

Proposed garden room at 5 Didsbury Park,
Didsbury, Manchester

Heritage & design statement

Planning application reference 143510/FH/2025

September 2025



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Revision	Issue Date	Description
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Summary

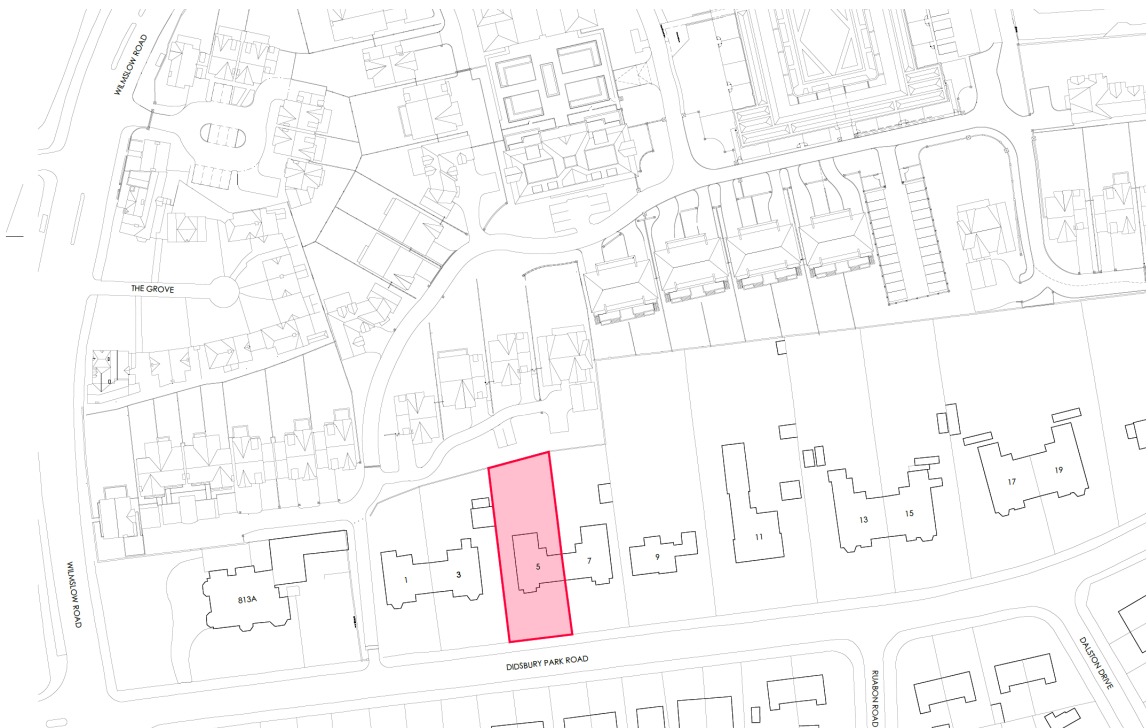
This report supports proposed works at number 5 Didsbury Park, Didsbury, in the City of Manchester. The application building is an Edwardian semi-detached property located within the Didsbury St James Conservation Area. Proposals are being submitted to Manchester City Council for a new detached garden room located in the garden to the rear of the property.

The heritage issue arising is their impact upon the significance (i.e. heritage interest and value) of the conservation area. The purpose of this report is to identify this significance and assess how it will be affected.

A considerable degree of sympathy with older buildings can be achieved in the appropriate siting of a new building, in its massing, scale, proportion, rhythm and materials used in its construction while still allowing it to demonstrate the vitality of the present day.

The proposed works to the property include the following:

- Construction of a single storey detached garden room within the rear garden of the property.
- Pruning and removal work to existing trees within the property boundary as outlined in the submitted BS 5837 Tree Survey Arboricultural Impact Assessment



