

Heritage Statement



For: Willd Limited

Regarding: 242 Burton Road
West Didsbury
Manchester
M20 2LW

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Introduction

1.0 Background and Rationale

1.1.1 This Heritage Statement is submitted in support of an application for full planning permission made to Manchester City Council by Willd Limited for “Installation of Rear Dormer and Alterations to Front Dormer” at 242 Burton Road, Didsbury M20 2LW.

1.1.2 The purpose is to provide further information about the proposal and how it relates to adopted planning policy and explains how all of the relevant matters relating to planning have been taken into account.

1.1.3 The application site is located in the Albert Park Conservation Area. The Statement therefore incorporates an assessment of the impact of the development on the significance of the designated heritage asset.

1.1.4 In addition to this Heritage Statement, the application is submitted with the following documents and drawings:

- Planning Application Forms
- Drawing 18056-01D Existing and Proposed Plans, Elevations and Section

1.2 Scope and Structure

1.2.1 This Statement is structured into seven sections, as follows;

- Section 2 describes the characteristics of the site and the surroundings context.
- Section 3: sets out the details of the proposal including the layout and design of buildings, landscaping and arrangements for access and parking.
- Section 4 considers the national and local planning policy context examining how the proposal fits within the policy framework.
- Section 5 carries out an assessment of the significance of the Heritage Asset.
- Section 6 provides an appraisal of the planning issues and assessment of the impact of the development on the significance of the designated heritage asset.
- Section 7 summarises the Planning and Heritage Statement and draws conclusions.

Site and Context

2.0 Site Description

- 2.1.1 The application site is located at 242 Burton Road, Didsbury. It comprises a typical Victorian terraced retail unit to the ground floor, currently trading as Azzuro, an Italian restaurant, with a large one bedroom flat to the first floor, and a very small one bedroom flat to the second floor.



Photograph 1

Poor aspect and inadequate natural light from existing front dormer.



Photograph 2

Cramped existing bedroom with small roof window, providing inadequate natural light and no aspect.

- 2.1.2 The front elevation has a timber shop front to the ground floor, with both a door into the shop and a recessed door leading to the stairwell to the two first floor flats. Facing stretcher bond brickwork is provided to the first floor, and there are stone window heads, cills and decorative mullions, which have been previously painted.
- 2.1.3 The site is accessed directly from Burton Road with a yard at the rear of the property accessed via an alleyway running paralleled to Burton Road.

3.0 Surrounding Context

- 3.1.1 The area is an established primarily residential neighbourhood to the west of Didsbury Village, however Burton Road is a busy local centre comprising mostly retail to the ground floor with residential to the upper parts, and is within the Albert Park Conservation Area.
- 3.1.2 West Didsbury is well defined by a pattern of development orientated along the high street of traditional terraced properties, with period features and a mixed-use character. Residential accommodation above commercial units is typical.
- 3.1.3 A short walk to the north of the site is the Burton Road Metrolink Station, and Burton Road is also a major bus route.

4.0 Planning History

4.1.1 The application site has no relevant planning history.

The Proposals

5.0 Development Proposals

- 5.1.1 The application is for full planning permission for the erection of a new second floor dormer extension to the rear, to improve the internal space in the existing second floor flat. The inadequate existing second floor bedroom is shown in photograph 2 above.
- 5.1.2 Alterations are also proposed to the front catslide dormer, reducing the cill height to improve the aspect from the front window. The poor aspect and inadequate natural lighting is shown in photograph 1 above.
- 5.1.3 The ground floor retail unit and existing first floor flat will remain unchanged, and the latter has been recently refurbished by the applicant.

6.0 Design and Materials

6.1 Proposed Rear Dormer

- 6.1.1 The dormer extension to the rear will be finished with vertical hanging slates to the rear and left elevation, though the right elevation is formed by building up the internal party wall above roof level, and this will be finished in brickwork to match the rear elevation of the terrace.
- 6.1.2 Raising the party wall is authorising under Section 2(2)(1) of The Party Wall etc Act 1996, and will be done in brickwork so as not to prejudice potential future works to the adjoining building, should they wish to construct a similar extension.
- 6.1.3 It is proposed uPVC windows will be provided to the rear elevation, as is typical along the terrace and in the area.
- 6.1.4 Various similar flat roof dormer extensions to the rear of the properties along Burton Road are not uncommon.

6.2 Front Dormer Alterations

- 6.2.1 The height and width of the front dormer and the materials used will be exactly as existing.
- 6.2.2 The front window will be provided in painted timber and be of traditional appearance – as shown on the proposed drawings.
- 6.2.3 The only change is in reducing the cill height, to improve natural light to the main reception room, which is currently inadequate.
- 6.2.4 The cill is only just visible from ground level on the other side of the road, so the visual impact will be minimal. This alteration already existing to a number of other premises along Burton Road.

Assessing Significance & Impact

7.0 Background and Criteria

7.1.1 Assessing significance is a key principle for managing change to heritage assets, and is embedded within current NPPF

7.1.2 It sets out the following criteria for planning authorities to use to evaluate a planning application:

126 Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive a positive contribution to character and distinctiveness;
- opportunities to draw on the contribution made by the historic environment of the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. 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.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this 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.

7.1.3 Significance can be measured according to hierarchical levels; the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

8.0 Significance of the Property

8.1.1 Based on the above, we consider 242 Burton Road to be of Low significance; the building is not listed and there are many buildings of similar character and design across south Manchester.

9.0 Impact Assessment

9.1.1 The only historic fabric affected by the proposals will be:

- Roof slates and square cut rafters to the rear roof slope.
- Timber window to the front dormer.

9.1.2 Whilst the loss of any original historic fabric is undesirable, the roof slates and frame are not considered of significance.

9.1.3 With regards to the front window, it is in poor condition, and the windows to the other properties are of varying styles already, and the proposals will be barely visible from ground level.

Appendix I –Photographs



Photograph 1. Front elevation



Photograph 2. Existing front dormer in very poor condition.



Photograph 3. Rear elevation of outrigger at high level.



Photograph 4. Rear elevation at low level



Photograph 5. Rear elevation at high level



Photograph 6. Rear elevation at high level