



**HERITAGE STATEMENT
IN CONNECTION WITH
BLOCKS 2-32, 34-64, 66-96, 98-128
HADFIELD CLOSE
MANCHESTER**

**ON BEHALF OF
REALTY MANAGEMENT**

V1

(LM/LM/1904/13)

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Signed by: *L. McKevitt.*

Dated: 14/09/20

Checked by: *C. Shepherd*

Dated: 14/09/20

Flats 2-32, 34-64, 66-96, 98-128, Hadfield Close

1.0 Author

The author is a Building Surveyor at JYM Partnership and has recently completed an MSc in Building Conservation and Adaptation at the University of Central Lancashire with plans to progress onto RICS membership. The author is also an IHBC student member and also working towards membership.

2.0 Introduction

2.1 Property

The properties are 4 no. blocks of flats, comprising of four stories each on Hadfield road on the edge of the Victoria Park conservation area. The properties date from 1990s/early 2000s and are of varying traditional designs, having been built with traditional features relating to the Victoria Park conservation area such as bay windows, pointed arches and fan lights above doors.

The area surrounding the properties is also heavily landscaped, with a high tree line along Conyngham Rd which restricts the view from other properties and also from a distance. There are also green areas surrounding the property consisting of grass and planted shrubbery. To the 'front' of the properties on Hadfield close, there are parking bays and further green landscaped areas.

2.2 Location

The property is located on Hadfield Close, Manchester. The property is located on the edge of the Victoria Park Conservation Area under the authority of Manchester City Council. The location of the properties can be seen highlighted on the below extract from the location plan.



2.3 Location in relation to existing heritage assets

Following review of the conservation area map and Historic England's listed building map search, there are no heritage assets within close proximity of the properties.

The listing buildings closest to the properties are St Anselm Hall (Grade II) and Denison House (Grade II). It should be noted that the properties are not visible from any of these heritage assets due to their distance and the high treeline which obstructs the properties from street view. Each of these properties is 0.25 miles away east and west of the properties.

3.0 Description of the Properties Significance

This section assesses the heritage values of the properties and the surrounding area, whilst also assessing how the proposals will affect the properties and the surrounding area.

3.1 Evidential Value

Historic England state that "evidential value derives from the potential of a place to yield evidence about past human activity".

As the properties are relatively new build and has undergone little to no changes since its construction, there is little evidential value attributed to the properties themselves. The proposed works would also not contribute to the loss of any evidential value to the surrounding properties and area.

3.2 Historical Value

Historic England state that "Historical Value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative".

As the properties are relatively new build, there is little historic value associated with the properties themselves. The proposed works would not contribute to any change to the historical value of the property or the surrounding area.

3.3 Aesthetic Value

Historic England state that "aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The aesthetic value of the properties lie within their design. The properties are all constructed with traditional features such as pointed gable arches, bay windows, fan lights above doors and traditional window designs. The proposed works would not contribute to any loss in this area as all replacements are to be designed to match existing in exact style and colour.

3.4 Communal Value

Historic England states that "communal value derives from the meanings of a place for the people who relate, or for whom it figures in their collective experience or memory".

As the properties are relatively new build, there is likely minimal communal value associated with the properties themselves. The proposed works would not contribute to any change to the communal value of the property or the surrounding area.

3.5 Statement of Significance

Following the above assessment of heritage values, a more detailed and informed approach towards assessing the works is available. This is prepared in the context of the planning application as to which this is included.

Most of the significance of the property remains within its aesthetic value, contributed by the design in which traditional features are included in the form of pointed gable arches, bay windows and traditional window designs. As the property is relatively new build, there is little evidential, historical or communal value associated with the property itself.

3.6 Conservation Area Description

Victoria Park conservation area, three kilometres to the south of the city centre, was designated in March 1972.

It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laidon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

The special character of Victoria Park Conservation area is derived by the following elements:-

- Victoria Park was purchased by speculative developers and formally laid out in large plots as a gated community for upper and middle classes arriving in Manchester.
- Unique example of an early town planning scheme and the first of Manchester's estate design for the newly rich industrialists wishing to move out of the city in the 1820's and 30's.
- The spatial characteristics and size and maturity and quality of the landscaping in individual plots and trees creating a leafy character.
- The low density residential characteristics with large villas set in generous plots.
- The coherence of the different architectural designs which are considered to be the best of their day and the architectural quality of the individual buildings in common design styles in Tudor Gothic, Neo Classical, Arts and Crafts and Art Nouveau.
- The high quality concentration of listed buildings.
- Quiet residential character in a private and semi secluded environment.
- The consistent quality of materials including stucco, stone, brick and slate.
- The rich detailing and architectural features of the historic buildings including porches.
- Good quality boundaries including boundary walls, hedges and gate posts.

4.0 Proposed Works

4.1 Windows

The proposed works to the windows of these properties includes for the removal of all timber framed single glazed windows and replacement with double glazed UPVC windows. All windows would have their style replicated like for like which would include for all arched windows, casement windows with varied styles of openers and fan light windows above doors.

The existing windows are of relatively simple design, varying from different styles of casement windows with top openers to arched windows and fan lights above external doors. There are no glazing bars or leaded lights to any of the existing windows.

The proposed window replacements have been discussed with a manufacturer and they have confirmed that they can manufacture UPVC windows to match the existing style/profile of all windows to each of the four properties. The finish of the windows has also been discussed and colours can be found to match as existing.

4.2 Doors

The proposed works to the doors of these properties includes for the removal of existing security doors with timber finishes to external entrances to the properties and replacement with new composite doors. The style of the proposed doors would be similar to the existing with a timber finish and colour to match the property.

The existing doors are of simple design with four panel security doors with glass ranging from fan lights above the doors to panels at either side. These would be retained throughout.

The data sheet is attached as Appendix A and the proposed door designs are varying from the Bowes, Balmoral and Alnwick solid designs.

4.3 Possible Impact

Following the review of the significance of the property in sections 3.00-3.05, the only potential impact the proposed works could have would be aesthetically.

As the proposals for window replacements are design and style wise like for like, there is no negative impact that would come from replacement as there would be no loss of aesthetic value to the properties.

As the proposals for door replacements are also very similar in design, style and finish, there is also no negative impact that would come from replacement as there would be no loss of aesthetic value to the properties. It should be noted that the data sheet is attached as Appendix A and the proposed door designs are varying from the Bowes, Balmoral and Alnwick solid designs.

4.4 Justification and Mitigation Measures

As the existing timber windows are beginning to rot, the need for these to be replaced is increased. Further deterioration of the existing timber windows can allow for water penetration in the property and contribute to decreased thermal efficiency, along with rendering timber vulnerable to wet/dry rot and beetle infestations which can cause further issues throughout the properties.

In the years since the construction of the properties, improving thermal efficiency in properties in conservation areas in a sustainable and sympathetic manner has also seen increased importance. With the removal of single glazed timber windows and replacement with double glazed UPVC windows of the same design, style and aesthetic appearance, there is a significant improvement in regards to thermal efficiency with no loss to any aesthetic value of the property.

The replacement of the external doors to the properties can be seen as an aesthetic improvement, as the existing doors are of relatively simple four panel design and as a security improvement. The proposed door replacements are of a similar design, style and finish to the existing. As the doors are also in heavy use as the main access to a significant number of flats, they are of a higher security specification than those in existing use and are more suitable for heavy use and security.