



Heritage Statement

100 Clyde Road, West Didsbury
Manchester, M20 2JN

*Rear access steps to lower ground floor
and associated external works*

*Retrospective installation of completed works comprising new
front steps
and lower ground floor access steps*

September 2023

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1. INTRODUCTION

1.1. This heritage statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 100 Clyde Road for:

Rear access steps to lower ground floor and associated external works and retrospective installation of completed new front steps and lower ground floor access steps

1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** assesses the development against the relevant planning policy considerations.
- **Section 5:** concludes this statement.

2. SITE DETAILS AND PLANNING HISTORY

Site Details

- 2.1 The application property, 100 Clyde Road, is set over four storeys, built sometime in the 1880s and situated within the Albert Park area of West Didsbury. It is the right-hand side of an attractive pair of mirrored semi-detached Victorian villas.
- 2.2 The area is primarily residential in character. The property and surrounds can be seen in Figures 1-8. To the south, the property adjoins number 102 Clyde Road and to the north it shares a boundary with number 98 Clyde Road. To the west the property shares the rear garden boundary with number 79 Northern Grove.
- 2.3 The property itself retains its original Victorian character. The original front boundary a stone wall is mostly still in situ along with the original gate posts, albeit the driveway entrance has been widened at some point. Like most of the properties in the area, the front garden is paved over to provide car parking.

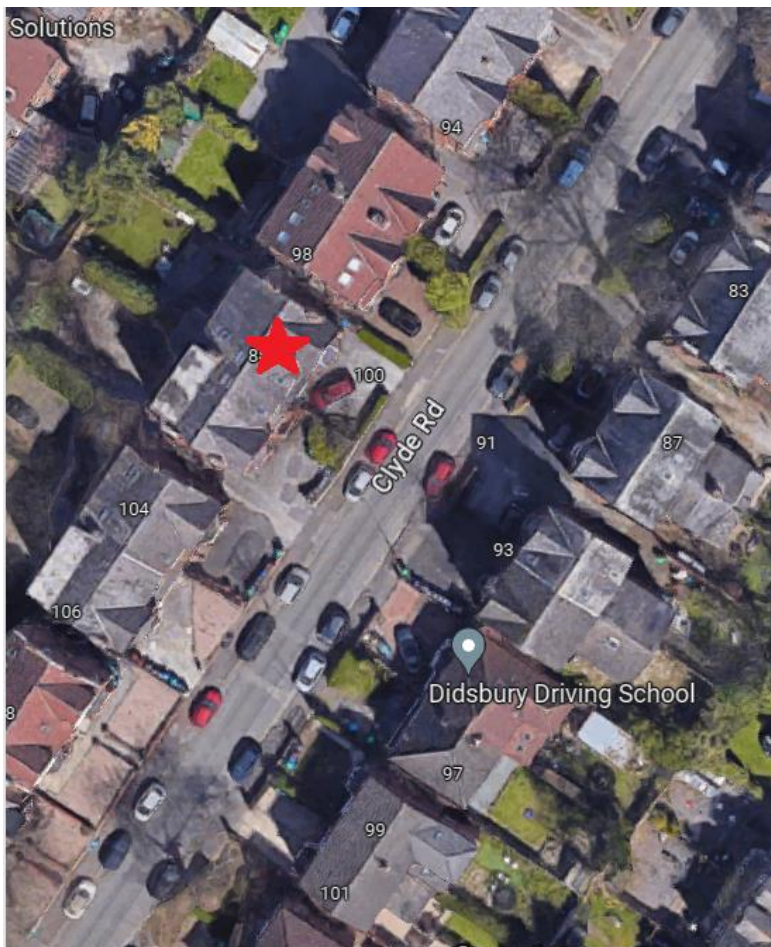


Figure 1: 100 Clyde Rd: Google Maps satellite imagery: Accessed July 2023



Figure 2: Google Street View Showing Previous Frontage Dated June 2018: Accessed September 2023



