

# **PROPOSED DORMER LOFT EXTENSION**

## **11 STRATFORD AVENUE, DIDSBURY, MANCHESTER**

### **HERITAGE STATEMENT**



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#### **1.0 INTRODUCTION**

**1.1** This Heritage Statement has been prepared to accompany a Householder Planning Application for a proposed rear dormer loft extension with associated internal alteration works to provide improved living accommodation at the rear of the house which is located at 11 Stratford Avenue within the Albert Park Conservation Area.

**1.2** The Heritage Statement gives an overview of the design proposals for the rear dormer loft extension in relation to the Albert Park Conservation Area and demonstrates that the proposals will have a minimal impact on the Conservation Area.

#### **2.0 LOCATION & CONTEXT**

**2.1** 11 Stratford Avenue is an existing three storey townhouse located within the Albert Park Conservation Area (refer to Appendix 7.1 for a map of the Conservation Area). The house dates back to approximately 1900 and has a small front garden area, rear courtyard area and larger enclosed 'croft' communal rear garden area is shared with properties on Northen Grove and Burton Road. The proposed scheme is for a dormer loft extension to provide additional bedroom space suitable for family accommodation.

The Albert Park Conservation Area is characterised along Burton Road & Stratford Avenue area by red brick Victorian terraced properties that are set back from the road behind brick walls and gateposts. The existing living accommodation extends to three storeys with a cellar room beneath the front half of the house. The house is constructed from common brickwork with stone cills and lintels; red engineering feature brick arched window heads; natural slate roof tiles with brick feature chimney stacks and generally timber sash type windows (refer to Figs. 1 - 3 for photographs of existing house).



**Fig. 1 Front elevation to Stratford Ave**



**Fig. 2 Rear elevation**



**Fig. 3 Rear Elevation**

### **3.0 ALBERT PARK CONSERVATION AREA**

**3.1** 11 Stratford Avenue is not a listed building, however it is situated within the Albert Park Conservation Area which is located approximately four miles South of Manchester City Centre in West Didsbury and was designated in March 1988. The boundaries are Barlow Moor Road to the South, Withington Hospital to the West, the Metrolink tram line to the North and Palatine Road to the East (refer to Appendix 7.1 for a map of the Conservation Area).

In the middle of the 19th century the Albert Park area was mainly fields and farmsteads and it was during the late Victorian period that the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing. The houses were provided along five parallel roads; Burton Road, Northen Grove, Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road and were mainly three-storey pairs of semi-detached properties except for the properties facing onto Burton Road which were a series of terraced properties. The housing adjacent to Burton Road was designed with enclosed shared 'croft' communal garden areas to the rear (refer to Figs. 4 & 5 for 1905 OS Map of Stratford Avenue and an Aerial View of the site).



**Fig. 4 1905 Map of West Didsbury**



**Fig. 5 Aerial View of Stratford Avenue**

### **3.2 Building Materials within the Conservation Area**

Most of the houses within the Conservation Area generally share key characteristics – they are predominantly three storeys with bay windows to the front and feature chimney stacks. A limited palette of colour for the elevational materials used on most residential buildings creates consistency and visual harmony throughout the Conservation Area as a whole. The materials used are predominantly brick, with hand-made common red bricks or red engineering brick and Welsh blue slate roof tiles with timber windows.

## **4.0 PLANNING POLICY & PLANNING HISTORY**

### **4.1 National Planning Policy Framework**

The revised National Planning Policy Framework (December 2024) sets out national policy on conservation and the historic environment. Section 16 of the NPPF (Conserving and Enhancing the Historic Environment) sets out the key issues relating to the proposed extension works as follows:-

PARAGRAPH 207 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

PARAGRAPH 210 - In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

PARAGRAPH 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

PARAGRAPH 215 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### **4.2 Planning History for Stratford Avenue**

There have been a couple of Planning Applications for rear dormer loft extensions in the immediate vicinity of 11 Stratford Avenue, with the following applications having been decided :-

- Planning Permission for construction of rear dormer (Ref: 113931/FH/2016) at 4 Northen Grove was granted on 17/11/2016.
- Planning Permission for construction of rear dormer (Ref: 116085/FH/2017) at 3 Stratford Avenue was granted on 18/7/2017.

For photographs of the previously approved rear dormer lofts to 3 Stratford Avenue & 4 Northen Grove which have now been built, refer to photographs in Appendix 7.2 & 7.3.

### **4.3 Conserving the historic environment**

The design proposals outlined in Section 5.1 below respect the character and setting of the Conservation Area and the proposed dormer loft extension works will help to ensure the longevity of the building continues as a heritage asset. The scale and massing of the proposed rear dormer is sympathetic and subservient to the existing house and closely matches the other approved dormer lofts facing onto the shared croft communal garden area in terms of appearance and use of materials. In view of the above it is felt that the proposed dormer to the rear of 11 Stratford Avenue will have no significant impact on the historic character and the setting of the Albert Park Conservation Area.

## 5.0 DESIGN PROPOSALS FOR THE REAR DORMER LOFT EXTENSION

5.1 The applicant wants to provide additional bedroom space on the second floor to give a 4 bedroom family home. Having considered the client requirements & design brief; a summary of the detail design proposals for the dormer loft extension is as follows:-

- Improve the headroom on the rear second floor level by providing an additional bedroom in a rear dormer loft extension;
- Visual appearance of the dormer loft extension will match the existing palette of materials on the house;
- The rear dormer loft will be set well below the existing ridge line of the main roof and will not be visible from Stratford Avenue.

