

Heritage Statement

Proposed Single Storey Side &
Two Storey Rear Extensions

At No. 59, Kingston Road, Didsbury, Manchester

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Report Date: February 2021

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Chartered Town Planner

1.0 INTRODUCTION

- 1.1 This heritage statement has been prepared by Trigpoint Conservation & Planning Ltd. in respect of proposals for the erection of extensions to the side and rear of no. 59, Kingston Road in Didsbury, as shown on the detailed in the plans supplied by Andrew Wallace Architects.
- 1.2 Paragraph 189 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.
- 1.3 This statement therefore seeks to identify any designated heritage assets that may be affected by these proposals and to consider the potential impact on their significance and setting, having regard to the statutory duties and other relevant national and local planning policies.
- 1.4 This statement should also be read in conjunction with the photographic record showing the existing property and its context which has been submitted by Andrew Wallace Architects to support the planning application.

2.0 METHODOLOGY

- 2.1 The following sources of information have been used to identify the designated heritage assets within the locality:
- relevant designation records from Historic England's *Heritage List for England*;
 - information on conservation areas was obtained from Manchester City Council's web site.

3.0 DESCRIPTION OF THE SITE

- 3.1 The existing property consists of a two storey brick-built detached dwelling, with a hipped slate roof, that is situated on the east side of Kingston Road, with a rear garden that extends towards the Towers Business Park.
- 3.2 This property is part of an established frontage at the southern end of Kingston Road and it forms part of a coherent group of seven detached houses on the east side of the road all with a similar design and appearance. This small group of properties appear to have been built in the 1920s or early 1930s (the property is first shown on the 1934 Ordnance Survey map) on a narrow strip of land between Kingston Road and the parkland surrounding the Shirley Institute, as shown on the 1934 OS map (formerly The Towers), and they contrast with the earlier 19th century properties built on the west side (upper part) of Kingston Road, with the notable exception of no. 40, Kingston Road (see para. 6.1 below).

4.0 SUMMARY OF THE SITE AND THE PROPOSED DEVELOPMENT

- 4.1 This proposal relates to alterations and extensions to the existing single storey extension to the side of the property to provide a single storey extension with a mono-pitched roof some 9m long x 2.2m wide x 3.4m high, and the erection of new two storey extension to the rear,

extending some 4m from the present rear elevation and some 7.1m across the width of the rear elevation with a roof height of some 8.4m to match the existing ridge height.

- 4.2 There are no proposals to alter the front elevation. Furthermore, the proposed development will also retain the two chimneystacks that run up the side gables, and are prominent in the streetscene, while the chimney at the rear, which cannot be seen from the road, will be removed.
- 4.3 As the building is not listed the internal alterations required to facilitate these extensions does not require consent and they are therefore not considered any further in this report.

5.0 PLANNING POLICY CONTEXT

- 5.1 The most relevant planning policies relating to the historic environment are considered to be:

Planning (Listed Buildings and Conservation Areas) Act, 1990

- 5.2 This Act requires Councils when determining planning applications to pay special regard to the desirability of preserving the setting of a listed building and of preserving or enhancing the character or appearance of a conservation area (sections 66 & 72 respectively).

The Development Plan: Manchester Core Strategy

- 5.3 The Development Plan consists of the adopted Manchester Core Strategy and the most relevant Development Plan policy is considered to be:
Policy EN3 *Heritage*: this policy seeks to encourage new development that complements and takes advantage of the distinct historic and heritage features of the area, requiring new developments to be designed so as to preserve or, where possible, enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas.

National Planning Policy Framework

- 5.4 Policies for conserving and enhancing the historic environment are set out in Section 16 of the NPPF. In summary the NPPF recognises that the significance of a designated heritage asset can be harmed or lost through alteration or destruction of the asset or by development within its setting [para. 194]. Any harm to a designated heritage asset should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the designated heritage asset [paras. 195 & 196].
- 5.5 The NPPF also encourages local planning authorities to look for development opportunities in conservation areas [para. 201]. It also recognises that not all elements of a conservation area will necessarily contribute to its significance.