Figure 3: Photograph showing current frontage of 100 Clyde Road

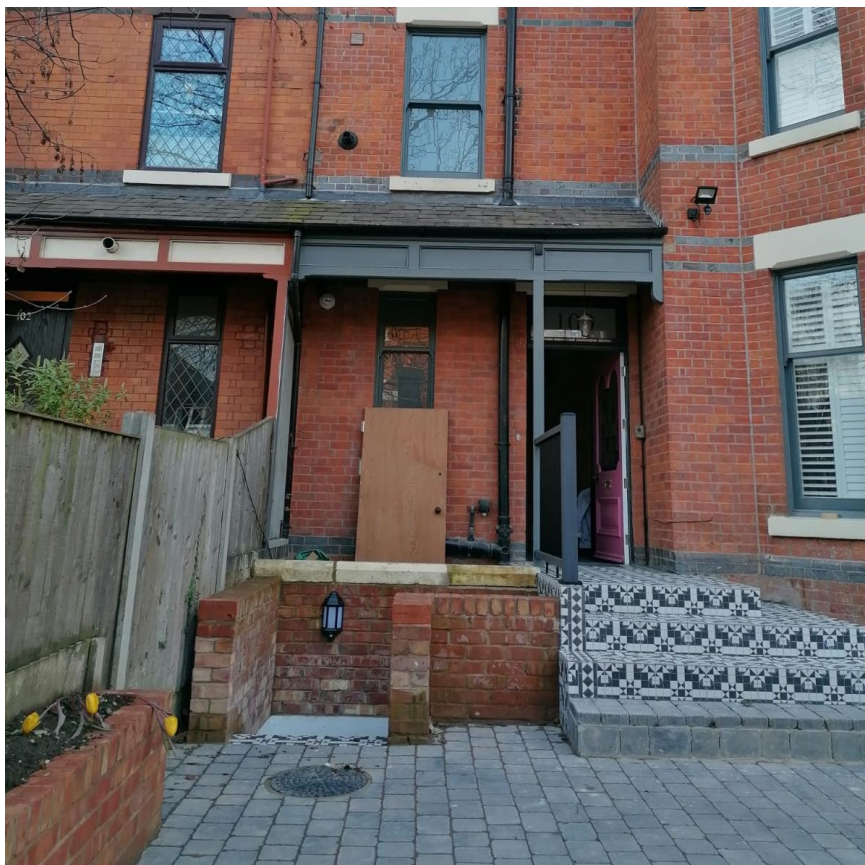


Figure 4: Photograph showing current frontage of 100 Clyde Road and new basement access to the left.



Figure 5: Photograph showing current rear of 100 Clyde Road



Figure 6: Google Maps Satellite View showing rear of 100 Clyde Road and neighbouring properties: Accessed September 2023



Figure 7: Google Streetview facing south on Clyde Rd. Number 100 can be seen at the right of the image, dated July 2023: Accessed September 2023



Figure 8: Google Streetview facing north on Clyde Rd. Number 100 can be seen at the left of the image, dated July 2023: Accessed September 2023

