

Proposed Extension at 8 Sandleigh Avenue, Didsbury, Manchester



HERITAGE ASSESSMENT

July 2020

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EXECUTIVE SUMMARY

This report supports proposed works at 8 Sandileigh Avenue, Didsbury in the City of Manchester. The application building is an undesignated Edwardian Semi-detached located within Ballbrook Conservation Area.

Proposals are being submitted to Mancehster City Council for loft conversion. The heritage issue arising is the impact upon the conservation area.

The significance of Ballbrook Conservation Area derives from its character and appearance as a late 19th century residential suburb on the outer fringe of the city. The core of the conservation area is formed by the Edwardian middle class houses of the Radcliffe Estate, a notable development by architect George Westcott that remains virtually intact. Its houses display the typical townscape qualities of this period. The significance of the conservation is therefore embodied in these houses and their relationship to each other.

8 Sandileigh possesses typical character and features of this development. As such its significance derives more from its value as part of the group rather than individual qualities. The private rear of the building is entirely hidden from view and therefore does not contribute to the views that establish character and appearance of the conservation area.

The current roof is over 20 years old and now requires upgrading. As part of this upgrade it is an opportune time to incorporate a loft conversion, which will help adapt the building to modern living. Only the external alterations have bearing upon the conservation area and this comprises:

1. Rear dormer window to light the converted loft space.
2. Roof lights on the front elevation

The attached property has converted loft space and 75% of properties on the road have converted loft space/dormer extensions.

For these reasons, no adverse effect will result from the works and therefore the character, appearance and significance of the conservation area will be preserved. The proposal thus satisfies the requirements of both national planning guidance and the local development plan and should be approved without delay.





THE SITE

The application site is 8 Sandleigh Avenue, Didsbury, M20 3LW, one of the communities within the City of Manchester. The application building is a semi detached property located on the south side of the road amid an early 20th century residential setting.



SCOPE OF THIS REPORT

Proposals are being submitted to Manchester City Council for a loft conversion/rear dormer window addition.

The application building is itself undesignated but stands within the Ballbrook Conservation area.

The heritage issue arising is the proposal's impact upon the significance of the conservation area.

Paragraph 189 of Chapter 16 (Conserving and Enhancing the Historic Environment) of the Revised National Planning Policy Framework (as revised July 2018 and February 2019) states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. The scope of this report is to describe the significance of the conservation area and assess the proposals impact in the context of relevant heritage planning policies.

THE CONSERVATION AREA

Ballbrook Conservation Area was first designated in November 1991 and is located 4 miles from Manchester city Centre. It covers a late 19th Century/early 20th Century residential area of 10 hectares that is bounded by Wilmslow Road to the East, Lapwing Lane to the SouthWest and Palatine Road to the NorthWest and Sandileigh Avenue to the North.

A character appraisal, which would guide development within the conservation area and form a material consideration in determining planning applications affecting it, has not been produced by Manchester Council. However the qualities of the conservation area that form basis of its special interest are described in the city council's internet pages as follows:

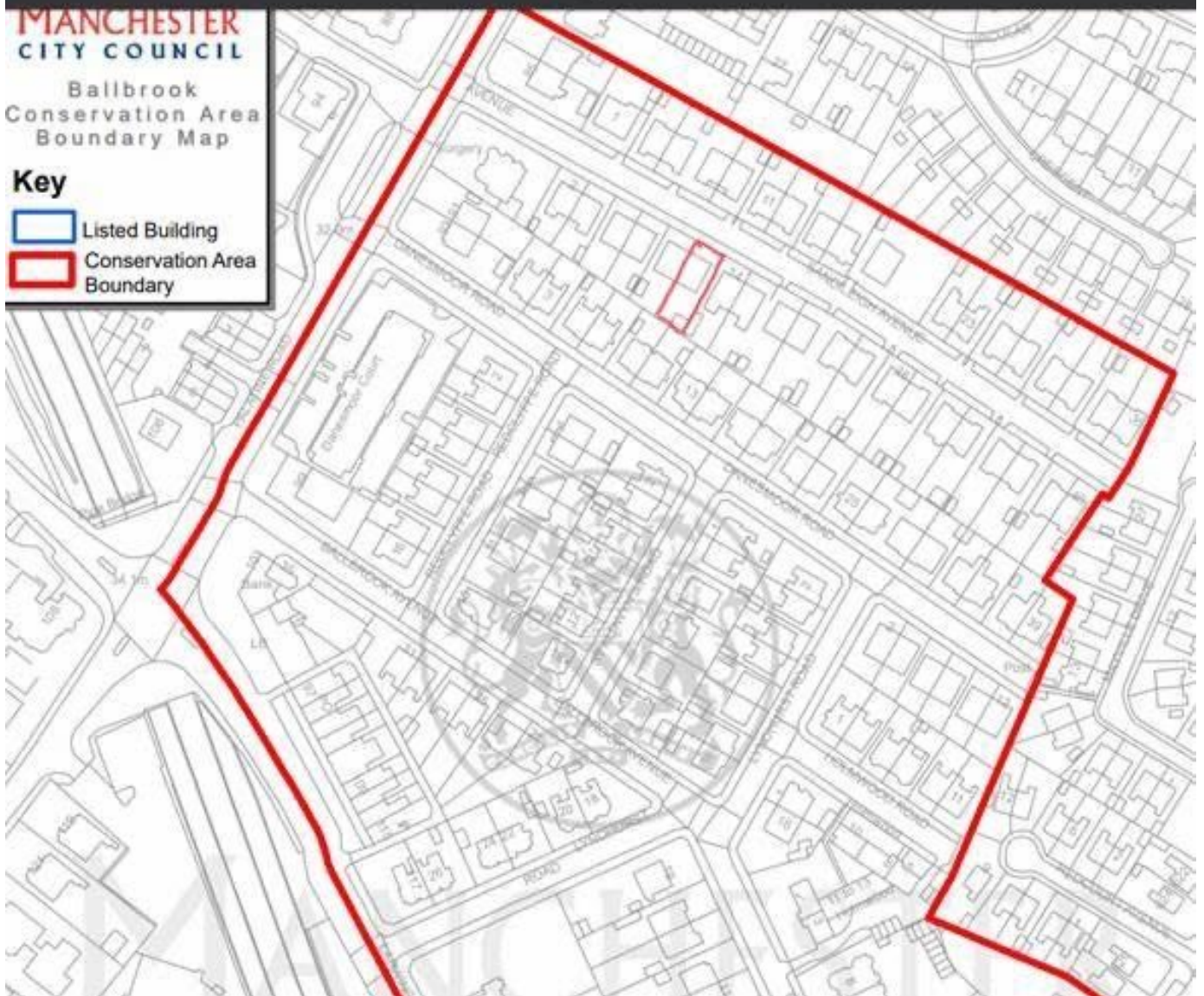
1. The area was still rural in mid 19th Century, with the Ballbrook forming part of the boundary between Didsbury and Withington
2. Development began in the late 19th century with large houses built along Palatine Road from 1887 to 1902, Wilmslow Road and Lapwing Lane were mostly three storey victorian villas.
3. Withington and Didsbury were annexed in 1904, and the brook was culverted.
4. The core of the conservation area was built thereafter including Sandileigh Avenue, Danesmoor road, Holmwood Road, Lyndhurst Road, St Aldwyns Road and Redclyffe Road. This comprises houses built between 1910 and 1914.
5. Most were developed by Booth and Britten using architect George Westcott.
6. When constructed, this was known as the Radcliffe Estate. Its group of houses remain virtually intact and displays all the townscape qualities of an Edwardian suburban housing estate.
7. Front elevations were varied with projecting bays, oriel windows, porches and stained glass.
8. There are no listed buildings in the conservation area.
9. Postwar development represented by the bank, post office and telephone exchange and also includes houses along Palatine and Ballbrook Avenue.

MANCHESTER
CITY COUNCIL

Ballbrook
Conservation Area
Boundary Map

Key

-  Listed Building
-  Conservation Area Boundary





The former Radcliffe Estate represents the core of the conservation area.



Its houses display the typical characteristics of the period.

THE APPLICATION PROPERTY

8 Sandleigh Avenue is one of the Edwardian houses which characterise the Radcliffe Estate development of 1910-1914. It is part of a mirrored pair of semis that display the area's typical architectural palette of bay windows, brickwork, render and timber framed decoration. As such, rather than the individual qualities the properties contribution derives more from the group value with the remainder of the development. This contribution is evident via the public streetscene views that are obtained from Sandleigh which encompass the front and side elevations only. The rear of the property, facing a garden, is totally hidden from public view and is private.

