



HERITAGE STATEMENT

Construction of a timber garden room and erection of a 1.8m high close boarded fence to a section of the boundary.

34 LAPWING LANE,

MANCHESTER,

M20 2WR

11/06/2021

1. The NPPF (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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.*
2. Albert Park is designated as a Conservation Area, reflecting that it is an area of special architectural or historic interest. In this area, the Council's aim is to encourage development which 'enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.'
3. Property owners in the area are encouraged to retain the original character and detail of their houses and surrounds.
4. Five nearly parallel roads - Burton Road, Northen Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road - form the basic structure of the area of housing, constructed principally during the late Victorian period.
5. Lapwing Lane, named after Lapwing Hall, was the largest farm residence in the Conservation Area. It stood close to where Palatine Road would later form a junction with Lapwing Lane. During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road.
6. Overtime the character of the area has changed both in terms of land use and curtilage development. Many of the fine residences are now converted into

flats and bedsits for students. Those on Palatine Road have either been converted into institutional or hotel uses, or demolished and their sites re-developed for blocks of flats.

7. In terms of the visual character of the area, the buildings are of brick with boundary walls of brick and wrought iron. However, over the years this character has been diluted with the introduction of various forms of domestic outbuildings and garages (see attached photographs). Furthermore, the natural vegetation has grown to provide more privacy and screening for private gardens, allowing such changes to be accommodated without harm to the character of the area.
8. The existing building on the application site is a 'turn of the century' three storey substantial detached house of traditional construction with brickwork outer walls and a slated double duo pitch roof. The property is surrounded by overgrown borders and macadam paved areas
9. The wooden garden room and the section of fencing covers a small proportion of the border (less than 25%) and is situated in the least exposed section of garden under the mature trees.
10. The applicant has already replaced an unsightly concrete slab wall with a more fitting brick wall, in keeping with the area. The fence section will enable better privacy and security, on the exposed corner plot. Currently there are problems with people who have been out at bars and restaurants, coming into the garden at night for anti-social behaviour. It is hoped the Council will be mindful of the designing out crime policy in assessing this application.
11. On balance, although the use of timber for the fence was not a traditional building material in this area, its use has now been widely established. The area now has more mature hedge and tree cover, which helps to integrate these changes without harm to the character of the area. As such, it is maintained



that the development will compliment and indeed enhance the character of the area.

12. It is respectfully requested that the Council acknowledges the reasons for the development and will support the application.