

Heritage Asset Statement



In relation to the
Proposals within the Wilbraham road/ Edge lane conservation area including;
restoration of an existing stone wall; new metal railings; new proposed stone and brick
walls to match existing; and a hardscaped driveway and footpath edged with
landscaping.

61, High Lane, Chorlton, Greater Manchester, M219EE

Project Reference: 1000/HAS

Date: 01/07/2021

Revision:



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1

Introduction

1.1 The proposals are to include a number of alterations to the front and side garden and existing driveway of a residential property in order to deliver; better tree/root protection for the two prominent mature trees along with more suitable privacy and parking measures on site.

1.2 The Central Government National Planning Policy Framework, paragraph 189 requires that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.3 A heritage asset is a building or monument recognised as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include 'Designated Heritage Asset' and assets identified by the local planning authority, (including local listings). A Designated Heritage Asset is a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation, (Annex 2 of the NPPF).

1.4 The subject site at 61 High Lane is located within the Wilbraham Road/ Edge Lane Conservation Area and therefore qualifies as a Designated Heritage Asset which requires the applicant to provide an assessment of its heritage significance including any contribution made by its setting. This report provides such an assessment.

2

Site Location

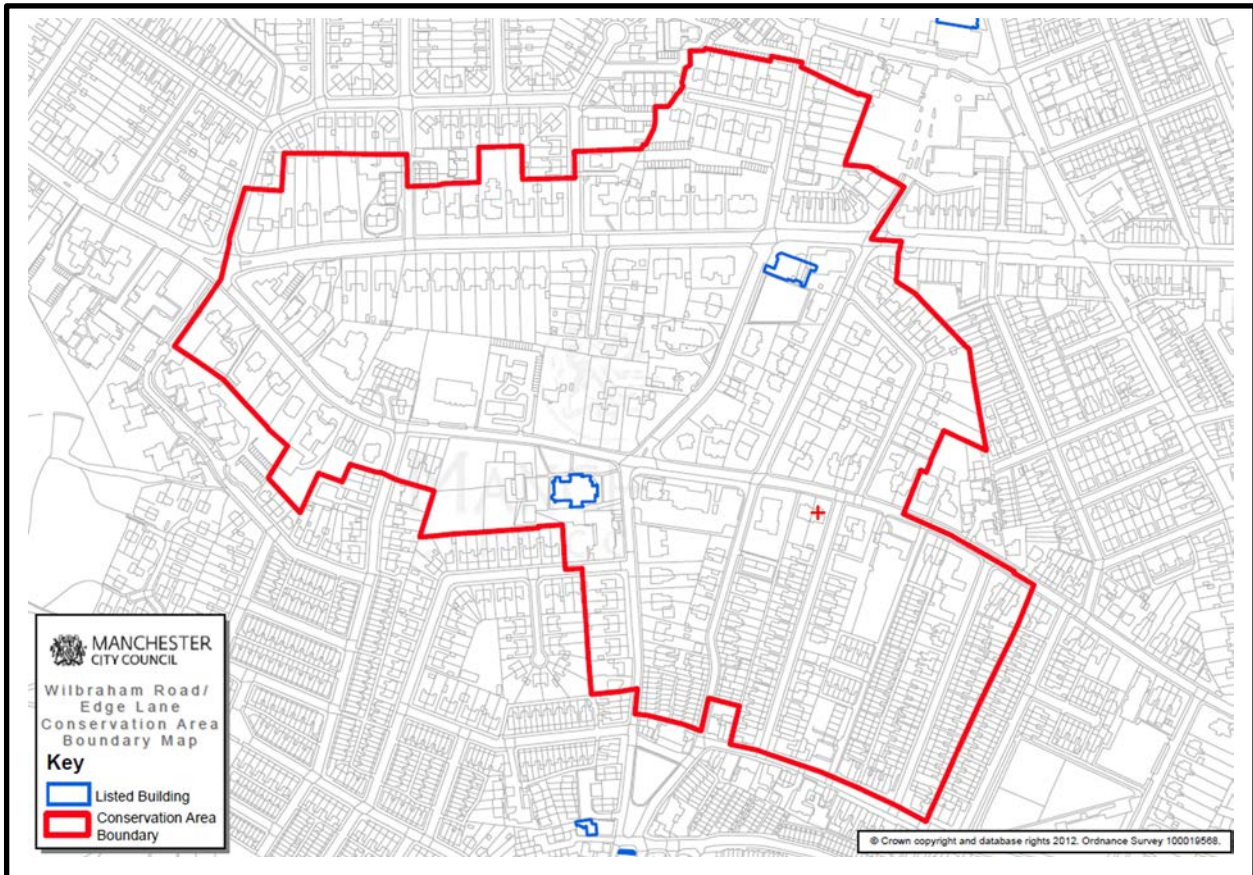
2.1 The subject site is situated in close proximity to the point where Edge Lane cuts off becoming High Lane within Chorlton. The national grid reference of the site is: SJ 81451 93791. A red pin on the satellite image below indicates the general location and is shown more precisely on the site location plan.