Albert Park Conservation Area

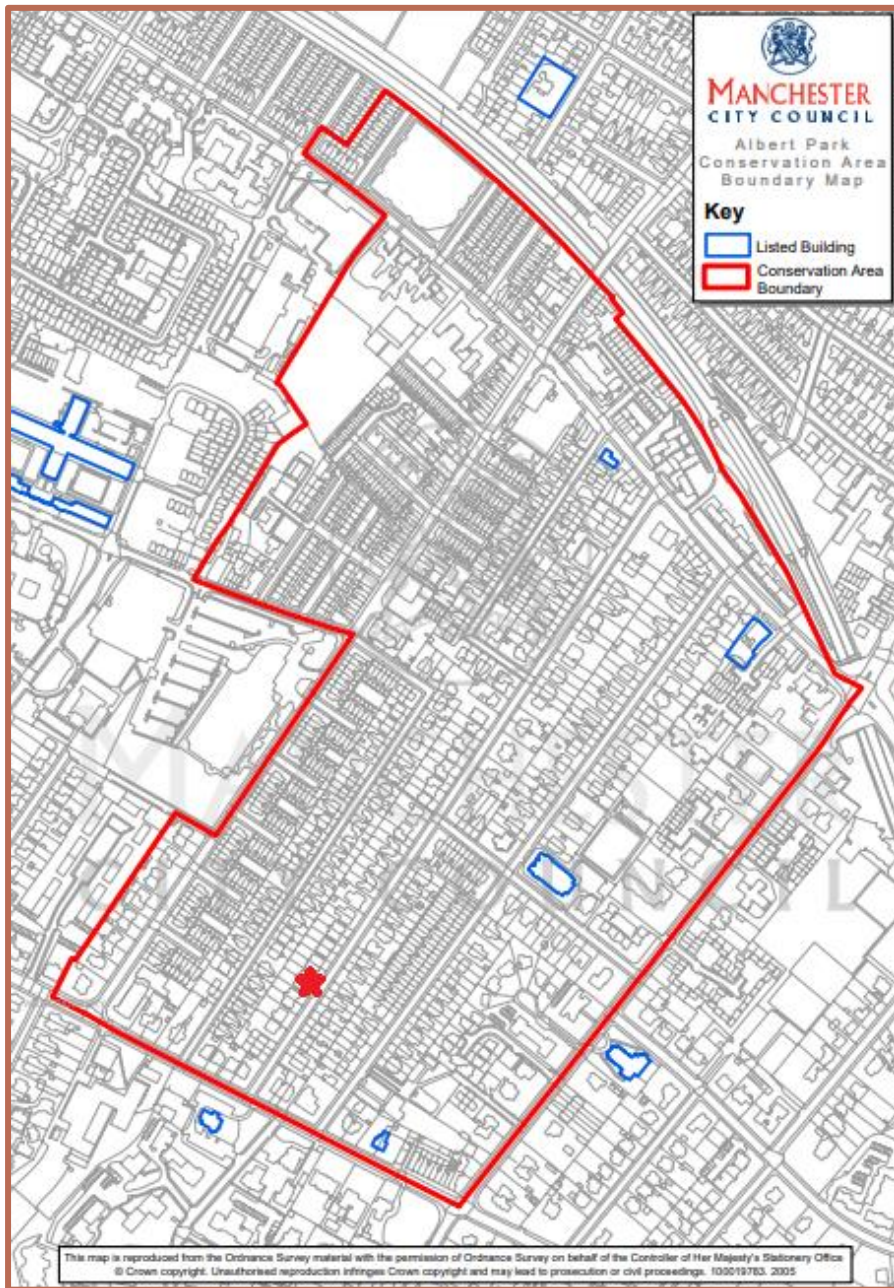


Figure 9: Albert Park Conservation Area Map (property shown with a red star). Source: Manchester City Council

- 2.4 The property is located within the Albert Park Conservation Area as shown in Figure 9.
- 2.5 The Albert Park Conservation Area, which was designated in March 1988, is situated approximately four miles south of Manchester city centre, in West Didsbury. Albert Park as a residential suburb was established in the second half of the 19th Century on what was previously an outlying rural area.

- 2.6 Development began along Palatine Road after it was opened in 1862, and from then until the close of the century, the area between Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing. These consisted mainly of three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road. Development accelerated with the opening of the Midland Railway's Withington and Albert Park railway station in 1880, which was sited directly opposite numbers 22-24 Lapwing Lane. Further expansion took place in the early 20th century, with the post-war period characterised by infill development. Though principally an area of housing, the conservation area also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.
- 2.7 The Albert Park Conservation Area within the vicinity of the property is characterised by large Victorian properties that have relatively wide front forecourts, bounded by low walls. The street trees and front gardens that have retained vegetation are positive contributors to the character and appearance of the area. The traditional appearance and layout of the properties, the street trees, front gardens and boundary enclosures, all contribute to the significance of this designated heritage asset.
- 2.8 The significance of the conservation area is therefore embodied in the large houses and their relationship to each other set within traditional front gardens and boundaries.
- 2.9 100 Clyde Road is one half of a pair of large semi-detached 1880s villas that are typical of the character of the Albert Park Conservation Area, especially along this part of Clyde Road. It makes a positive contribution to the character of the conservation area from its individual qualities and its value as part of the wider group of properties along this stretch of Clyde Road.
- 2.10 The private rear of the building is mostly hidden from view and therefore does not contribute to the views that establish character and appearance of the conservation area.
- 2.11 Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.
- 2.12 Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

- 2.13 The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows and mouldings.
- 2.14 Artificial materials such as UPVC for windows or concrete for walls will not be encouraged, and the painting of brick and stone elements is considered to be inappropriate and conducive to rapid deterioration.
- 2.15 Walls are generally red or orange-red brick with dressings in stone, moulded brick or a contrasting colour of brick. Heavily moulded and strongly contrasting colours in terracotta or faience are reserved for the public buildings such as Withington Town Hall and Cavendish Road County Primary School.
- 2.16 Roofs on Albert Park houses are predominantly of blue slate and this should be used as a replacement.
- 2.17 Ridge tiles sometimes have decorative fins, and barge boards and eaves boards are occasionally moulded and decorated with fretwork.
- 2.18 In existing buildings, windows should follow the pattern of the originals they replace, almost invariably vertically proportioned with little or no subdivision of the sashes into small panes. The frames should be made from moulded timber sections in the same plane as the originals. In new development windows should be set back at least one brick depth from the front face of the wall.