- Site plan locating the property within Didsbury St James Conservation Area

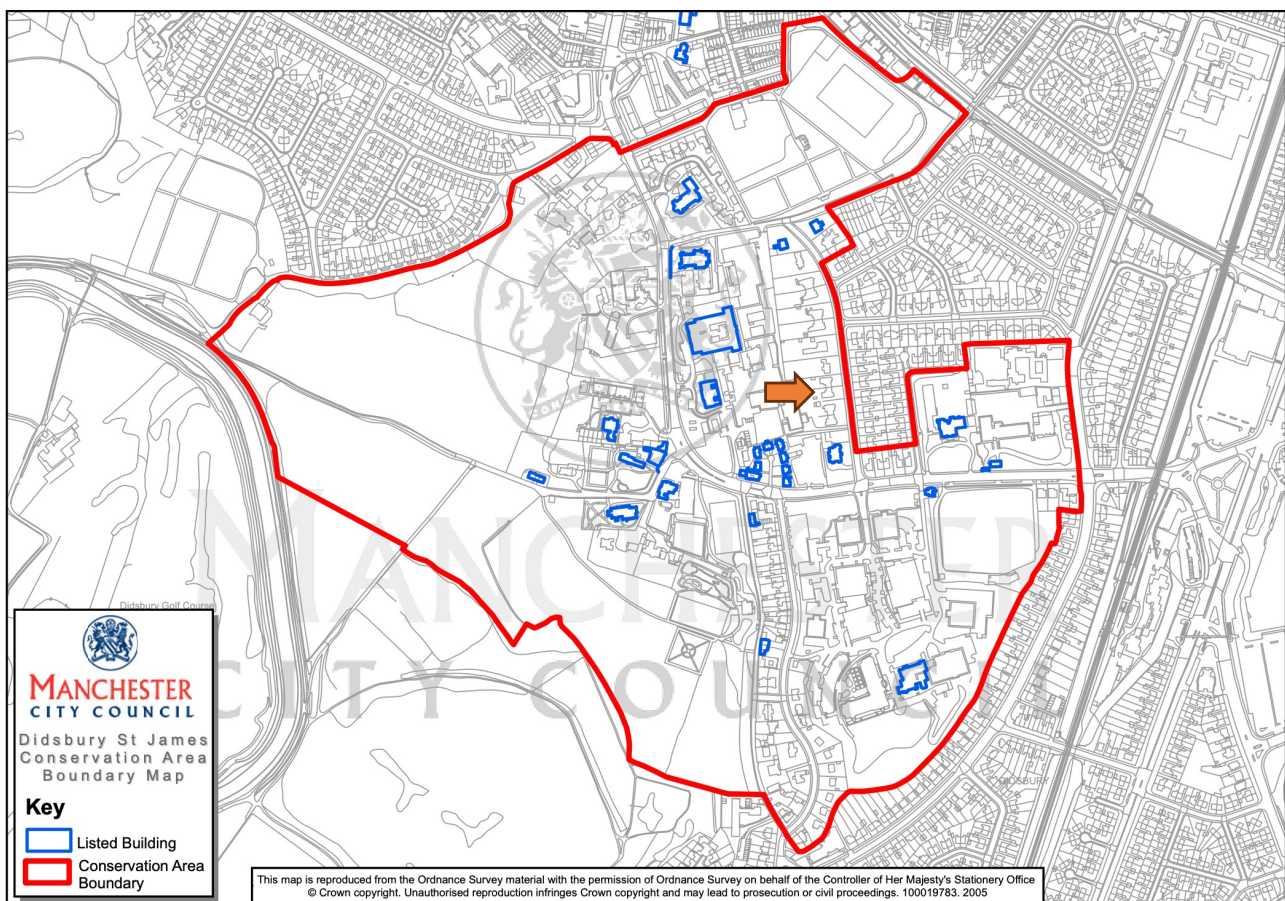
The conservation area

Didsbury St James conservation area, nine kilometres south of the city centre, was designated in November 1970.

It is centred on the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, and covers an extensive area. The boundaries include Ford Lane, Didsbury Park and Sandhurst Road to the north, the backs of properties on Parrs Wood Road to the south-east, a ditch draining the Mersey flood plain to the south-west and the River Mersey to the west.

In comparison with other conservation areas in Manchester, Didsbury St. James covers a large area, and the style and form of its buildings varies, giving great scope for the generation of appropriate architecture for the future.

The area around Didsbury Park reflects the late 19th & early 20th century suburban development of Didsbury, characterised by spacious villa avenues and well landscaped public parks including Didsbury Park and Fletcher Moss Botanical gardens.



- Map of Didsbury St James Conservation Area

The application property

Number 5 Didsbury park is one of the Edwardian houses which characterise the western side . It is part of a mirrored pair of semis with a typical architectural palette for the area of bay windows, red brick for walls and blue slate for roofs. Stone dressings, in conjunction with brickwork, are used extensively. Most of the existing buildings in the area are characterised by vertically proportioned sash windows which are used singly or in groups.

The rear of the property, has a large west facing garden, which is totally private and hidden from public view. This is accessed via a driveway and side gates in timber.

Located behind the property to the west is the recently completed St James residential housing development on the existing Manchester Metropolitan University Site.



- Aerial view of the property and garden looking east



- Photos from the garden of 5 Didsbury Park.

Planning policy context

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing their character.

Section 16 of the Revised National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining 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*

Regarding designated heritage assets, paragraph 193 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. In the local planning context, the following policies relate to the proposal:

- Policy EN3 of the City Council's Local Development Framework Core Strategy, adopted July 2012. This states:

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.

