

Heritage Statement

Proposed Rear and Side Extension

2 Northen Grove, West Didsbury, Manchester, M20 2WL

1. Introduction

- 1.1. This Heritage Statement has been prepared to accompany a Householder Planning Application for a single-storey rear and side extension with associated internal alterations at **2 Northen Grove**. The property is located within the Albert Park Conservation Area, designated in 1988, and holds historical significance due to its Victorian architectural character.
- 1.2. The proposed works involve a low-level rear infill extension to provide an open-plan kitchen and dining area with improved access to the rear courtyard. The design respects the original architectural features and aims to enhance the usability of the property without compromising its heritage value.
- 1.3. The construction will use reclaimed bricks to ensure the materials are sympathetic to the existing dwelling and surrounding properties. The proposed extension is designed to integrate seamlessly with the character of the property and the conservation area.
- 1.4. If **2 Northen Grove** were not situated in a conservation area, the proposal would meet all the requirements of Permitted Development. This demonstrates the design's alignment with national planning standards and minimal impact on the local context.
- 1.5. This document outlines the design rationale, evaluates the impact on the conservation area, and demonstrates compliance with national and local planning policies.

2. Location and Context

- 2.1. **2 Northen Grove** is a three-storey terraced Victorian house constructed around 1900. It is set within a row of similar properties that typify the Albert Park Conservation Area, characterised by its cohesive Victorian-era streetscape.
- 2.2. The property fronts Northen Grove and features:
 - A small driveway and front garden bordered by a low brick wall
 - A rear yard with access to a shared communal croft garden, a defining characteristic of properties in the area
 - Traditional architectural elements including:
 - Red brick facades
 - Stone lintels and cills
 - Red engineering brick arched window heads
 - Timber sash windows
 - A slate roof with brick chimney stacks

- 2.3. The Albert Park Conservation Area (fig. 1) is bounded by Barlow Moor Road to the south, Withington Community Hospital to the west, the Metrolink tram line to the north, and Palatine Road to the east. The area developed during the late Victorian period and retains much of its historical integrity.
- 2.4. Vehicle access to the site from Northen Grove is unaffected by the proposed development.

3. Albert Park Conservation Area

- 3.1. **Albert Park Conservation Area** was established in 1988 to preserve its distinctive Victorian character. The area primarily consists of terraced and semi-detached houses, with a unified design language emphasising red brick construction, slate roofs, and bay windows (fig. 2).
- 3.2. The houses along Northen Grove and neighbouring streets were designed with shared 'croft' garden areas to the rear, fostering a sense of community. The proposed extension at 2 Northen Grove respects this historical layout by maintaining the notional rear building line and using materials that align with the area's architectural palette.

3.3. Building Materials and Features

Most properties in the conservation area share a consistent palette of materials and features, including:

- Red brick or red engineering brick with stone detailing
- Welsh blue slate for roofs
- Timber sash windows
- Decorative chimney stacks

The proposed design reflects these materials to ensure visual harmony with the surrounding properties.

The conservation area encourages the use of materials and designs that complement existing properties. The proposed extension will use natural slate and reclaimed brick, ensuring harmony with the main house and the broader area.

4. Planning Policy

4.1. National Planning Policy Framework (NPPF)

The proposal aligns with the updated NPPF (2021), particularly:

Paragraph 194: Providing a detailed assessment of the heritage asset and the proposed development's impact

Paragraph 199: Giving great weight to the conservation of designated heritage assets

Paragraph 206: Supporting sensitive development that integrates into historic settings

4.2. Local Planning Policy

Manchester City Council's Local Plan also emphasises the preservation of conservation areas, encouraging development that sustains their character and contributes positively to the local context.

5. Design Proposals for Extension

5.1. Proposal Overview

The application proposes a single-storey extension to the side and rear of the property. This will replace the existing yard wall with a new side wall and extend the living space to enhance the property's functionality.

5.2. Design Intent

The extension will include:

Materials: Reclaimed red engineering bricks, incorporating brick detailing above the patio doors to maintain the character-defining features of the original property

Doors: Black aluminium heritage-style French doors opening onto the rear courtyard, providing modern functionality and enhanced natural light. The doors emulate the traditional Crittall design, ensuring a period-appropriate aesthetic suitable for conservation areas

Windows: Lead Grey aluminium double-glazed skylight windows are included to maximise natural light, particularly in the dining room

Roof: A low-pitched roof is proposed, preserving the proportions of the existing first-floor window openings. The roof will be finished with **natural Welsh slate tiles**, consistent with the property's existing materials and the conservation area's character

Layout: An open-plan kitchen with large openings to the dining room at the rear, creating a spacious and modern living area while maintaining the original architectural proportions of the property

5.3. Integration with Surroundings

The extension:

Maintains the notional rear building line to reduce its impact on the communal croft garden area

Is set back from the principal elevation, ensuring no visual impact on the streetscape

Uses traditional materials to preserve the architectural coherence of the conservation area

5.4. List of drawings and documents submitted with the Planning Application

A101 Location Plan

A104 Existing Plans

A105 Proposed Plans

A106 Existing Elevations

A107 Proposed Elevation

B101 Existing 3D View

B102 Proposed 3D View

D101 Heritage Statement

6. Similar Planning Applications

6.1. Several similar single-storey extensions have been approved on properties on Northen Grove and the adjacent street of Burton Road, highlighting that the proposal aligns with conservation area guidelines and has been deemed acceptable by the planning authority. These include:

7A Northen Grove (Approval No. 121044/FH/2018)

7 Northen Grove (Approval No. 116054/FH/2017)

189 Burton Road (Approval No. 116969/FH/2017)

191 Burton Road (Approval No. 116970/FH/2017)

5A and 6 Northen Grove (Approval No. 105568/FO/2014/S2)

6.2. These approved applications demonstrate consistency in allowing modest, single-storey extensions that respect the heritage character of the Albert Park Conservation Area while improving the functionality of properties.

