

7 The Grove Didsbury M20 2RG

Heritage Statement



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1 Introduction

1. Introduction

This application is submitted in support of a request for Planning Permission and Listed Building Consent at 7 The Grove, Didsbury (Grade II listed, circa 1870). The proposals comprise:

- Removal of a section of the rear boundary wall to create gated access into the garden strip gifted by the developer PJ Livesey.
- Installation of an Electric Vehicle Charging Point (EVCP) to the front elevation of the property.

The Grove was constructed circa 1860–1870 as a group of semi-detached and detached dwellings of architectural interest, within the St. James Conservation Area. The special interest of these buildings lies primarily in their principal facades, group value, and architectural detailing. There is no mention of anything but the facades in the listing document

2 Statement of Need

The subject property has been provided with an area of land to the rear, beyond its defined curtilage and current boundary. This arises from a planning agreement between the Local Planning Authority and the developers (PJ Livesey) of the adjacent residential development (now completed), located to the north of Wilmslow Road and The Grove.

At present, this additional land has no pedestrian access from 7 The Grove. The new boundary of No. 7 is now defined by the fence line of the recent adjacent development, while access to the land at the side and rear of the property can only be made from Wilmslow Road via a security gate installed by the developers.

Consequently, the existing wall, which once served as the rear boundary of 7 The Grove, no longer performs this function, and instead restricts the functional use of the newly allocated garden amenity space. Furthermore, the wall has deteriorated into a poor condition, offering little architectural merit or heritage value.

The proposals therefore respond to a series of needs:

- Security: Removal of a section and provision of a gate will open views, improving natural surveillance for residents and neighbours.
- Amenity and family use: The gifted strip of land (approx. 7.5m x 1.3m) will significantly enhance usable outdoor space. At present, the family has no direct access to this land without going through neighbours' gates, requiring their approval each time. For a family home, this additional private amenity space will create a more sustainable, safe, and liveable environment, supporting long-term occupation.
- Sustainability: The installation of a front EVCP will support low-carbon travel, future-proofing the house in line with national and local sustainability targets.
- Maintenance access: The new gated opening enables direct access to the rear of the property for repairs and maintenance, consistent with the developer's intention in gifting the land.

- Established precedent: Similar permissions impacting the boundary wall have already been granted for neighbouring properties at Nos. 9, 11, 15, 17 The Grove and 809 Wilmslow Road, demonstrating an established pattern of modest heritage-sensitive alterations in the area.

3. Description of Works

The current rear wall measures 7.4 metres in length by 1.8 metres in height. The proposal is to remove a strip of 5.3 metres, leaving intact the section of wall that contains the existing gate and pillar, thereby ensuring that the passageway to No. 5 The Grove remains unaffected.

The proposed works are as follows:

- Boundary wall: Removal of the 5.3m section of later brickwork wall, currently in poor condition and covered with ivy. A timber gate will be inserted to provide controlled access into the strip of land where the property adjoins with No.5 and No.9. York stone paving from the rear courtyard will be extended seamlessly into the new area. Notably, the original purpose of the wall has been superseded by the new development layout and boundary line, meaning it no longer functions as the true curtilage boundary for No. 7. Similar works have already been granted consent for neighbouring houses, demonstrating that this type of modest alteration is acceptable within The Grove.
- EVCP: A compact unit (170mm x 200mm x 100mm), positioned approx. 500mm above ground level on the front elevation, sited discreetly near the boundary and screened by planting.
- The proposals are designed to be modest in scale, and sympathetic in material choice, ensuring minimal impact on the building's special interest.

4. Design

7 The Grove is a two-storey brick dwelling with decorative gable timbering and slate roof. Its significance derives from its front façade, group character, and contribution to the conservation area streetscape. The property and the others in The Grove are listed as grade II on the statutory list of buildings of architectural or historic interest and are located within the St. James Conservation Area. The surrounding building within the cul-de-sac date from the same period and are finished in a similar manner, although the surrounding area has changed greatly and the buildings have been altered over time to varying degrees.

The rear boundary to the property comprises a gable ended brick outrigger and brick garden wall which extends to form the boundary of a small rear yard garden. The proposal is to remove a section of the brick boundary wall in order to increase amenity and access. Similar partial removals of boundary walls have already been approved at neighbouring properties which establishes a precedent that such alterations, when carefully detailed, are consistent with the character of the conservation area.