The proposed works

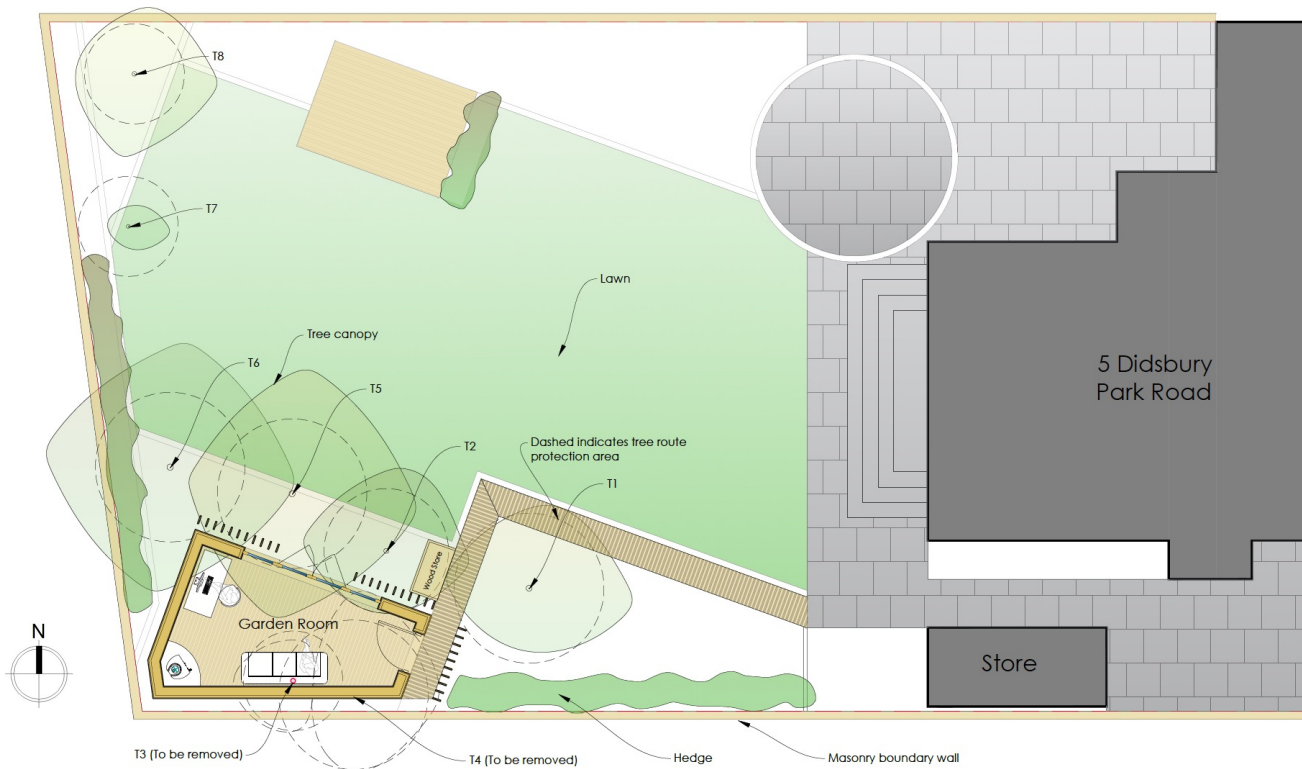
The proposed works to the property include the following:

- Construction of a single storey detached garden room within the rear garden of the property.
- Pruning and removal work to existing trees within the property boundary

The works to the rear would be entirely hidden from the public views that illustrate the property's contribution to the conservation area. In terms of scale, the garden room is clearly subservient to the host building, and owing to its contemporary design will be clearly distinguishable from it.

The garden had been landscaped by a previous owner and incorporated a large turfed lawn and raised timber beds. To the south west corner a cluster of trees had been planted and the garden is enclosed by a masonry wall topped with timber trellis.

The proposal looks to maintain the majority of the existing trees to provide visual shelter to the new garden room. The use of timber cladding is proposed to reflect the surrounding trees and the existing timber trellis to the boundary.



- Proposed site plan showing location of garden room

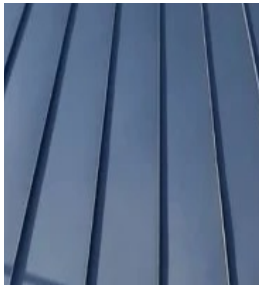
Precedent & Materials

The proposed extension looks to adopt sympathetic materials to compliment the existing palette of the conservation area and the garden its located in.



