

Heritage Design and Access Statement

Proposed reconstruction and modification of dormer windows to the side elevation

13 Didsbury Park, Didsbury, Manchester

for

Mr L Berry

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Prepared by:

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1. Introduction

This planning statement is submitted in support of the application for the rebuilding of lead dormer windows on the side elevation at 13 Didsbury Park. The proposed works aim to rebuild and modify the dormer windows, to create improved headroom to the room served, increasing functionality while enhancing the aesthetic integrity of the property and ensuring the preservation of the character of the surrounding conservation area.

13 Didsbury Park, a Victorian semi - detached dwelling with part basement and 2 upper floor levels, is set within spacious gardens, and bounded by stone/brick boundary walls.

The application site lies within the Didsbury St James Conservation Area, on a plot bounded by 15 Didsbury Park, the attached neighbour to the north, Didsbury Park to the east, no 11 Didsbury Park to the south, and new residential dwellings to the west on the site of the former MMU campus.

The premises are not listed.

This Heritage / Design & Access Statement has been prepared to satisfy the requirements of Section 16 of the National Planning Policy Framework (NPPF) issued in July 2018.

As required by the NPPF, the Statement considers the characteristics of the relevant heritage assets (the Conservation Area) and the setting in sufficient detail to understand the potential impact of the proposals.

- A description of the building and the site including its historic context;
- An outline of the proposed works;
- Assessment of significance;
- Statutory requirements of legislation and policy;
- Assessment of impact; and
- Conclusions.



Aerial view – site area edged red

2. Site and Context

The property is situated within a designated conservation area that aims to preserve the historic character and visual appeal of the area. The building is a semi detached Victorian dwelling, which contributes significantly to the area's architectural quality. The dormer windows in question are original architectural features of the property, contributing to its character and the overall streetscape. However, over time, the existing lead dormer windows have deteriorated due to age, weathering, and the natural wear and tear of the materials.

3. Proposed Works

The proposal involves the rebuilding of the lead dormer windows modified to reduce maintenance and improve thermal performance, but ensuring that the new windows align with the architectural style of the property and conservation area. Specifically, the proposed works include:

Rebuilding the leadwork: The lead dormers will be replaced with historically accurate lead materials, carefully sourced to match the original specifications in terms of appearance and finish.

Door/window frames: The frames will be replaced with new anthracite grey aluminium framed double glazed thermally broken units.

Improved insulation: While the restoration will retain the traditional look, it will incorporate modern materials and techniques to improve the energy efficiency of the windows, with minimal impact on the aesthetic qualities.

4. Justification for the Works

The existing lead dormer windows have reached the end of their useful life and are in a poor state of repair. The leadwork is failing, and the glazing is becoming loose, leading to potential water ingress and further damage to the fabric of the building. Rebuilding the dormer windows will safeguard the structural integrity of the building and prevent any further deterioration.

The proposed works will also respect and enhance the historical value of the building, as the materials and design choices will carefully reflect the original architectural features. The use of high-quality materials such as lead and aluminium ensures that the character of the building and its contribution to the conservation area are maintained.

Furthermore, the rebuilding of the dormer windows will result in a minimal change to the external appearance of the building that would not harm the character of the conservation area. The design will respect the form and proportions, and the new windows will be in keeping with the overall architectural style of the property.

5. Statutory tests - Legislation

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework

The NPPF states that a presumption in favour of sustainable development is at the heart of decision-making. Sustainable development can be achieved when three objectives are pursued in mutually supportive ways: economic, social and environmental (para 8).

Section 16 addresses the historic environment. Paragraph 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate and sufficient to understand potential impacts on significance. Paragraph 190 requires local authorities to take this into account when considering the impact of a proposal on a heritage asset, in order to avoid or minimise conflict between conservation and the proposal.

Paragraph 192 requires decision makers to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses which are 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.

Paragraph 193 states that great weight should be given to the conservation of an asset, with greater weight being given to more important assets.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum use.

Manchester Core Strategy

The Manchester Core Strategy reiterates the heritage requirements of national policy and legislation.

Policy EN3 requires new development to be designed so as to preserve or where possible, enhance the historic environment and the character, setting and accessibility of areas and buildings of acknowledged importance. It encourages proposals which enable the re-use of heritage assets where they are consistent with the significance of the asset.

The guide to Development in Manchester Supplementary Planning Guidance states that development in Conservation Areas must be appropriate in footprint, shape, positioning, height, scale, form, massing and materials (para 11.43).

6. Impact on the Conservation Area

The proposed rebuilding of the dormer windows will have a positive impact on the conservation area. The conservation area is characterized by buildings with original architectural features, such as lead dormer windows, which contribute to its overall charm and character. The restoration of the lead dormers will preserve the property's visual harmony with its surroundings.

The design and materials proposed are sensitive to the historic context and will not alter the external appearance of the building in a way that would be detrimental to the conservation area. The rebuilt windows will enhance the long-term preservation of the building, ensuring its continued contribution to the historical and architectural significance of the area.

7. Heritage and Design Considerations

The proposals have been carefully designed to comply with the principles of good conservation practice, respecting the heritage of the building and its context within the conservation area. The rebuilding of the lead dormer windows will be carried out in accordance with best conservation principles, ensuring that the property's architectural character is both preserved and enhanced.

The design for the rebuilding of the dormers has been developed following careful consideration of the building's history, the materials used, and the aesthetic qualities of the conservation area. The use of traditional leadwork and slender grey aluminium frames is in line with the character of similar properties within the conservation area.

8. Conclusion

In conclusion, the proposed rebuilding of the lead dormer windows will ensure the long-term preservation of the building's historic fabric and contribute positively to the conservation area. The design has been carefully developed to respect both the architectural heritage of the property and the wider context of the conservation area. The use of high-quality materials and the restoration of original features will safeguard the building's appearance and integrity, ensuring that it remains a key part of the conservation area's character for years to come.

We trust that the local authority will recognize the importance of this proposal in safeguarding the historic environment and support the application for the rebuilding of the lead dormer windows.