2.2 61 High Lane sits central within the Wilbraham Road and Edge Lane Conservation Area. The area is described by Manchester City Council as follows:

The junction of Wilbraham Road, a major arterial route within the City of Manchester, and Edge Lane in Chorlton has long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by a substantial and mature tree coverage.

2.3 The Red cross pin points the subject site on the Wilbraham Road/ Edge Lane Conservation map below.



3

Planning Background

3.1 Section 38(6) of the Town and Country Planning Act 1990 states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise.

3.2 The Heritage Policy (Policy EN 3) of Manchester City Councils' Core Strategy outlines the Council's philosophy regarding alterations to Heritage Assets. This requires that; *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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.*

3.3 Paragraph 189 of the NPPF requires that, *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

3.4 In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

3.5 Paragraph 193 of the NPPF requires that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be'.*

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Methodology

4.1 The NPPF requires that, when assessing the significance of heritage assets, the relevant Historic Environment Record (HER) should be consulted and the heritage asset assessed using specialised expertise where necessary.

4.2 Further to consulting the relevant Historic Environment Record, statutory and local lists; the Heritage Gateway; The Census Office for National Statistics and The National Library of Scotland; and the Manchester City Councils' Core Strategy have been reviewed. None of these sources have revealed any previous archaeological studies other than the statutory listing.

4.3 An assessment of the heritage significance of the subject site and the impact of the proposed alterations was carried out through an onsite and desktop study using the aforementioned sources for further research.

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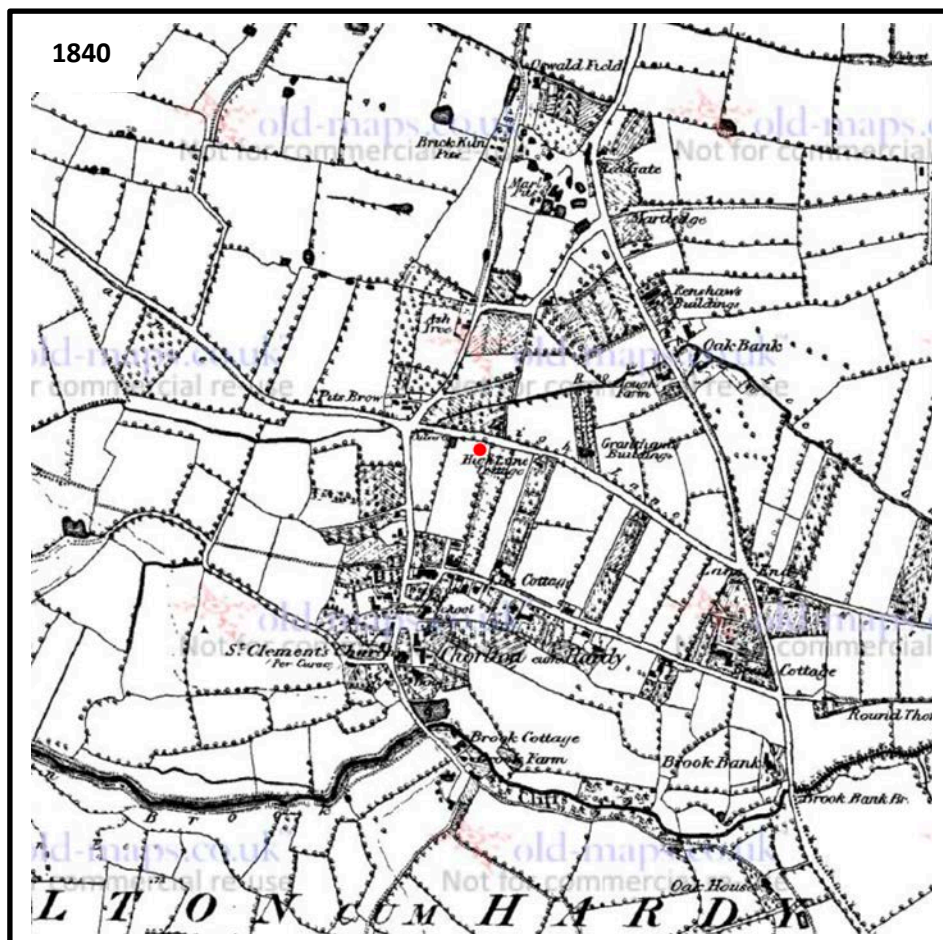
Historical Background