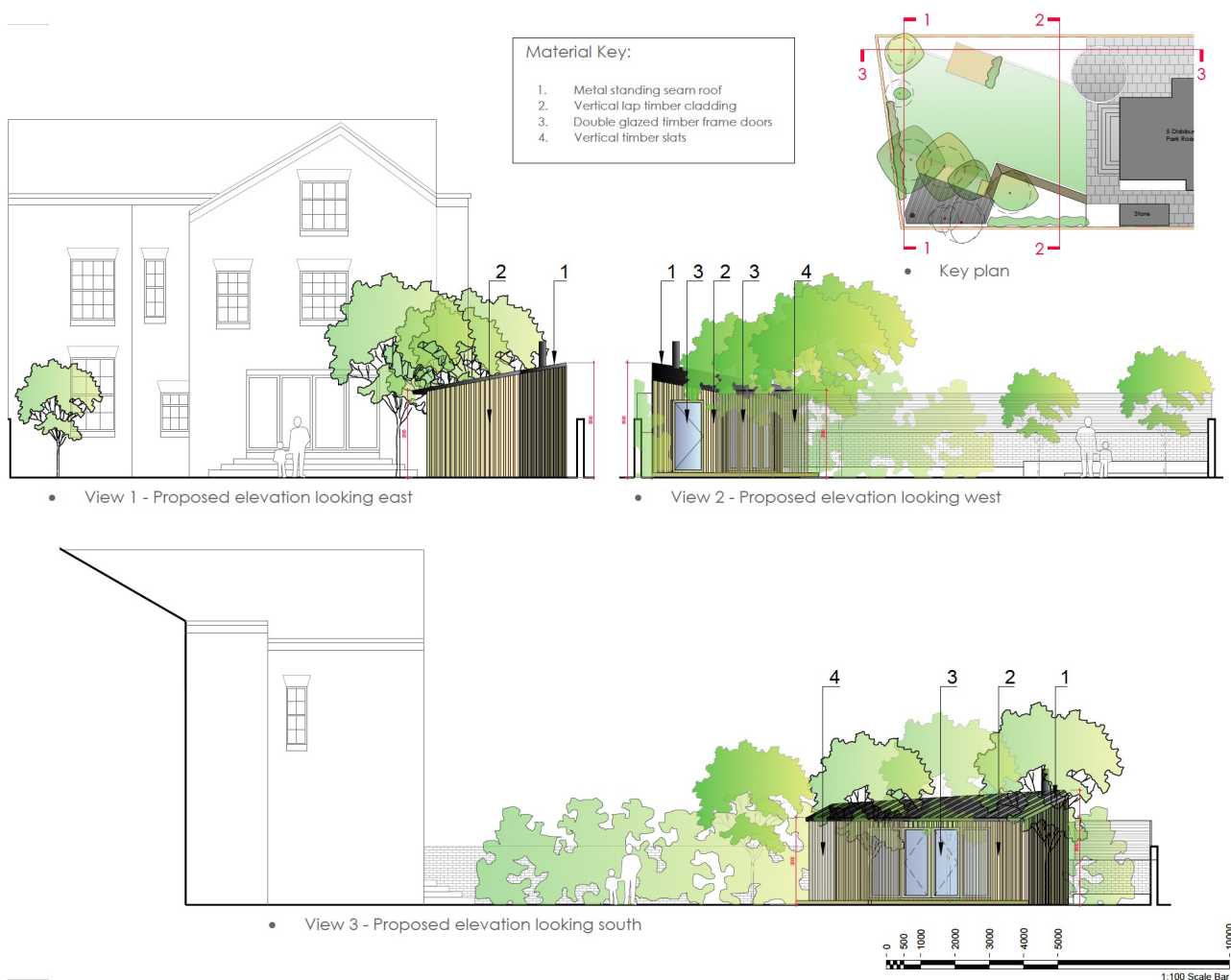
- Timber cladding

The timber cladding looks to reflect the buildings setting within the existing trees and pick up on the existing timber trellis to the boundary wall. This material will age over time to assist in blending its impact into the environment.



- Metal standing seam roof

This material provides a modern clean aesthetic. Its appearance can be viewed as a contemporary take on the historical slate roofs commonly found in the conservation area.



- Proposed garden room elevations and material key plan

List of supporting information

(Submitted with Planning application reference 143510/FH/2025)

- 001 - Location Plan
- 002 - Existing Layout
- 003 - Proposed Ground Floor Layout
- 004 - Proposed Roof Layout
- 005 - Proposed Elevations
- 006 - Proposed Rear Elevation

- BS 5837 Tree Survey Arboricultural Impact Assessment
- BS 5837 Tree Survey site plan
- BS 5837 Tree Survey spreadsheet