7. Impact on the Conservation Area

7.1. The proposal is sympathetic to the conservation area's character due to its:

Modest scale and massing

Careful use of materials and detailing to reflect the existing building

Location within the rear elevation, ensuring no visibility from Northen Grove

7.2. The extension respects the historical integrity of 2 Northen Grove and contributes to the ongoing viability of the property as a heritage asset by improving its functionality

8. Summary

8.1. The proposed rear extension at 2 Northen Grove:

Aligns with both national and local conservation policies

Enhances the property's usability while preserving its heritage value

Ensures minimal impact on the character and setting of the Albert Park Conservation Area

8.2. By maintaining the original architectural language and integrating modern features sensitively, the proposal balances heritage conservation with contemporary living needs.

8.3. By utilising reclaimed bricks and natural slate, the proposal ensures compatibility with the surrounding properties. The design is thoughtful, sustainable, and consistent with previously approved developments.

8.4. The development represents a positive contribution to the conservation area by improving the functionality of the property while safeguarding its heritage value.

Appendix

Figure 1: Plan of Albert Park Conservation Area

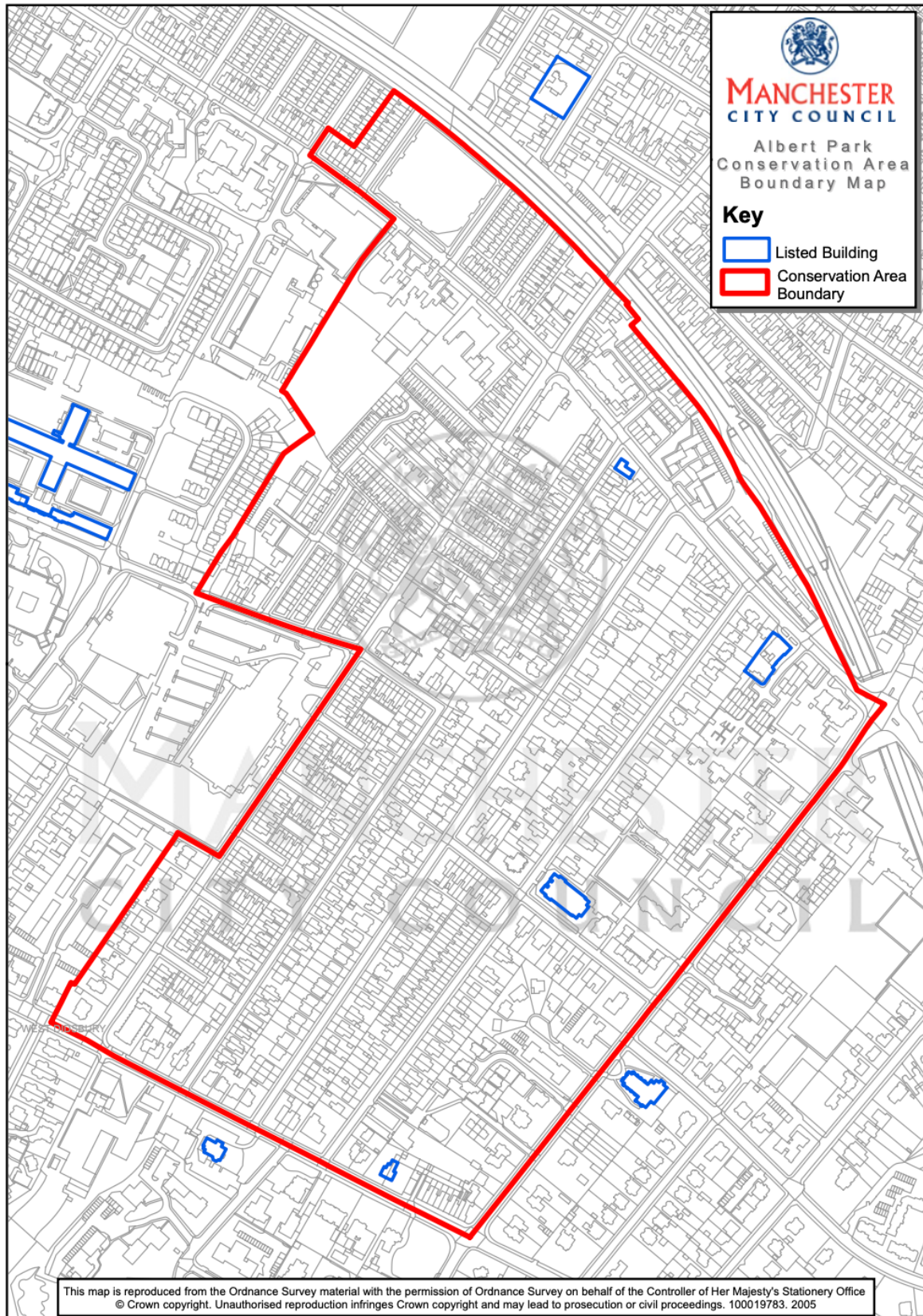


Figure 2: Photo of Northern Grove, cul-de-sac off Burton Road, taken 1973 (Courtesy of Manchester Libraries)

