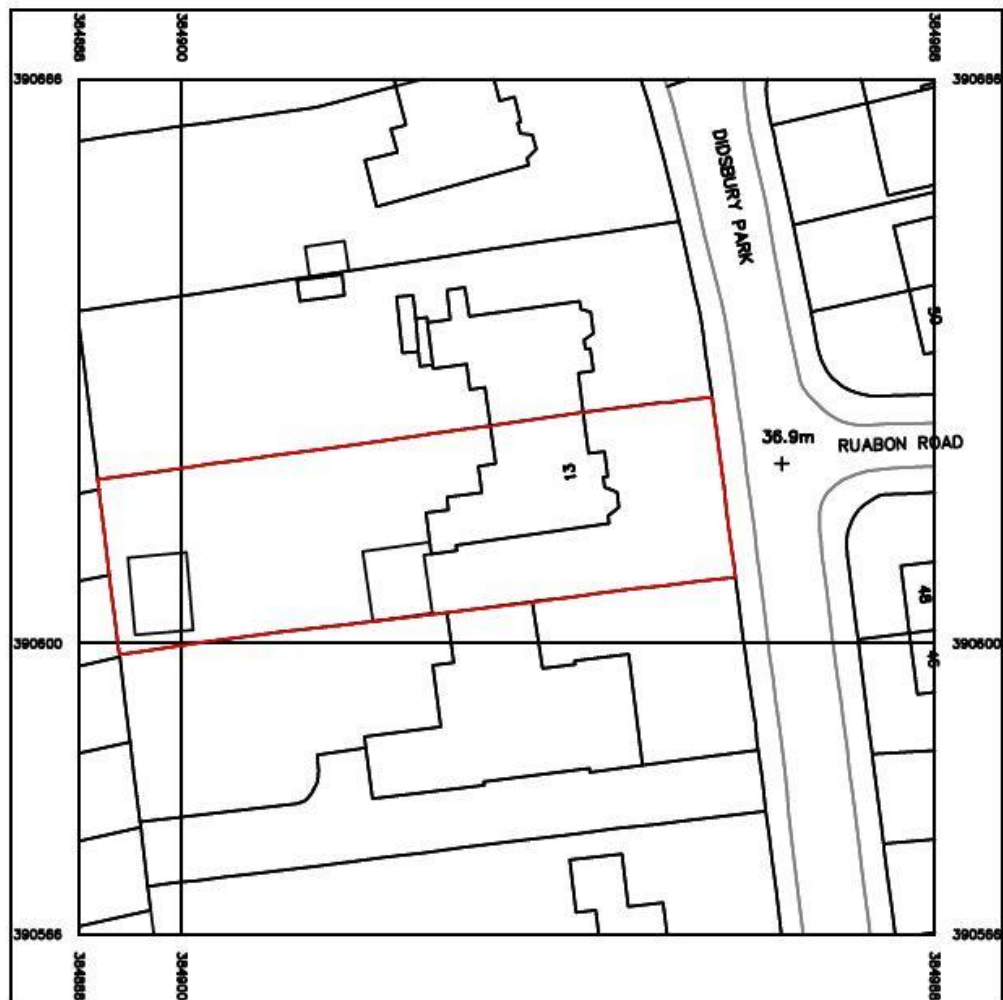
Policy EN3 requires new development to be designed so as to preserve or where possible, enhance the historic environment and the character, setting and accessibility of areas and buildings of acknowledged importance. It encourages proposals which enable the re-use of heritage assets where they are consistent with the significance of the asset.

The guide to Development in Manchester Supplementary Planning Guidance states that development in Conservation Areas must be appropriate in footprint, shape, positioning, height, scale, form, massing and materials (para 11.43).

Assessment of impact

The architectural solution is a sensitive response, using traditional materials at a scale to ensure that the extensions are recognised as a later addition to the traditional Victorian residence.

The proposed extensions will make at worst a neutral contribution / impact on the conservation area.

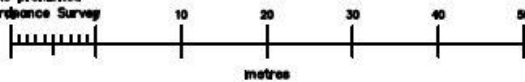


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4. Scale

The two storey extension to the west elevation extends to the rear by approximately 5m, 1.8m longer than the current outbuilding.

The hipped/pitched slated roof is designed to abut the blank rear elevation and avoids conflict with first floor windows.

The extension as a two storey element therefore remains subservient to mass of the original dwelling.

5. Landscaping

The landscaping works associated with the scheme are limited to making good paved and garden areas.

6. Appearance

The extension is designed in a traditional manner to provide additional accommodation to the rear of the building, in a form that is typical of houses of this type, recognizing the scale and proportion of the building.

The extensions will use materials for the external envelope to complement those utilised on the original building, Facing/common brick to external walling, natural slate roofing, grey aluminium framed doors and black rainwater goods, to create new accommodation that reflects the quality and form of the existing building.

7. Access

The vehicular and pedestrian access arrangements to the premises remains unaffected by the extension proposal.

8. Summary

The dwelling sits comfortably within its large garden plot,

The proposal seeks to provide quality accommodation whilst recognizing the quality, form and detailing of the original building, and is sympathetic and in no way detrimental to the fabric of the original building, and appropriate to its location in a conservation area.

The extension complies with the relevant privacy distances and design criteria and remains subservient to the original dwelling.

The extension is to the rear of the premises and has no visual impact on the front of the dwelling. Located behind the building line the extensions do not affect the highway / street scene.

As precedent a previous consent ref F37552 dated 17/0/1990 for an extension off the rear wall was granted, but the scheme was not constructed. (The garage element of the earlier approval (1990) was constructed, the 2 storey cottage, all part of the same approval, was not).

The NPPF18 requires decision makers to consider the desirability of sustaining the significance of heritage assets and putting them to viable uses. This proposal will meet with this requirement by maintaining the current level of significance of the Conservation Area.

This Statement demonstrates that there is no conflict between conservation and the proposal. The heritage significance of all designated assets will be maintained, and all statutory and policy tests are demonstrably capable of being met.

We therefore suggest that the proposal be supported by the Planning Department and a consent be granted.

Site Photographs



West Elevation to garden



view of rear towards no 15 Didsbury Park



View at rear towards garage



View from drive of outbuilding store to be demolished