

DESIGN, ACCESS & HERITAGE STATEMENT

In respect of:

The Didsbury

852 Wilmslow Rd, Didsbury, Manchester M20 2SG

On behalf of:

Greene King



1.0 Introduction

- 1.1 This Heritage Assessment is prepared in support of planning application for the external terrace works and small single storey side extension to the Didsbury public house, Didsbury, Manchester.
- 1.2 This assessment in conjunction with other supporting documentation seeks to assess the impact of the proposals upon the character and appearance of the building and that of the Didsbury St James Conservation Area.

Partners: Michael R Jeffrey Dip. Arch. RIBA., Shaun Acaster, Andrew L Bean BA (Hons)

2.0 The Site and Surrounding Area

Existing site

- 2.1 The application site is located off Wilmslow Road in the Manchester suburb of Didsbury, the building and curtilage is Grade II listed at Didsbury Hotel, the listing reads:

Hotel. Mid C19, probably in more than one build (and part perhaps a remodelling of an earlier building); altered. White-painted stucco on brick, slate roof. L-plan. Two and 3 storeys to one height, with irregular fenestration equivalent to approx. 6 windows at 1st floor, in 2 portions: that to the right is 3-storeyed, has porch with round-headed doorway and window and parapet arched over each of these; canted bay window to right, 2 pairs of small round-headed windows at 1st floor, 3 segmental-headed windows at 2nd floor (that to left under shallow gable with ornamental bargeboards), and bracketed eaves; that to left is regular and symmetrical, with 2 pairs of tall round-headed windows at ground floor, a band arched over them, and a round-headed window in the centre of the 1st floor, under a gable (like the other), flanked by pairs of segmental-headed windows. All windows sashed without glazing bars. Gable chimney to left, 2 ridge chimneys to right. Included for group value.

Listing NGR: SJ8474690407

Source - <https://historicengland.org.uk/listing/the-list/list-entry/1254896>

- 2.2 The site also lies within the heart of the Didsbury St James Conservation Area which is known as;

'The greatest concentration of listed buildings in Manchester, outside the city centre'.

Source – Manchester.gov.uk

Positioned on the corner of Wilmslow Road which was the center of the village and is now the center of the conservation area itself.

'The original centre of the village is at the point on a pronounced bend in Wilmslow Road where it is joined by Stenner Lane. At this location the road is wide where formerly there would have been a green, but now there is only hard paving. Two public houses and a restaurant are located here, and in the distant past a number of shops also existed. This was Didsbury Village long before there was a settlement at the present village a kilometre to the north'.

Source – Manchester.gov.uk

3.0 The Application Proposal

3.1 The planning application seeks consent for the following:

EXTERNAL WORKS

Form new lean-to single-story structure to house a bar servery to comprise of:

- A traditional stucco render to match that on the existing building in terms of finish, colour and texture.
- Stucco bonded to reclaimed brick laid in an English garden wall bond (to match the bond pattern of surrounding structures) and bed on a lime based mortar.
- Timber ledged and braced service hatch and door with timber frames. Doors to receive a paint finish (colour to match that of the woodwork to the host building.) All ironmongery to both entrance door and service hatch to be black cast iron.
- Reclaimed slate roof to match that of the host building in terms of size, thickness, colour and laying pattern. Lean to structure to be flashed into existing structure with Code 5 lead sheeting. Lead flashing to be chased into mortar joints of existing building to minimize damage. Careful exploratory works to be undertaken to establish location of mortar joints and stucco to be made good where damage has occurred. Lead flashing to be pointed in with lime-based mortar.
- Aluminium rainwater goods (ogee profile gutter) to receive paint colour to match that of the host building.

Location of new external bar extension. 



Eastern elevation (view A)



Front garden / terrace (view B)



(view C)

Landscaping works to the front garden to comprise of:

- Removal of existing circular area of paving and randomly laid 'stepping stone' paving slabs
- Formation of a larger paved area (York stone paving slabs) with central raised planter bed (loose item).
- Formation of planting beds to perimeter of site to soften the appearance of the area and add seasonal interest
- New turf to retained grassed area
- Extend paving slabs (York stone paving slabs) over turfed area to access proposed bar.



Existing site plan (not to scale)

4.0 Access

4.1 Access to and from all entrances and exits will remain unchanged.

5.0 Assessment of Proposal

5.1 It has been established that the existing building is listed and of significant historical importance and contributes to the character of the conservation area. The proposed scheme has been designed sympathetically to complement the existing building by matching the materials of the existing building and using traditional construction methods. Furthermore, the external works will improve the appearance and usability of the garden area and will have little impact on the building itself and that of the conservation area.

5.2 The existing internal layout and finishes will not change.

6.0 Conclusion

6.1 The proposal will greatly enhance the use of the external terrace area and bring a better customer experience, the works proposed to form a new external bar structure will both in form and materiality have little impact on the streetscape nor to the Didsbury St James Conservation Area.