Heritage Assessment



558 Wilbraham Road, Chorlton, Manchester, M21 9LB
September 2020

TABLE OF CONTENTS

Introduction & Proposals	.....	3
Site location	.....	4
Photographic Survey	.....	5
History of the Site	.....	6-7
Assessment of the Conservation Area	.....	8-9
Planning Policy Context	.....	10-14
Design of the Proposals	.....	15
Impact of the Proposals	.....	16
Conclusion	.....	17

Introduction

This report was commissioned Dr Kearney, the Applicant, to accompany a householder planing application at the following address:-

558 Wilbraham Road, Chorlton, Manchester, M21 9LB

It should be read in conjunction with the following documents:-

- Existing plans & elevations
- Proposed plans and elevations
- Site plan
- Location plan
- Completed planning application form

Proposals

The Applicant proposes a **single storey rear extension** in facing brick to match those of the existing dwelling with flat roof incorporating glazed lantern.

Site Location



Photographic survey



View to front elevation



View to rear elevation



View to front elevation



View to rear/side elevation

History of the site

By the mid-19th century, Chorlton-cum-Hardy was still a rural area with only the lanes of Edge Lane and Manchester Road in existence and one or two properties.

After the arterial route of Wilbraham Road was constructed in 1861, the character of the area changed from open fields to that of a suburban area. The Lloyd and Platt Hotel was built at the junction of Wilbraham Road and Manchester Road in 1870.

The opening of a railway station at Chorlton in 1880 accelerated this change.

Development of Wilbraham Road was slower than at the junction with Manchester Road but much of the frontage had been filled in by 1905, with detached and semi-detached houses on their own plots.

Number 558 Wilbraham Road is a 3-storey (plus basement) right hand bay fronted semi-detached property erected in the 1880's.

Constructed in facing brick under pitched slate roof with single storey rear outrigger and 2no brick chimney stacks.

The front drive is covered with block paving and the rear garden is mainly laid to lawn.

The front boundary is defined by a brick wall with moulded stone copings.

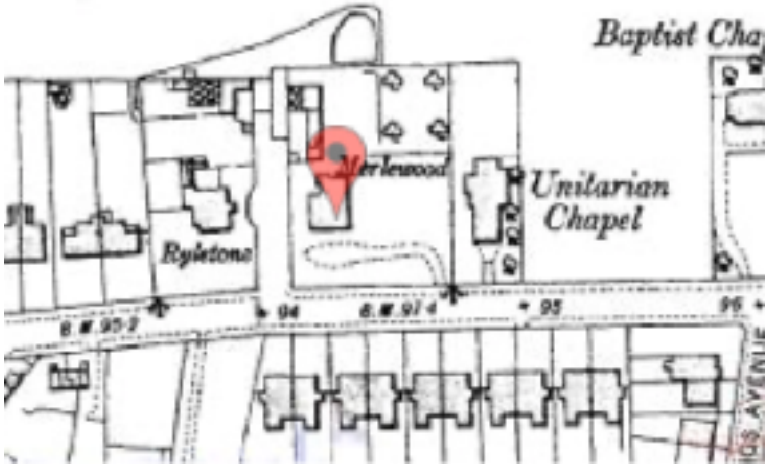
2no stone pillars form the entrance to the property from Wilbraham Road.

Side boundaries are a combination of timber fencing and natural hedgerow.

The property has not been extended prior to these proposals.



OS map 1848



OS map 1922



OS map 1891

Assessment of the Conservation Area

The Conservation Area Appraisal describes the two listed buildings in the Conservation Area:-

'*Built in the typical Manchester red/orange brick with buff coloured sandstone dressings Lloyd's Hotel is a high two-storey building with a third storey contained within the steeply pitched roof that is covered in blue/black welsh slate.*

Brick and sandstone corbels form the brackets to the eaves and are emphasised by a course of blue brick at the lower level with the wall junction.

Vertical sliding sash windows are evident in all window openings. A single storey bay window on the Manchester Road elevation is linked by a horizontal stone balcony to an adjacent doorway.

A brick faced dormer window breaks up the roofline to this elevation.

At the corner of the building a double height curved bay is surmounted by a conical roof, providing an architectural statement at the Wilbraham Road/Manchester Road junction. A double height splayed bay window, with its own roof, characterises the Wilbraham Road elevation'.

The Appraisal also summarises the contribution of key unlisted buildings in the Conservation Area:

'*Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area.*

It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears out that fact.'