The proposed alteration to the rear boundary wall will have no visual impact on the wider streetscape, as the new opening and gate are located entirely within the rear

garden and are not visible from Wilmslow Road or other public vantage points. The land in question is fully enclosed and not observable from the main road or neighbouring properties, meaning the change will not alter how the listed property or the conservation area is experienced. The proposed works are modest in dimension and make use of traditional materials to match and enhance the existing materials currently used within The Grove and the wider St. James Conservation Area.

Given the location to the rear boundary wall and the sympathetic use of materials and design ensures that the proposal does not impact negatively on the design and architectural features of 7 The Grove, nor impact adversely on the character of the Conservation Area. Furthermore the proposals have the benefit of increasing the amenity of the listed property and ensuring it is suitable for modern living.

The EVCP, modest in scale and discreetly positioned, will not disrupt the rhythm or appearance of the front elevation. To mitigate any potential visual impact, we propose a condition requiring the unit to be finished in a colour to blend with the façade or adjacent planting.

5. Access

Pedestrian and vehicular access to 7 The Grove and its neighbours is by the small cul-de-sac which is accessible from Wilmslow Road. Access arrangements will remain largely unchanged:

- Vehicular and pedestrian access is unaffected and continues via the existing cul-de-sac off Wilmslow Road.
- Parking is unaffected, with existing provisions retained.
- Rear access will be improved by the opening, allowing maintenance and direct private use of the land without relying on neighbourly consent. There is a shared pedestrian access path to the front garden boundary. An access and maintenance strip runs along the northern & eastern edge of the boundary wall of the development. The rear yard is accessed externally from the side of the property or internally via a rear external door. Existing internal and external access from the house to the rear yard is to be maintained in its current form.
- Inclusive design principles are observed, ensuring safe and legible access throughout.
- Approval for similar access from neighbouring properties to the strip has been granted.

The changes will therefore enhance access without compromising the building's existing circulation or character.

6. Heritage Planning Context

7 The Grove is a Grade II listed building and therefore consent is required for any works that may affect its special interest.

The modest nature of the proposals and use of heritage materials seek to retain the existing character of the property whilst making it more sustainable for modern living. The overall character of the Grove and the main elevations are unaffected by the proposed development, other than the small surface mounted EVCP.

The proposals have been assessed against national and local policy, including:

- Planning (Listed Buildings and Conservation Areas) Act 1990 – the works preserve the building's special interest and the character of the conservation area.
- National Planning Policy Framework (2023) – particularly Paragraph 8 (sustainability), Chapter 8 (safe communities), and Chapter 12 (well-designed places).
- Manchester Core Strategy (2012–2027) – Policies DM1, SP1, EN1.
- Saved UDP Policies DC18 & DC19 – development within conservation areas and to listed buildings.

Crucially, precedent has been set by approvals at Nos. 9, 11, 15, 17 The Grove and 809 Wilmslow Road, where works to rear boundary walls and access were permitted. The modest nature of this proposal aligns with those approvals and maintains a coherent approach across the area.

The dimensions of the proposed charger unit is 170mm x 200mm x 100mm and will be positioned approximately 500mm above ground level, and located towards the site boundary, which is heavily landscaped with planting. The installation of the charger will therefore cause minimum detrimental impact upon front elevation or the visual amenity of the area.

We submit that the proposals cause no harm, or at most less than substantial harm, to the heritage asset. Any minor impact is clearly outweighed by the security, amenity, sustainability, and family-livability benefits, in line with paragraph 202 of the NPPF.

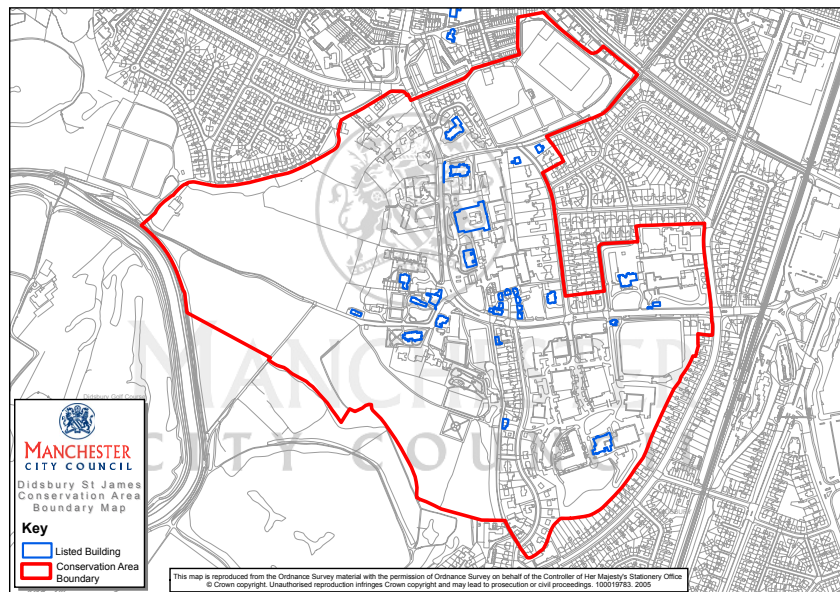
7. Method Statement for Boundary Wall Works and EV Charger

