PROPOSED GARAGE EXTENSION
1 AGALIA GARDENS, DIDSBURY, MANCHESTER

HERITAGE STATEMENT





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P413/HS1 Heritage Statement October 2024

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1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared to accompany a Householder Planning Application for a side garage extension with associated demolition of existing garage in the rear garden to provide a larger family garden area at the rear of the house which is located at 1 Agalia Gardens within the Albert Park Conservation Area.

1.2 The Heritage Statement gives an overview of the design proposals for the garage 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 1 Agalia Gardens 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) and is part of a group of townhouses built in a courtyard on the site of the former Shaare Sedak Synagogue in 2012. The Albert Park Conservation Area is generally characterised by large red brick Victorian semi-detached properties that are set back from the road behind brick walls and gateposts. The house at 1 Agalia Gardens has a very small front garden area, side driveway to an existing garage which is located within the rear garden area. The proposed scheme is for a side garage extension with storage area above to replace the existing garage and allow an increase in the size of the rear family garden area. The existing three storey house has 5 bedrooms and is constructed from red/brown common brickwork with red engineering brick plinth and corner quoin features and white painted lintels above window openings; slate roof tiles with a brick feature chimney stack and timber sash type windows (refer to Figs. 1 - 3 for photographs of existing house). It is noted that Old Lansdowne Road and Agalia Gardens are in a low flood risk area Flood Zone 1 as shown on the Environment Agency flood map (refer to Appendix 7.2).



Fig. 1 Front elevation to Agalia Gardens



Fig. 2 Rear elevation



Fig. 3 Front elevation to Agalia Gardens

3.0 ALBERT PARK CONSERVATION AREA

3.1 1 Agalia Gardens 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). Agalia Gardens is a small courtyard development on the site of the former Shaare Sedak Synagogue built in 2012 with a new access access road located between 93 & 95 Old Lansdowne Road.

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 with red brick walls and slate roofs (refer to Figs. 4 & 5 for 1905 OS Map of Old Lansdowne Road and an Aerial View of Agalia Gardens).

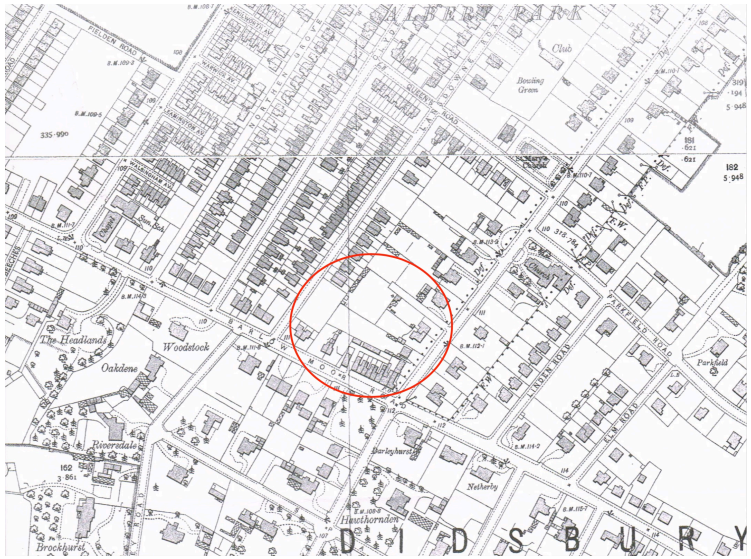


Fig. 4 1905 Map of West Didsbury



Fig. 5 Aerial View of Agalia Gardens

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 2023) 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 works as follows:-

PARAGRAPH 200 - Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset & no more than is sufficient to understand the potential impact of the proposal on their significance.

PARAGRAPH 203 - 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 205 - 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 208 - 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 Agalia Gardens

There have been a number of Planning Applications for Agalia Gardens, with the following applications having been decided :-

- Planning Permission for construction of 4no. 2 & 3 storey apartment blocks to create a total of 32no. flats & car parking (Ref: 057670/00/SOUTH2/99) was granted on 21/9/2000;
- Planning Permission for construction of 10no. 3-storey 5-bedroom townhouses and 1no. 2-storey coach house & associated garages (Ref: 092762/FO/2010/S2) was granted on 25/11/2010. It is noted that Condition 11 of Planning Permission (Ref: 092762/FO/2010/S2) stipulates that *"no garages or extensions shall be erected other than those expressly authorised by this permission".*
- Conservation Area Consent for demolition of existing Shaare Sedak Synagogue & outbuildings (Ref: 092763/CC/2010/S2) was granted on 25/11/2010 in tandem with the above Planning Approval for 11no. new houses;
- Planning Permission for installation of vehicular & pedestrian gates to Agalia Gardens (Ref: 10140/FO/2013/S2) was refused on 14/3/2013.

