Heritage Assessment – Palatine Road

161 Palatine Road
Manchester
M20 2GH

Prepared By:

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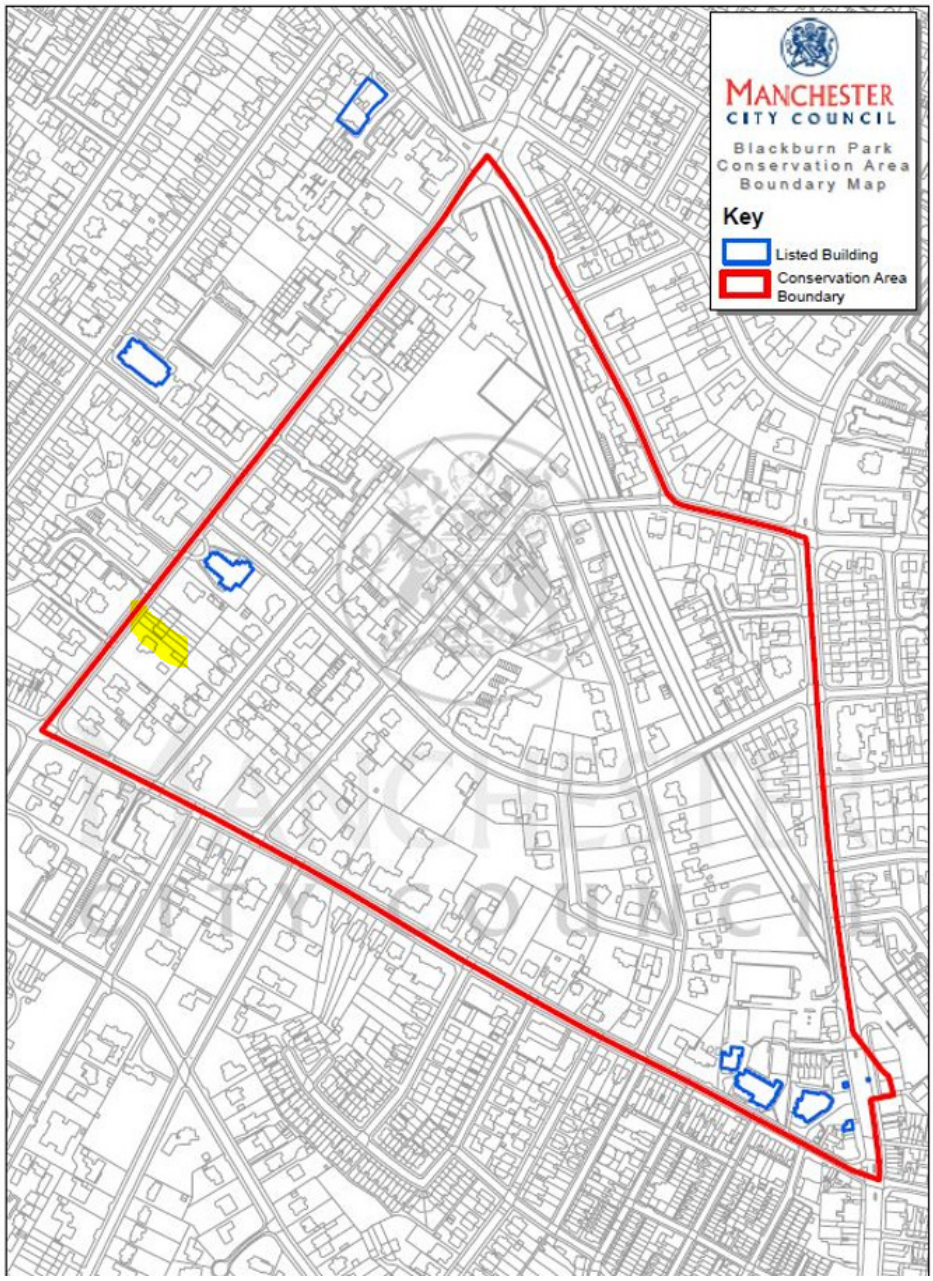
Sept 2024

Introduction

The proposal is for a single storey rear extension, porch and Juliet balcony.

The property is located in the Blackburn Park Conservation Area as highlighted below.



Significance of the Heritage Asset

It is identified in the council assessment that the history of the site relates to the possession of the estate of Charles Blackburn who was largely responsible for the varied development around the area. It was designated a Conservation Area in in 1979 and part of the contribution relates to the quality and variety of building including Didbury Public Library, Emmanual Church and Grosvenor St Aidan's church.

The area is characterised largely as having large family houses, generous gardens and tree lined roads. Many of the references on quality of housing design refer to the use of slate, gabled houses with finials, windows with stained glass and chimney stacks with corbelling.

Proposed Impact Assessment

The existing property is screened from the road by foliage (as per below) and the proposal is largely for a rear extension which wouldn't impact the street scene. The proposed porch would be also screened from view and a similar approval has been achieved as the neighbouring property 161A Palatine Road.

The single storey extension is circa 2.3m depth which is much less than what would be considered acceptable outside of the conservation area where permitted development would allow 3m.
The extension is aligned to the existing balcony and effectively infills the area below the balcony to provide much needed ground floor bedroom space for ease of mobility of the residents.

Conclusion

The proposal is modest in scale and is not visible from the streetscene and therefore the impact on the Conservation Area is negligible. It would provide much needed ground floor bedroom accommodation.