

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

HOUSEHOLDER PLANNING APPLICATION IN A CONSERVATION AREA
HERITAGE STATEMENT

32 NORTHEN GROVE
WEST DIDSBURY
MANCHESTER
M20 2NW



PROJECT	32 NORTHEN GROVE
SITE ADDRESS	32 NORTHEN GROVE WEST DIDSBURY MANCHESTER M20 2NW
CLIENT	MRS & MRS LEE
DATE	JUNE 2025
REVISION	-
STAGE	PLANNING

1.0 INTRODUCTION

1.1 The semi-detached property is located at 32 Northen Grove, West Didsbury, M20 2NW and was originally constructed post WWII. [Most of the houses on the street are Edwardian].

1.2 The immediate area is predominantly residential and is within the Albert Park Conservation Area.

1.3 This statement has been prepared in support of a Householder Planning Application in a Conservation Area for the following alterations;

- Dormer added to the rear elevation
- Rooflights added to the front elevation
- Internal modifications
- Materials to match existing

2.0 SUPPORTING INFORMATION

2.1 This statement is to be read in conjunction with the following drawings;

- PL01_32 NORTHEN GROVE _Existing and Proposed Drawings_RevA
- 32 NORTHEN GROVE _DAS and Heritage Statement_Rev-

3.0 DESIGN STATEMENT

3.1 USE

The objective is to create;

- An additional bedroom and shower room
- An internal corridor connecting the hall to the kitchen on the ground

3.2 AMOUNT

- Rear dormer [flat roof]

3.3 LAYOUT

- Additional bedroom and shower room
- Introduction of an internal corridor connecting the hall to the kitchen on the ground
- More storage

3.4 SCALE

New flat roof dormer to the rear of the property.

The existing property is a modest two storey, two bedroom, semi-detached house with simple features with no architectural merit [unlike other 3-4 storey period properties on the road].

A modern rear and side single storey rear extension was added approx. 10years ago. The walls are rendered there is a flat roof.

The additional habitable space created by the loft conversion will provide approx. 19m².

3.5 APPEARANCE

The existing property is constructed from red brick [original part of the property]. The previous extension has white rendered walls. The pitched roof is grey concrete inter-locking tiles and the flat roof is dark grey GRP. All the windows are dark grey uPVC with dark grey doors.

The proposed materials of the dormer will either be dark grey tile hanging or dark grey / cladding. The proposed windows and doors will match the existing with a glazed Juliet balcony.

3.6 LANDSCAPING

- N/A

3.7 CLIMATE CHANGE

The dwelling is being refurbished with additional insulation being added to the dormer. It is also proposed to provide energy efficient light bulbs for a minimum of 90% of the whole building and to upgrade insulation where accessible around the building.

3.8 EMERGENCY SERVICES

Access for emergency services will remain the same. Access and egress from the building will remain the same.

4.0 ACCESS STATEMENT

4.1 ACCESS

All access and egress into the dwelling will remain as existing.

4.2 FLOOD RISK

The Environment Agency defines the site as not being within a Flood risk area.

4.3 DAYLIGHT AND SUNLIGHT ASSESSMENT

The extension and refurbishment of this property will have none to minimal impact on the daylight or sunlight values for the adjacent dwellings to the site.

5.0 HERITAGE STATEMENT

5.1 The semi-detached property is located at 32 Northen Grove, West Didsbury, M20 2NW and was originally constructed post WWII. [most of the houses on the street are Edwardian].

The existing property is constructed from red brick [original part of the property]. The previous extension has white rendered walls. The pitched roof is grey concrete inter-locking tiles and the flat roof is dark grey GRP. All the windows are dark grey uPVC with dark grey doors.

The proposed materials of the dormer will either be dark grey tile hanging or dark grey / cladding. The proposed windows and doors will match the existing with a glazed Juliet balcony.

The architecture style immediately around the property is predominantly Edwardian; there are a few post-WWII houses that are modest in comparison.

The architectural street scene style will be maintained with no alterations to the principal elevation, the proposed dormer and new rooflights will have a minimal impact on the property and will maintain the consistency of the Conservation Area.

There are no hedges or boundary treatments to the front of the property – what is currently [paved front drive] will be maintained preserving the existing character of the property and the surrounding Conservation Area.

Compared to most of the surrounding properties; this property has no architectural merit. It is constructed of modern red brick and grey concrete interlocking tiles. The previous extension has white rendered walls with and a dark grey flat roof.

The proposed materials and detailing will be in keeping with the existing property. The consistency of the Conservation Area will remain as is; the new additions are very hard to see from the principal elevation.

The front of the property is predominantly paved with minimal low level landscaping and a palm tree. We do not propose to alter anything to the front of the property. The principal elevation and the character of the property and the surrounding Conservation Area will be preserved.



Front view of the 32 Northen Grove.



Side view of the 32 Northen Grove



Rear view of the 32 Northen Grove