6.0 SUMMARY OF LOCAL HERITAGE ASSETS

Listed Buildings

- 6.1 The Council's conservation area assessment notes that the greatest concentration of listed buildings outside Manchester city centre is to be found in this Conservation Area, although

the closest listed building to this site is the Grade II listed no. 40, Kingston Road, a modern single storey, detached house, c. 1962-3, about 175m to the north of no. 59, Kingston Road.

Historic Parks and Gardens & Scheduled Monuments

- 6.2 There are no Registered Historic Parks and Gardens or scheduled monuments within the vicinity of the site.

Conservation Areas

- 6.3 Whilst the existing property is not listed, it lies within the Didsbury St James Conservation Area, which was designated in November 1970. The area covers the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, and includes the residential properties located along Kingston Road between its junction with Wilmslow Road and Parrs Wood Road.
- 6.4 The Council's (on-line) conservation area assessment notes that the quality of the built environment and the setting of buildings within this Conservation Area is of a very high standard, and a similar high standard will be expected of any proposals for new development. It also notes that the existing well-treed suburban character of the Conservation Area should be maintained.

7.0 ASSESSMENT OF IMPACT ON LOCAL DESIGNATED HERITAGE ASSETS

- 7.1 Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed development on the character and appearance of the Didsbury St James Conservation Area and on the setting of the listed buildings identified within the vicinity of the site.

Impact on the Setting of the Listed Building

- 7.2 The application site is not seen in the context of the neighbouring listed building at no. 40, Kingston Road and it has no known historical or functional associations with this property.
- 7.3 Furthermore, the proposed extensions to no. 59, Kingston Road will not obstruct any views either towards or from this listed building or encroach into its present surroundings, which are generally defined by its position within the overall streetscene along Kingston Road. It is therefore considered that given the relative distance between the application site and this listed building, and the intervening development, the proposed development will not affect the setting of this property, or its overall significance.

Impact on the setting of the Didsbury St James Conservation Area

- 7.4 This property is part of an established frontage to Kingston Road and given its position within the street scene its front and side elevations, with the projecting chimneystacks, are prominent features in the Conservation Area and as such make a positive contribution to its character and appearance, and are particularly important when seen in the context of the neighbouring houses within this group. As noted above there are no proposals to alter the front elevation and the proposed development will also retain the chimneystacks to the side of the property. Consequently there will be no material changes to the principal elevations

and features of this property that contribute to the character and appearance of the Conservation Area and the visual and architectural coherence of this group of properties will also be preserved.

- 7.5 The principal works are located at the rear of the property which is not a prominent element in the Conservation Area. The present rear elevation has an asymmetrical arrangement of windows, with a large area of brickwork, and it was not designed to be seen. This elevation is therefore of no particular architectural or historic interest and its contribution to the Conservation Area can best be regarded as neutral, and as the NPPF recognises not all elements of a conservation area will necessarily contribute to its significance.
- 7.6 The proposed extensions at the rear seek to extend the whole building from the existing elevation and provide for a more symmetrical arrangement of windows with rooflights within the (extended) rear facing roof slope. Whilst these extensions will result in some changes to the overall scale and appearance of the property they will not be seen from Kingston Road, and consequently they will not adversely impact the character or appearance of the Conservation Area.
- 7.7 It is therefore considered that the proposed extensions will not harm the prevailing character or appearance of the Conservation Area; they will not be seen as prominent elements in the street scene and the considered design of these extensions, that reflects the existing property, will maintain the high quality of the built environment within this Conservation Area.

8.0 CONCLUSIONS

- 8.1 For the reasons set out above the proposed development will not harm the setting of any listed buildings within the vicinity of the site or the character or appearance of the Didsbury St James Conservation Area, or their overall significance. Consequently this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the local and national policy objectives that seek to protect the significance of heritage assets.

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11 February 2021