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 garage extension works will help to ensure the longevity of the building continues.The scale and massing of the proposed side extension is sympathetic and subservient to the existing house and closely matches the other garages in Agalia Gardens in terns of appearance and use of materials. In view of the above it is felt that the proposed extension to the side of 1 Agalia Gardens will have no significant impact on the historic character and the setting of the Albert Park Conservation Area.

5.0 DESIGN PROPOSALS FOR THE GARAGE EXTENSION

5.1 Having considered the client requirements & design brief, the applicant wants to increase the size of the rear garden area by providing a new garage side extension. A summary of the detail design proposals for the garage side extension is as follows:-

- Increase the size of the rear garden area to be to be more suitable for a large 5 bedroom family home;
- Provide a new garage side extension with storage/workshop space above accessed by a loft ladder;
- Demolish the existing garage in the rear garden area and reclaim the existing wall & roof materials for re-use on the side extension. It is noted that the volume of the existing garage is 95 cubic metres and does not exceed 115 cubic metres and therefore does not require planning permission for demolition;
- Visual appearance of the garage side extension to match neighbouring garages in Agalia gardens with a dormer window provided to the storage/workshop area.

The proposed side extension will match the existing houses in Agalia Gardens with a similar form and massing and using the same palette of reclaimed materials for new walls and roof and re-using the existing garage door. The common boundary wall abutment adjacent to 89 & 91 Old Lansdowne Road for the new extensions will require a Party Wall Notice to be agreed with the adjoining neighbours before any building work commences.



Fig. 6 Existing front elevation



Fig. 7 Proposed front elevation to Agalia Gardens

5.2 Proposed materials for the garage extension

The proposed new side extension roof will have a dual pitch roof finished with reclaimed slate tiles to the front elevation and new slate tiles to match on the rear roof slope. The dormer walls are to have zinc cladding with new timber frame double glazed windows. The new brick walls are to be reclaimed brick from the existing garage or if new brickwork is required new bricks to match the existing.