1. Survey: The section of wall to be removed will be recorded photographically before works commence.
2. Dismantling: Bricks will be carefully hand-dismantled, avoiding damage to adjacent fabric, a selection of sound bricks will be salvaged and stored for potential reuse on site.
3. Gate installation: A timber gate will be fitted within the new openings connecting to No.5 and No.9.
4. Finishes: York stone paving will be extended into the strip, with joints and mortar to match existing.
5. Supervision: Works will be undertaken by an experienced contractor.

Method Statement for EV Charging Point

1. Installation: The EVCP will be installed by a qualified electrical engineer in accordance with current wiring regulations and safety standards.
2. Positioning: The unit will be fixed at low level, adjacent to the boundary, and screened by existing planting to reduce visual impact.
3. Cabling: The engineer will prioritise minimising the external visibility of all cables and associated hardware, ensuring they are routed discretely and concealed wherever possible.
4. Finish: The charger unit has been selected to provide a minimal impact on the façade and planting.
5. Compliance: The installation will comply with conservation best practice, ensuring that works are fully reversible and do not harm the historic fabric of the property.

St James Conservation Area Didsbury





Front Elevation showing location of EVCP

Garden Wall to be removed

EV Charger Data Sheets



Ohme Home Pro data sheet [7.4kW] – UK & IE

Meet the Ohme Home Pro [7.4kW]

Featuring a premium colour screen and tethered cable, to power your EV the easy way.





7.4kW of power, 2x faster than a 3-pin plug, perfect for overnight charging



Control your charging sessions via the Ohme smartphone app or the buttons on the charger



Integrates with all energy providers, including Octopus & OVO smart EV tariffs



Dynamic charging to align with the greenest and cheapest times to charge

Width: 200mm



Height: 70mm

Depth: 100mm



Scan the QR code for more product and install resources



Manage charger via the Ohme smartphone app



ohme-ev.com

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Ohme 7.4kW Home Pro data sheet [7.4kW] – UK & IE	
Model information	
Order code	OHME0002GB002
Model description	Ohme Home Pro Type 2
Electrical specs	
Power rating	7.4kW
Rated current	32A max
Nominal supply	230V AC, 50/60 HZ, single-phase
Supply connections	L+N+E 6mm ²
Overcurrent protection	Not fitted, to be fitted separately
Earth leakage protection	RCD Type A 30 mA with integral 6 mA DC, built-in protective earth neutral (PEN) fault detector
Status indication	3 colour LED indication strip (green, blue, red), LCD screen (blue, red)
Charging mode	Mode 3
Socket	Tethered unit with Type 2 plug
Supply cable entry	Cable entry through the rear or underside of the unit, suitable for up to 6mm ² conductor size. 25mm gland and a blanking grommet is provided
Mechanical specs	
Dimensions (H/W/D)	170mm x 200mm x 100mm
Unit weight	4kg (shipping weight: 4.4kg)
Mounting location	Wall or post mounted, indoor or outdoor
Operating temperature	-25°C to 45°C
Storage temperature	-40°C to 85°C
Operating humidity	5 – 95% RH
Enclosure	PC6600, UV Stabilised (I1 UL 746C), Fire Rated (V-0 UL94)
Ingress protection rating	IP55
Impact rating	IK08
Standard finish	Black
Connectivity & technology specs	
Connectivity	3G/4G multinet sim card (cost covered by Ohme for the first 3 years)
Network connection	Automatic network connection through 4G mobile phone network
Control	Via the three buttons on the charger or via the Ohme smartphone app
Technology	Dynamic load balancing with optional CT clamp
Upgrades	Over-the-air firmware & software upgrades
Compliance	
UKCA marked	
UK Smart Charging Regulations 2021 compliant	
OZEV EVHS & WCS grants approved (UK)	
SEAI grant approved (Ireland)	
The Ohme Home Pro complies with the relevant elements of: BS EN BS EN 61851-1:2019, BS IEC 62955:2018, BS EN IEC 61000-6-3:2021, BS EN IEC 61000-6-1:2019, IEC62196-1, 722-411:41 (iv) 543.3.3101 (ii), BS7671:2018+A2:2022	
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