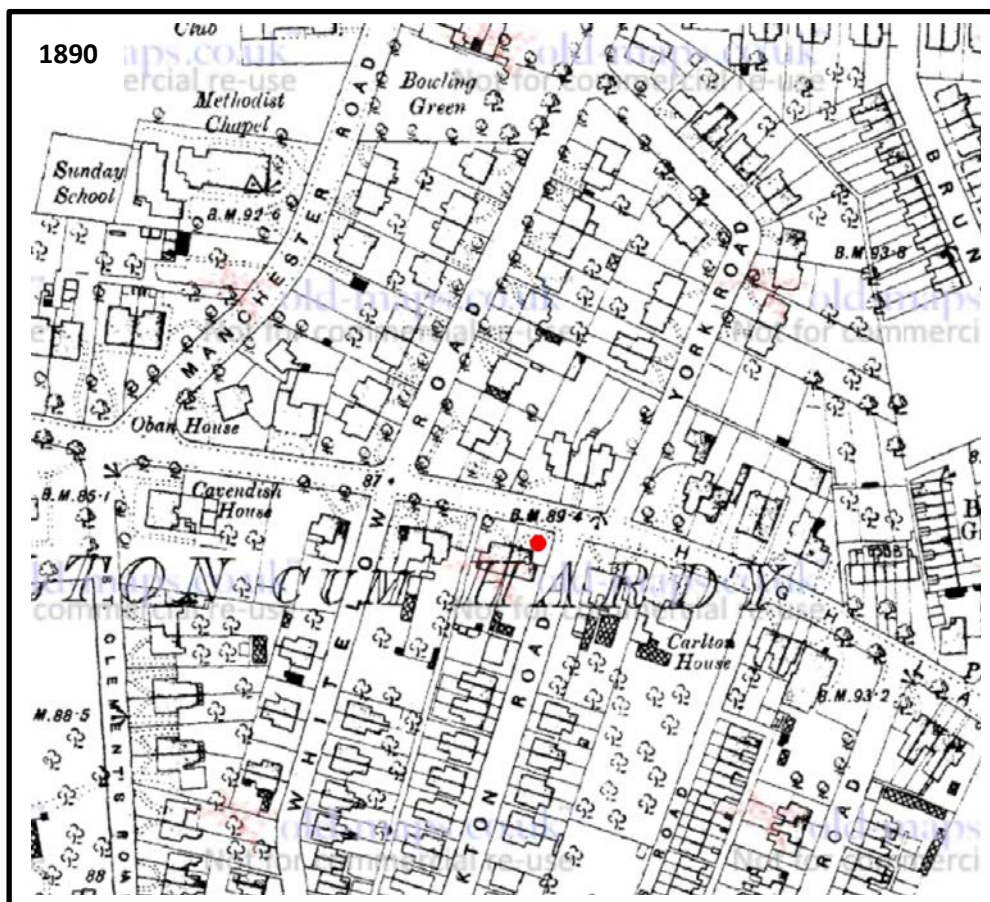
5.1 High Lane is a picturesque tree lined road in the locality of Chorlton, with two listed buildings in a 2 mile radius. One of which is St Clement's Parish Church to the north-west of High Lane. The other remaining listed building is positioned to the north of the site at the junction of Manchester Road and Wilbraham Roam.