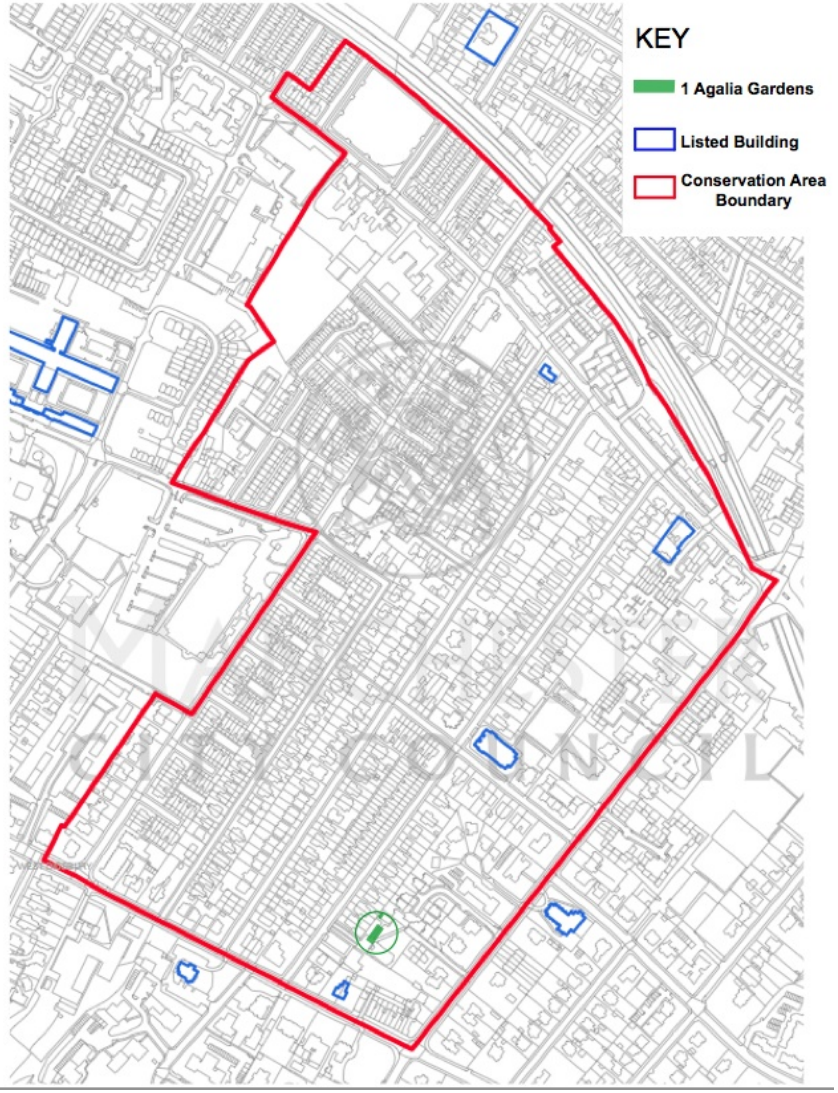
6.0 SUMMARY

6.1 The scale and massing of the proposed garage side extension is to match the existing neighbouring houses in Agalia Gardens and the proposed side extension uses the same palette of traditional materials, colours & textures used within the conservation area and matches the previously approved materials used on the existing houses within Agalia Gardens. The side extension will allow for a a larger family garden area at the rear of the house and improve the amenity space for the dwelling.
The Heritage Statement demonstrates that the proposed side extension and improvement works to the house and rear garden at 1 Agalia Gardens will have no significant impact on the setting and historic character of the Albert Park Conservation Area.

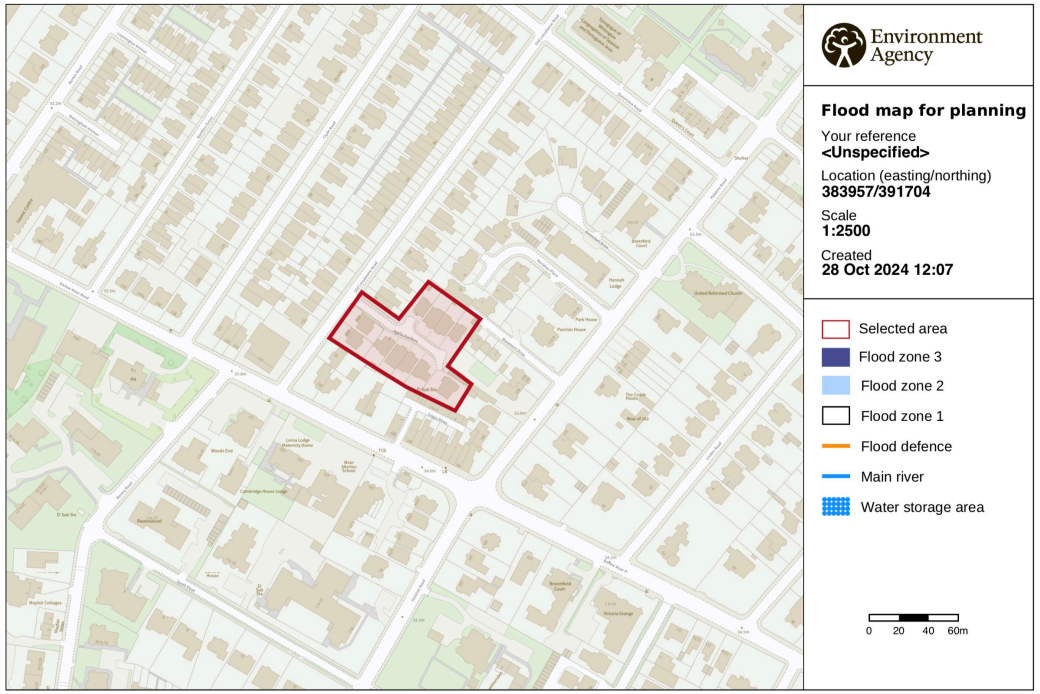
6.2 List of Drawings/Information submitted with the Planning Application

P413 / SP1	Site Photographs
P413 / 01	Location Plan
P413 / 02	Site Layout
P413 / 03	Existing Ground and First Floor Plans
P413/ 04	Existing Front and Side Elevations
P413/ 05	Proposed Ground and First Floor Plans
P413 / 06	Proposed Roof Plan
P413 / 07	Proposed Front and Side Elevations
P413 / 08	Existing and Proposed Rear Elevations
P413 / HS1	Heritage Statement

7.0 APPENDIX



7.1 Plan of Albert Park Conservation Area with 1 Agalia Gardens highlighted in green



7.2 Flood Risk Map for Old Lansdowne Road