



Heritage - Design Statement / Project 0140

April 2025

19 Berkley Avenue, Manchester, M19 2ED

This Heritage and Design and Access Statement has been prepared to accompany a Householder Planning Application at 19 Berkley Avenue, Manchester, M19 2ED.

The proposed works aim to provide a single storey side extension to accommodate a home office, utility and WC and garage space.

The design proposal has been carried out by a qualified architect with over 20 years' experience who also tutors at the Manchester School of Architecture in the 'Adaptive Reuse' atelier.

"The proposed extension is designed to both preserve and enhance the existing building, maintaining a respectful subservience while asserting its own architectural identity. It embodies a high-quality design, meticulously detailed to the highest standards, ensuring longevity and seamless integration with its surroundings. Thoughtfully crafted for adaptability, it allows the building to evolve for modern living needs, fostering a sense of architectural continuity for future generations"

MAST Architecture Ltd

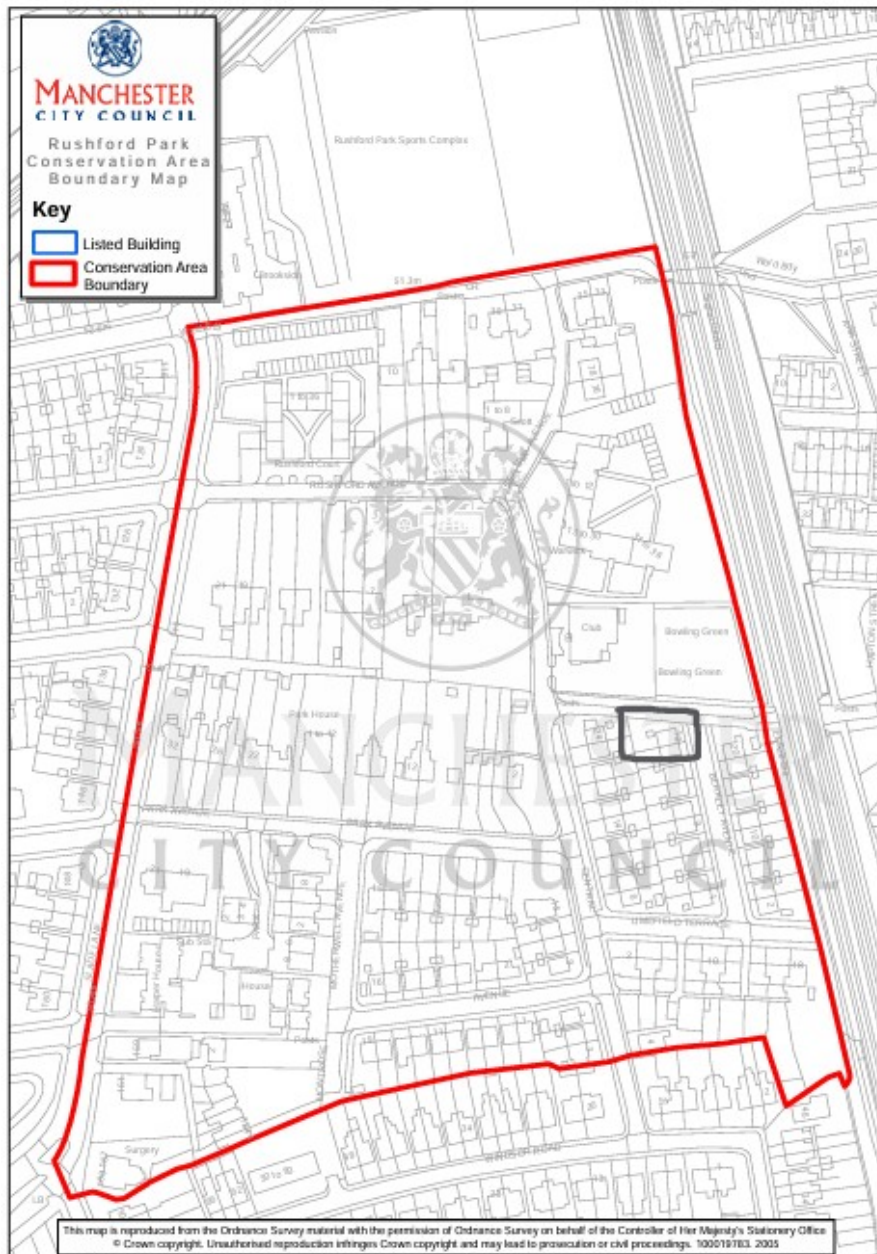
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Manchester School of Architecture Tutor - Architecture and Adaptive Reuse

1. Introduction

The property is located within the Rushford Park Conservation Area in Levenshulme, and this statement assesses the impact of the proposed development on the significance of the building, the conservation area, and any nearby heritage assets.