The proposed rear dormer extension will match the existing houses around the croft communal garden area with a similar form and massing and using the same palette of reclaimed materials for new walls and roof. The common boundary wall adjacent to 9 Stratford Avenue for the new dormer at second floor level will require a Party Wall Notice to be agreed with the adjoining neighbour before any building work commences.



**Fig. 6 Existing rear elevation**



**Fig. 7 Proposed rear elevation**

## 5.2 Proposed materials for the rear dormer loft extension

The proposed new dormer loft will have insulated timber frame walls finished with Redland Cambrian reclaimed slate tiles in Heather colour to match the existing roof with new low maintenance white PVCu frame double glazed windows on the rear elevation. Refer to Proposed Elevations drawing no. P412/06 submitted with the Application for more details on proposed materials

## **6.0 SUMMARY**

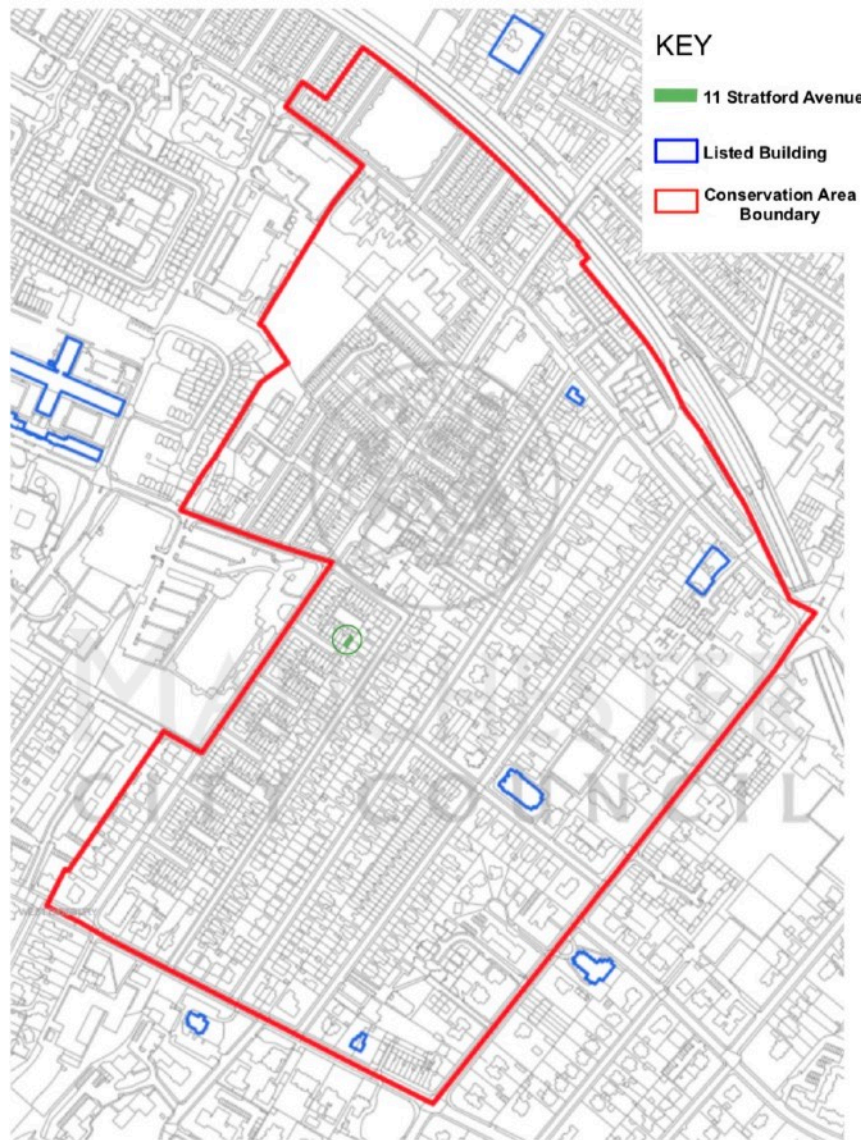
**6.1** The dormer loft extension will provide improved family accommodation with additional bedroom space provided at the rear of the house at second floor level. The scale and massing of the proposed dormer loft extension is to match the existing neighbouring houses with recently constructed dormer lofts at 3 Stratford Avenue and 4 Northen Grove and the proposed dormer loft uses the same palette of traditional materials, colours & textures used within the conservation area and matches the materials used on the existing houses.

The Heritage Statement demonstrates that the proposed rear dormer and improvement works to the house will have no significant impact on the setting and historic character of the Albert Park Conservation Area as it will not be visible on the main streetscape.

## **6.2 List of Drawings/Information submitted with the Planning Application**

|            |                                  |
|------------|----------------------------------|
| P412 / SP1 | Site Photographs                 |
| P412 / 01  | Location Plan                    |
| P412 / 02  | Site Layout                      |
| P412 / 03  | Existing Floor Plans             |
| P412/ 04   | Existing Elevations              |
| P412/ 05   | Proposed Floor Plans             |
| P412 / 06  | Proposed Elevations              |
| P412 / 07  | Existing and Proposed Roof Plans |
| P412 / HS1 | Heritage Statement               |

## 7.0 APPENDIX



**7.1 Plan of Albert Park Conservation Area with 11 Stratford Avenue highlighted in green**



**7.2 Existing rear dormer loft at 3 Stratford Avenue**



**7.3 Existing rear dormer loft at 4 Northen Grove**