Planning History

- 2.19 The property has no relevant planning history.

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal includes new external stairs to improve the access to the lower ground floor at the rear of the property. The existing concrete staircase to the ground floor will be removed to facilitate the change together with the remodelling of the existing external staircase to the ground floor and new hand railings will also be added to the latter to improve safety.
- 3.2 The proposal uses matching materials to ensure that the original character and of quality the property is retained.

Retrospective Development of Completed Works

- 3.3 Alterations have already been carried out at the front of the property to provide a new front access to the lower ground floor. These alterations have comprised:
1. Replacement of the steps that access the ground floor front door with tiled steps that project slightly further forward and widthways than the original steps.
 2. Creation of a new staircase and stairwell to the left of and underneath the main steps to a new lower ground floor front door.
 3. A new safety rail above the void to the top of the stairwell.
- 3.4 The new stairwell has been constructed from matching brickwork ensuring that the original character is retained. The wooden railings are painted to match the existing porch.
- 3.5 The new ground floor steps have been constructed with decorative tiles in a Victorian style in keeping with the age of the property.

4. POLICY ASSESSMENT

- 4.1 This section sets out and appraises the proposal against the relevant planning policy considerations.

Statutory Duty

- 4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Development Plan

- 4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

- 4.4 The statutory development plan for the area comprises:

- Manchester City Council Core Strategy Development Plan (adopted July 2012)
- Extant Manchester City Council Unitary Development Plan Documents
- Greater Manchester Joint waste Strategy (adopted July 2012)
- Greater Manchester Joint Minerals Strategy (April 2013)

- 4.5 The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy forms the framework that planning applications are assessed against together with relevant saved UDP policies that can be considered up to date with national planning policy.

Core Strategy Policy DM1 Development Management

- 4.6 Core Strategy Policy DM1 Development Management lists specific issues that all development should have regard to which including the impact on the surrounding areas in terms of the design, scale and appearance, the need to have regard to the character of the surrounding area and effects on amenity, including privacy and light.

Core Strategy EN3 Heritage

- 4.7 Policy EN3 states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

UDP Policy DC18.1 Conservation Areas

- 4.8 This policy states that the Council will give particularly careful consideration to development proposals within Conservation Areas including to preserve and enhance

the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council.

National Planning Policy Framework

- 4.9 The National Planning Policy Framework 2023 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.
- 4.10 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.11 Paragraph 197 of the NPPF identifies the following criteria in relation to heritage assets:
- 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.*
- 4.12 Paragraph 199 states the following:
- ...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.*

Assessment of Significance

- 4.13 The significance of this part of the Albert Park Conservation Area is embodied in the large Victorian houses and their relationship to each other set within traditional front gardens and boundaries. 100 Clyde Road makes a positive contribution to the conservation area and its significance derives from its individual qualities and its value as part of the wider group along Clyde Road. The private rear of the building is mostly hidden from view and therefore does not contribute to the views that establish character and appearance of the conservation area.
- 4.14 The frontages along Clyde Road have been altered to various degrees and there are several different examples of modern lower ground floor access stairs having been added to both the front and rear of properties.
- 4.15 The retrospective completed alterations to the front of the property have been undertaken in a sensitive manner that knit well and replicate the historic frontages in the vicinity. The frontage of the property appears minimally different with the main noticeable alteration being the decorative tiles used. As these are complementary to the Victorian design in the area it is considered that the character of the Albert Park Conservation Area has not been harmed by the completed works.
- 4.16 The proposed works to alter the access at the rear of the property are likewise proposed in a sensitive manner. Given, the minimal changes proposed and siting at the rear of the property, it is considered that the character of the Albert Park Conservation Area will not be harmed by the proposed works.
- 4.17 In summary, the completed and proposed works would not affect the significance of the Albert Park Conservation Area in accordance with Core Strategy Policy EN3, saved Unitary Development Plan policy DC18 and NPPF.

5. CONCLUSION

- 5.1 This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 100 Clyde Road for:
- Rear access steps to lower ground floor and associated external works and retrospective installation of completed new front steps and lower ground floor access steps*
- 5.2 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.
- 5.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.
- 5.4 The National Planning Policy Framework is also a material consideration in all planning decisions.
- 5.5 This statement has assessed the proposal against the relevant policies.
- 5.6 In conclusion the proposed development is in accordance with the development plan policies (Core Strategy policies DM1 and EN3 UDP saved policy DC18.1) and NPPF.
- 5.7 As such it is respectfully requested that the application is approved.