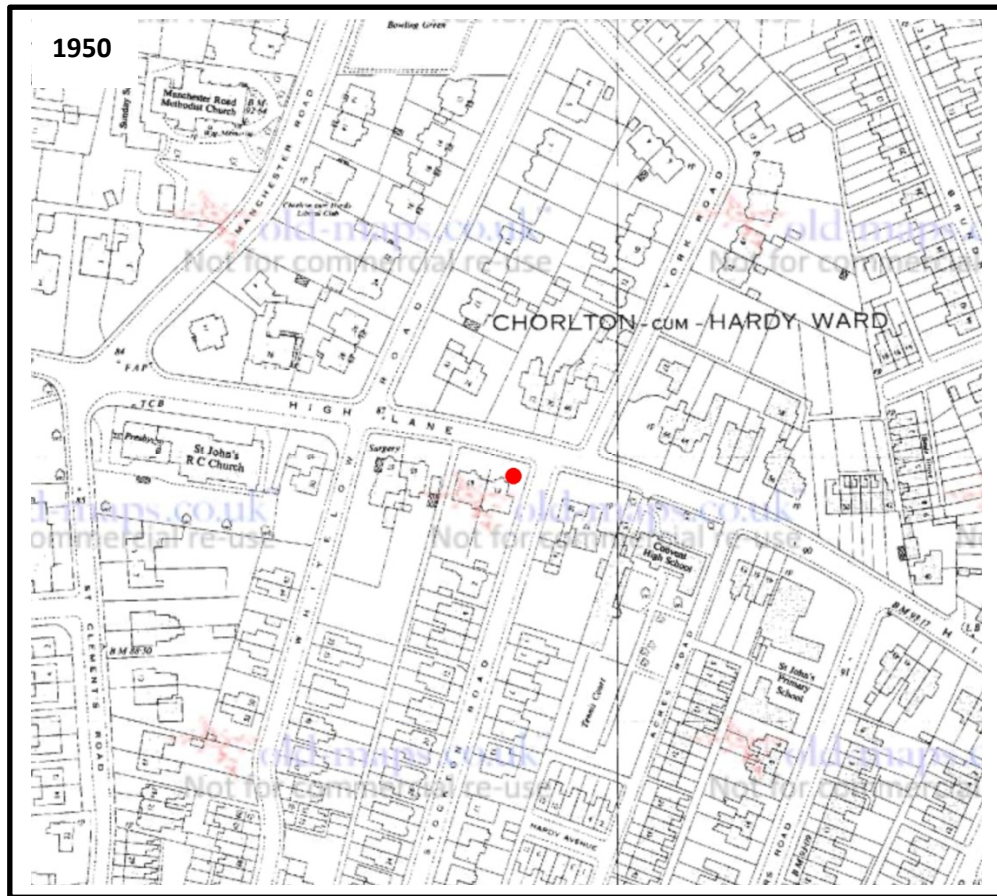
As stated by Manchester City Councils' Contribution of key unlisted buildings, *Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area.*

It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears out that fact.

5.2 The below figures highlight the development of High Lane and the surrounding context over the course of approximately a century.







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Site Analysis

6.1 The site is situated on the junction between High Lane and Stockton Road in the Wilbraham Road/ Edge Lane conservation area. The existing dwelling, measuring 8.8m from High Lane, dates to the Victorian period. Featuring Flemish Bond, Red Brick elevations; bay windows with stone mullions; heads and jambs; and arched windows with stone detailing. Other materials include a slate roof with bespoke timber painted barge boards to the front and rear.



6.2 To the north of the dwelling sits an unused area of the site including; a lawn with planters; shrubs and mature trees; a hardscaped pedestrian access; and a damaged 800mm high stone wall, stretching from the north boundary of the site around to the north-east where the material changes to red brick.



6.3 To the east of the dwelling sits a 2400mm high red brick boundary wall, sloping down to 800mm high providing access to a paved driveway off of Stockton Road. This includes parking for 1no. vehicle with an electric vehicle charging dock.



6.4 The sites context is predominantly made up of residential dwellings, with the exception of St. Clements Parish Church to the West and the Islamic High School for Girls to the East. The neighbouring properties are of similar vernacular built around the same period, all having variations. The dwelling are set far back from the pavement and carriageway and typically comprise stone and brick boundary walls; paved/ hard surface driveways; metal railings; shrubs and large gardens; lined with hedges and mature trees.



6.5 The rear garden is approximately 288m² and includes Indian stone paving adjacent to the dwelling and orangery; a lawn with planters, shrubs and trees; a single storey timber garage a shed; surrounded by a 1900mm high red brick boundary wall. The second parking bay for the property is located at the southernmost point of the site, providing accommodation for 1 vehicle, thus family members and visitors must park along the public carriageway of Stockton Road or High Lane.

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Assessment of Heritage significance

7.1 Significance of 61 High Lane as a Heritage Asset

The dwelling situated at 61 High Lane is not a Listed Building, yet appears to be one amongst a collection of Victorian dwellings lining High Lane which reflect the heritage assets of the local area.

Low-rise stone boundary treatments and mature trees are a significant contribution to the character of the sites surroundings. Manchester City Council state in their overview of the Wilbraham Road/ Edge Lane conservation area that, *"Analysis of the characteristics should enable new developments, extensions and alterations to be designed so as to complement, or at least maintain, the character of the area."*

Generally, demolition of existing buildings and boundary walls should not be considered unless it can be clearly shown that new proposals on such sites will maintain or enhance the character of the area.