One of these is the former Conservative Club built in 1892, also in the characteristic red/orange brick with stone dressings in a Gothic Revival style.

On the opposite side of Wilbraham Road are Edwardian semi-detached villas, also in red/orange brick with stone dressings, of two stories with prominent three-storey gables, many of which have had modern dormers added.

Boundaries tend to be historic stone or brick walls with copings and many properties have mature trees and shrubs within front gardens or at boundaries.

There are also trees planted within pavements.

The Conservation Area Appraisal goes on to say:

'*The spaces within the conservation area are based on the street pattern, so spaces are essentially linear, their width determined by the distance buildings are set back from their road boundaries.*

The spaces are characterised by the front gardens to individual properties, sometimes containing mature trees, by the brick or stone boundary walls and their related gateposts, by the pavements, kerbs and highway surfaces.'

'*The trees and garden hedges to the front of properties make a significant contribution to the character of the street 'corridor'.*

The trees planted within the private gardens make an important contribution to the public realm, to which can be added the street trees planted within pavements, as in Wilbraham Road and Hastings Avenue.'

Views along the length of Wilbraham Road are identified as being **significant**.

Planning Policy Context

National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

Section 72 (1) of the same Act places a duty on local authorities if the development is in a conservation area - '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*' (section 72(1)). Planning permission is required for work which is likely to affect the character and special interest (significance) of the conservation area.

Historic Environment Policies included in the *National Planning Policy Framework* (March 2012) replaced *Planning Policy Statement* 5 (PPS5). *The Historic Environment Planning Practice Guide*, which accompanied PPS5, has recently been replaced by the *Planning Practice Guide: Conserving and Enhancing the Historic Environment*, though this should be read in the light of the NPPF, and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government sees three dimensions to sustainable development: economic, social and environmental, and these roles should be regarded as mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The planning system is therefore expected to play an active role in guiding development to sustainable solutions. Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (Paragraph 17 bullet 10) that underpin the planning system. Policies 126-141 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: '*In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time*.'

Policies 128 and 129 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 131 states: '*In determining planning applications, local planning authorities should take account of:*

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness'.

Policy 132 states: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
Policy 133 states: 'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

the nature of the heritage asset prevents all reasonable uses of the site; and

no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

the harm or loss is outweighed by the benefit of bringing the site back into use.

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'*In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm[5]*.'*

Policy 134 states; 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Policy 141 states: 'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

Manchester City Council Core Strategy

Policy CC 9
Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.

New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1
Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located.

Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Southern Character Area

There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres.

The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s.

Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

New development needs to retain the identity and focus of activity associated with the historic District Centres.

Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.

Policy EN 3
Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

5.3 Manchester City Council Heritage Asset Strategy

Manchester has its own local list of Mancunian Assets. Whilst designated assets have statutory protection, those which are identified locally (and therefore not designated) have no statutory protection; but are a material consideration for planning purposes.

Design Proposals



Rear elevation

The proposals comprise a single storey rear extension faced with bricks to match the existing dwelling with a flat roof incorporating a glazed atrium.

Rear facing aluminium/uPVC bi-folding doors will provide access down steps to the enclosed garden area.

Brick header detailing to the doors and the rear facing window will ensure extension maintains the design details of the main dwelling.

IMPACT ASSESSMENT

The proposals comprise the erection of a single storey rear extension incorporating a flat roof with glazed lantern.

The Conservation Area Appraisal has identified views along the length of Wilbraham Road as being significant.

This analysis will include the views in both directions along Wilbraham Road.

Wilbraham Road is a historic route, having been constructed in 1861.

The proposed extension, being located at the rear of the property, will have **no impact** on the views of Wilbraham Road or the character of the conservation area.



View down Wilbraham looking west



View down Wilbraham looking east

CONCLUSION

The proposal comprises a single storey extension to the rear of the subject property.

558 Wilbraham Road makes a positive contribution to the conservation area and is a good example of the architecture of its period.

The proposal would be built with high quality materials matching details seen on the original dwelling.

With the proposals being located at the rear of the property and with a quality palette of materials, the extension is considered to be an appropriate addition to the dwelling.

The extension would have no impact on the street scene and thus the wider character of the conservation area and with tree-lined and mature landscaped rear gardens, the proposals will not be a particularly visible addition when viewed from the rear or side.

The proposal is considered to be an appropriate addition and approval is sought on this basis.