SUMMARY OF SIGNIFICANCE

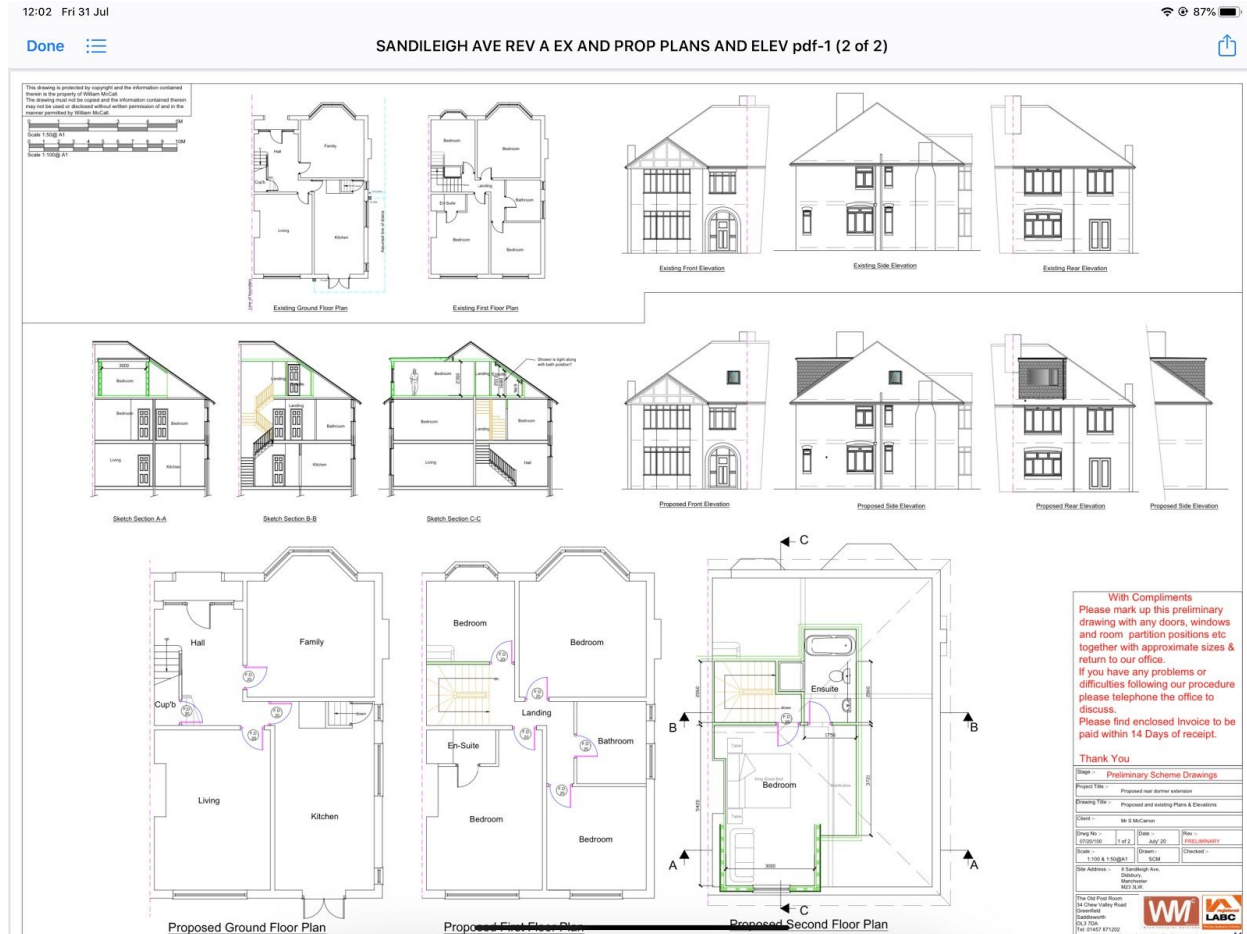
Paragraph 190 of the National Planning Policy Framework states that local planning authorities should identify and assess the particular significance of the heritage asset, including its setting and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the assets conservation and any aspect of the proposal.

The significance of BallBrook conservation area derives from its character and appearance as a late 19th century residential suburb developed on the outer fringe of an ever expanding city. Its houses display the typical townscape qualities of the period, with a mixed architectural palette including smooth brick and rendered elevations, bay windows and timber framed details. The significance of the conservation area is embodied in the houses and their relationship to each other along the pattern of tree lined avenues.

8 Sandleigh Avenue is an original component of the Radcliffe Estate, an Edwardian semi detached middle class house that possesses typical character and features of the development and the era. As such, its significance derives more from its value as part of the group than for its individual qualities. This significance is illustrated in the public views of the building obtained from Danesmoor which are front and side elevations only. The private rear of the building is entirely hidden from view and therefore does not contribute to the views that establish the character and appearance of the conservation area.

IMPACT OF THE PROPOSAL

The work seeks alterations to adapt the building to modern family living. This external alteration only includes a rear dormer window to light the converted loft space and roof lights on the front elevation.



These works will be entirely hidden from the public view that illustrate the property's contribution to the conservation area.. In terms of relationship to the host building, the dormer is subservient in scale and will be clearly distinguishable from the original structure. The dormer will be designed to match others on the road. These were not considered to adversely affect the conservation area.

The front elevation rooflights represent a minor and acceptable alteration that will not detract from the character and contribution made by the host building. The adjoining building has front elevation roof lights (along with most properties on the street) and hence it is assumed the planning process did not consider their introduction to be detrimental.

CONCLUSION

For the reasons stated above, it is considered that the proposed works will have no adverse effect and will essentially preserve the character, appearance and significance of the application building and therefore that of the conservation area. The proposal thus satisfies the requirements of both national planning guidance as stated in paragraph 19d2 and 193 of the NPPF, along with those of the local development plan, and therefore approval should be awarded without delay.