The property was granted planning permission for a large double storey side extension and single storey rear extension in 2005. Application number 077473/FH/2005/N2. The client now wishes to construct a much more modest single storey side extension.



https://www.manchester.gov.uk/downloads/file/12684/rushford_park_conservation_area_map (18.04.25)

In summary, the proposed extension will be modest and subservient to the existing house. It will sit on an unused part of the paved side garden and will be built using materials that are in keeping with the existing house, ensuring a sympathetic and appropriate design.

2. Site and Surroundings

2.1 The Significance of the Existing Building

Berkley Avenue is a quiet residential street with Limefield Terrace to the south and a passageway to the north and sits to the southeast of the Rushford Park conservation area. 19 Berkley Avenue is situated to the north of the road and is the end property adjacent to the passageway.

The houses on Berkley Avenue are characteristic of the area with red brick semi-detached houses, each one is closer together than the Victorian houses on Rushford and Park Avenues. They have small, walled front gardens and modest rear gardens. Each house is nearly identical in style, with prominent double storey bay windows and half-timbered gables. They display feature decorative brickwork on the front elevations and stone headers and sills.

3. Heritage Significance and Impact

3.1 Rushford Conservation Area

Rushford Park conservation area was designated by Manchester City Council in 1986. There are active covenants still in place today which restrict building work, and which have led to the creation of long front gardens with plenty of room for trees in the streets and gardens. The generous tree planting helps to create the semi-rural feel to the area.

Within the conservation area, strict controls are in place regarding development and demolition to ensure the area's historic appearance is maintained. Trees are also protected to help conserve the area's natural beauty.

Within a conservation area, planning policies aim to ensure that new developments are sensitive to their surroundings, maintaining or enhancing the character of the area.



Front of the property



Rear and side of the property

3.2 Impact of the Proposed Extension

The proposed development is carefully designed to ensure minimal impact on the conservation area:

- The extension will be to the side of the original property and will not exceed 4m in height.
- The extension will be significantly stepped back from the front elevation of the original dwelling and although it will be visible from the street, there will be no negative impact on the street scene.
- The scale of the extension is modest and subservient, ensuring it does not dominate the original dwelling.
- Materials will match those of the existing house, ensuring consistency in appearance.
- The extension does not impinge on the amenity of neighbouring properties.

Overall, the proposed extension will have no adverse effect on the character of the conservation area.

4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (2023) sets out the government's policies for conserving and enhancing the historic environment. Key principles relevant to this proposal include:

- Paragraph 199 – Great weight should be given to the conservation of heritage assets. However, the level of protection should be proportionate to the significance of the asset.
- Paragraph 202 – Where a development leads to less than substantial harm to a designated heritage asset, this should be weighed against the public benefits of the proposal.

As this modest side extension does not impact the conservation area's character, it meets the requirements of the NPPF by preserving the setting and making an improvement to the property's layout for a growing modern family.

4.2 Local Planning Policies – Manchester Council

Manchester Council's policies on conservation areas and development require that new extensions should:

- "Design" is not just about architectural style, but includes the footprint size, shape and position within the site and its height, form and massing together with the material used in its construction.
- Proposals should preserve and enhance the character of the conservation area.
- The developments should not be designed in isolation.

The proposed extension fully aligns with these policies, as it is subservient, built in matching materials, and stepped back significantly from the front elevation.

5. Justification for Approval

The proposal is justified for the following reasons:

1. Minimal Impact on the Conservation Area
 - The extension stepped back from the front elevations and does not negatively impact the street scene.
 - The design is subservient, ensuring it does not detract from the original dwelling.
2. Carefully Considered Design

- Materials will match the existing property, ensuring visual continuity.
 - The location of the extension does not impact neighbouring amenity.
3. Meets Planning Policies
- The extension complies with both national and local planning policies by being appropriate in scale, using sympathetic materials, and preserving the setting of the conservation area.
4. Enhancing Family Living
- The extension will create a better internal layout for modern family living.
 - Ensuring the property remains functional for future generations is in line with sustainable development principles.

6. Conclusion

The proposed single-storey side extension at 19 Berkley Avenue has been carefully designed to be sympathetic to the existing property and respectful of Rushford Park Conservation Area.

As the proposal maintains the character of the conservation area, enhances the property, and has no adverse visual impact.

Furthermore, it's worth noting that the property was previously granted planning permission in 2005 for a substantial two-storey side extension and a single-storey rear extension. In contrast, the current proposal is significantly more modest in scale and has been carefully designed to be more in keeping with the character and appearance of the existing house. By reducing the overall massing and respecting the proportions and materials of the original building, the proposal aims to achieve a sensitive and considered addition that preserves the special character of the conservation area. For this reason, we respectfully request that planning permission be granted.