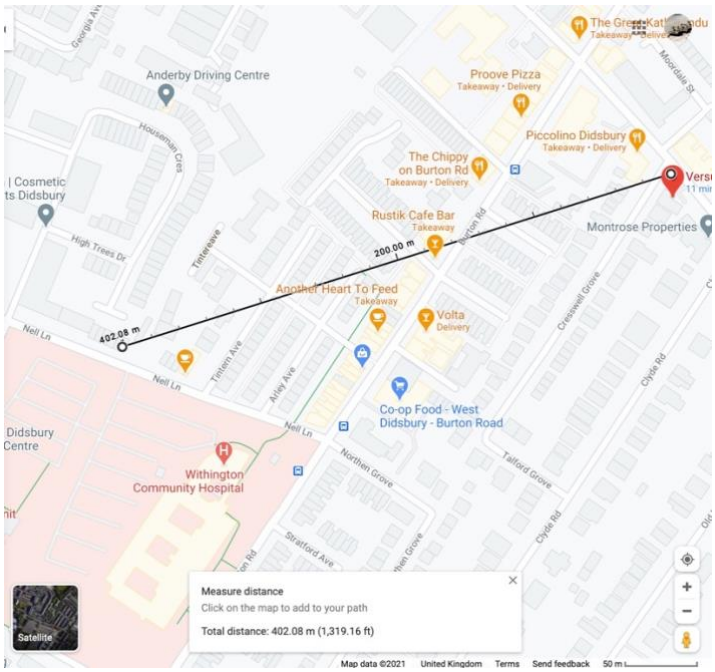
HERITAGE STATEMENT

Application number: 129617/FH/2021
Proposal: Erection of a single storey side extension to provide additional living accommodation
Location: 127E Nell Lane, Manchester, M20 2LG

Please find below a **proportionate** heritage statement written in accordance with the expectations established in paragraph 189 of the National Planning Policy Framework.

The proposal is for the erection of a single storey side extension to 127E Nell Lane, referred to hereafter as the "Property". The eastern boundary of the Property coincides with the Albert Park conservation area: an area of housing which also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches. The conservation area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Hospital and Government buildings to the West, the disused Midland railway line to the north and Palatine Road to the east, the latter being a common boundary with the Albert Park conservation area (Ref A.).

There are four Grade II Listed buildings in the conservation area: the former Withington Town Hall, Oak Bank, the Synagogue, and the Former Mercantile Bank of Lancashire (Ref B). The closest of these to the Property is the Former Mercantile Bank of Lancashire which is situated over 400 metres away to the north-east as shown in the map. There is no line-of site and therefore the proposal does not impact visually upon this heritage asset. This statement is also true for three other listed buildings in the conservation area: each is situated hundreds of metres away from the Property and share no lines of sight.



The Property has a shared boundary with the neighbouring building, 129 Nell Lane (shown in the two pictures below), which is in the confines of the conservation area and is currently used as a holiday let. 129 Nell Lane was built approximately ten years ago. Prior to this the Property was bordered by several outbuildings which were demolished to make way for the construction of 129 Nell Lane (Ref C). To the east of the Property are several





Victorian properties. these can be seen in the first of the two pictures below which shows the interface between the conservation area to the right and the Property and the wider estate to the left. A close-up of the front of the Property and the border wall is also shown:





The Property was built by Taylor Wimpey in approximately 2008/9 on the former Withington Hospital site and is of standard construction. The proposed extension will be constructed using standard materials in keeping with the design of the existing structure. The proposed extension is to the side but at the rear of the Property and therefore much of the extension will be obscured from view by 129 Nell Lane and the boundary wall. This is shown in the proposed plans and elevations which accompanied application number: 129617/FH/2021, and also can be seen in the photos on the first page of this document. Immediately opposite the property is the car park for Withington Community Hospital.

Whilst the Property does border the conservation area, the boundary wall and 129 Didsbury are not buildings of architectural or historic interest, having been built approximately 10 years ago; indeed, they are newer than the Property which is the subject of this application. Visually the extension has very little impact on the conservation area and has no impact on the most significant heritage assets (the four Grade II Listed Buildings). Based upon the information provided, it is my opinion that the proposal will not adversely impact upon the heritage assets within the Albert Park Conservation Area.

Nick Shaw
Applicant
16 March 2021

References:

A	https://secure.manchester.gov.uk/info/511/conservation_areas/1210/albert_park_conservation_area
B	https://britishlistedbuildings.co.uk/england/didsbury-west-ward-manchester#.YFBZBy2l1qt
C	https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=K52YC6BC00300&activeTab=summary