Particular attention will be given to overall scale, density, massing, height, landscape, site layout and access of new development in relation to neighbouring buildings and to the wider area.

This should not be seen as an attempt to impose particular architectural styles or tastes, nor is it intended to stifle innovation or originality. It is however seeking to promote and reinforce local distinctiveness."

7.2 Characteristics Determining Significance

Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area.

It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears out that fact.

Thus, the following characteristics determine the sites significance and heritage assets within the Wilbraham road/ Edge Lane conservation area:

- The Victorian design of the dwelling in conjunction with the adjacent period properties which amount to a similar vernacular along High Lane and Edge Lane.
- The low-rise stone boundary wall stretching along the north boundary of the site, fronted by High Lane.
- The large mature trees to the north of the site.

8

Impact of Proposed Alterations on Heritage Significance

8.1 Impact on the Heritage Asset

To the north of the site sit two large mature trees which are a prominent part of the character and heritage of High Lane. The roots of said trees are causing dangerous structural damage to the low-rise stone boundary wall, adjacent to the public footpath. So as not to cause further damage to the trees and to prevent further stonework being pushing out onto the public footpath, it is proposed to partially remove approximately 1 meter of the stonework along the corner junction at Stockton Road and High Lane. The works to the front stone boundary wall will allow it to be restored, repaired and used as a safe and structurally secure boundary treatment. This renovation will keep the heritage asset in good future repair and protect the stonework from any further deterioration. This protects the Heritage Asset and preserves it for future generations.

A new 1200mm high metal railing is proposed to be installed above the repaired 800mm high stone boundary wall. The design and appearance is proposed to be in-keeping with the surrounding context and reflect that of the neighbouring properties at 70 & 72 High Lane in an attempt to safeguard the character of the site and its surroundings.

The side boundary treatment, (along Stockton Road), will be altered to include a partial demolition of an existing red brick boundary wall to be re-built in a brick to match the existing. This altered wall includes a new vehicle access gate and makes way for 2no. vehicles to park off of the overly populated Stockton Road.

The altered driveway adjoins a re-positioned pedestrian access from the dwellings front entrance to High Lane. Previously, said footpath ran directly in-between the two mature trees whose roots have overgrown substantially and have unearthed the once level hardscaping of the footpath. This has resulted in an uneven and unsafe pedestrian root from the highway to the dwelling. In order to protect the trees so as not to cause further damage, it is proposed to move the two stone gate posts and footpath by approximately 4m west along existing stone wall, positioned directly in front of the main entrance to the property. The stonework will be carefully dismantled and reconstructed in the same manner to preserve the heritage and character of the boundary treatment to provide longevity to the two mature trees.

Any existing hardscaping around the trees is proposed to be carefully removed. The hard surface is proposed to be replaced with a 150/200mm layer of top soil protecting the exposed root area.

9

Conclusion

9.1 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected by development proposals and local planning authorities should take that assessment into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 189 of the NPPF).

9.2 In this case the heritage asset comprises the Victorian design of the dwelling in conjunction with the adjacent period properties along High Lane; the low-rise stone boundary wall stretching along the north boundary of the site and the large mature trees to the north of the site. The significance and impact of said assets have been stated throughout this report in accordance with the above NPPF requirements.

9.3 The Wilbraham Road/ Edge Lane Conservation area was added to the list of protected areas in 2005. By 2019/ 2020 the existing front boundary treatment appears to have fallen into a state of disrepair and underwent new pointing in an attempt to halt further damage. This preservation exercise was unsuccessful resulting in my client taking further action via this planning application in order to keep heritage asset in good future repair and protect the stonework from any further deterioration

9.3 The proposed design is sympathetic to features of the heritage asset as well as an upgrade and an enhancement of the existing features which have the appearance of being heritage assets whilst in fact are modern in design. Namely, the side red brick boundary wall adjacent to Stockton Road. The date of construction is unknown, but can be seen as a more contemporary addition to the site.

9.4 The alterations proposed are no more than an extension of the other, (date unknown) alterations and therefore cannot be regarded as an effect on the heritage significance of 61 High Lane and its heritage features. In fact, the opportunity to upgrade a damaged stone boundary wall and currently unused front garden prolongs the use of the heritage asset. Therefore, it is regarded that the proposals create a positive impact on the heritage asset of 61 High Lane; protect the existing period and modern boundary treatments and ensure that the assets are preserved for future generations.

10

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