

Proposed extension at 35 Danesmoor Road,
Didsbury, Manchester

Heritage & design statement

September 2023



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Revision	Issue Date	Description
Rev 01	Sept 2023	First Issue
Rev 02	March 2024	Side extension amended from white render to brick to match existing. In addition new double doors with glazed panels added to proposed side extension.

Summary

This report supports proposed works at number 35 Danesmoor Road, Didsbury, in the City of Manchester. The application building is an Edwardian semi-detached property located within Ballbrook Conservation Area. Proposals are being submitted to Manchester City Council for a side and rear extension to the property.

The heritage issue arising is their impact upon the significance (i.e. heritage interest and value) of the conservation area. The purpose of this report is to identify this significance and assess how it will be affected. The significance of Ballbrook Conservation Area derives from its character and appearance as a late 19th century residential suburb on the outer fringe of the city.

The core of the conservation area is formed by the Edwardian middle-class houses of the Radcliffe Estate, a notable development by architect George Westcott that remains virtually intact. Its houses display the typical townscape qualities of their period. The significance of the conservation area is therefore embodied in these houses and their relationship to each other along the original pattern of tree-lined avenues.

35 Danesmoor Road possesses the typical character and features of this development. As such its significance derives more from its value as part of the group rather than its individual qualities. This significance is illustrated in the public views of the building obtained from Danesmoor Road, which encompass the front and side elevations only. The private rear of the building is entirely hidden from view and therefore does not contribute to the views that establish the character and appearance of the conservation area.

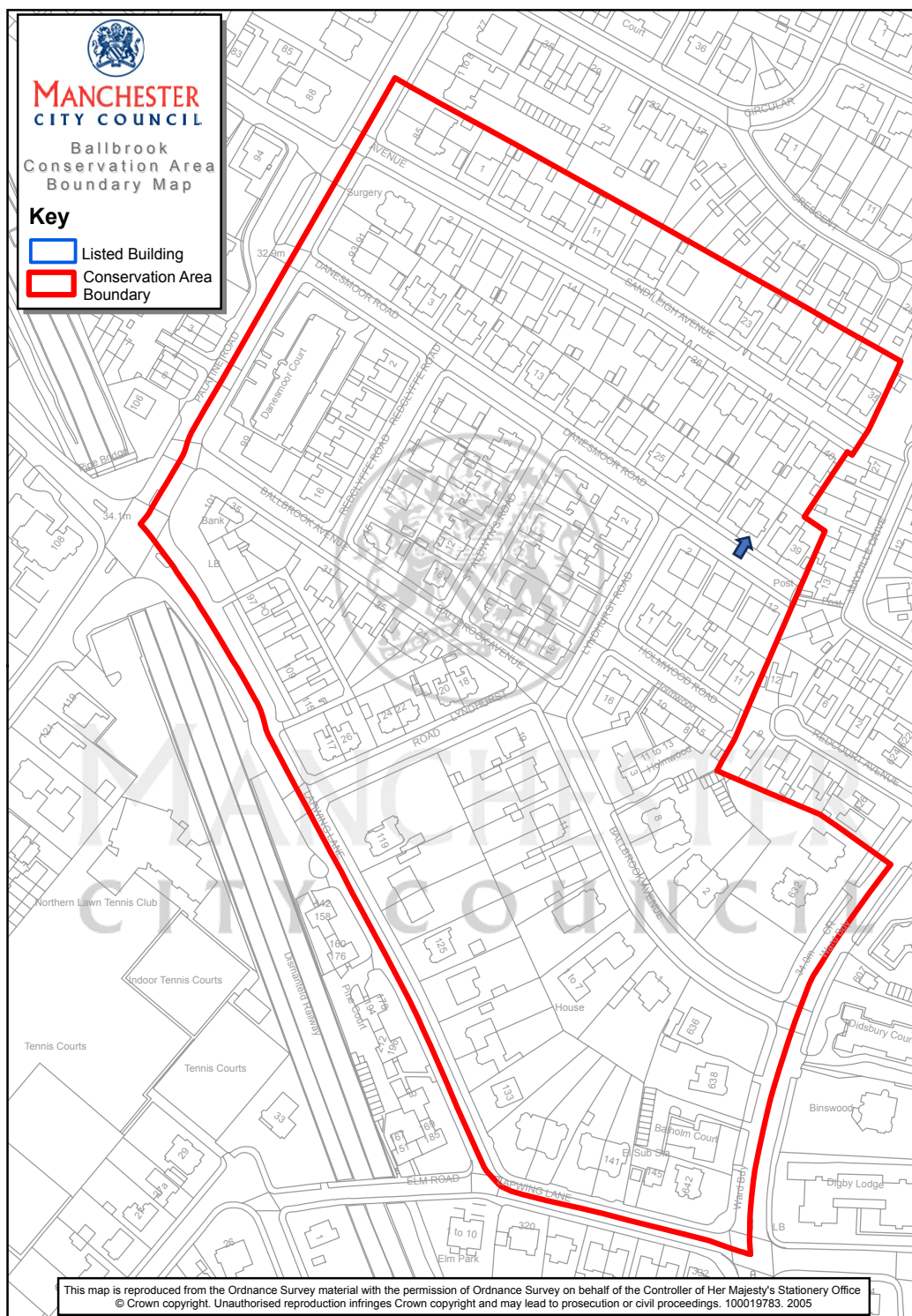
The works seek extensions and alterations with the purpose of adapting the building to modern family living. Only the external alterations have a bearing upon the conservation area, and they comprise:

- Extending the present single-storey kitchen
- Addition of a single storey side extension to form a secure storage space.

The works to the rear would be entirely hidden from the public views that illustrate the property's contribution to the conservation area. In terms of scale, the extension is clearly subservient to the host building, and owing to its contemporary design will be clearly distinguishable from it.

The site

The application site is number 35 Danesmoor Road, Didsbury, one of the communities within the City of Manchester. The application building is a semi-detached property located on the north side of the road amid an early 20th century residential setting.



The conservation area

Ballbrook Conservation Area was first designated in November 1991 and is located four miles south of Manchester City Centre. It covers a late 19th/early 20th century residential area of around ten hectares that is bounded by Wilmslow Road to the east, Lapwing Lane to the southwest, Palatine Road to the northwest and Sandleigh Avenue to the north.

The qualities of the conservation area that form the basis of its special interest are described in the city council's internet pages as follows:

- The area was still rural in the mid-19th century, with the Ball Brook forming part of the boundary between Didsbury and Withington
- Development began in the late 19th century, with large houses built along Palatine Road from 1897 to 1902, while Wilmslow Road and Lapwing Lane were developed with mostly three-storey Victorian villas
- Withington and Didsbury were annexed by Manchester in 1904, and the brook was culverted prior to the next phase of development
- The core of the conservation area was built thereafter, comprising Sandleigh Avenue, Danesmoor Road, Holmwood Road, Lyndhurst Road, St. Aldwyn's Road and Redclyffe Road. This comprises housing built between 1910 and 1914
- Most were by developers Booth and Britten, using architect George Westcott
- When constructed, this was known as the Radcliffe Estate. Its group of houses remains virtually intact and displays all the townscape qualities of an Edwardian suburban housing estate
- The tree-lined avenues are fronted by smooth brick garden walls and the houses are similar, many with rendered or pebbledash at first floor and some with half-timbered gables
- Front elevations are varied, punctuated with projecting bays, oriel windows and porches, Much of the original stained glass remains
- There are no listed buildings in the conservation area
- Post-war development is represented by the bank, post office and telephone exchange group buildings fronting Lapwing Lane, and also includes houses along Palatine Road and Ballbrook Avenue

The application property

Number 35 Danesmoor Road is one of the Edwardian houses which characterise the Radcliffe Estate development of 1910-1914. It is part of a mirrored pair of semis with a typical architectural palette of bay windows, brickwork, render and timber-framed decoration. As such, rather than its individual qualities the property's contribution derives more from its group value with the remainder of the development. This contribution is evident via the public streetscene views that are obtained from Danesmoor Road, which encompass the front and side elevations only. The rear of the property, facing a garden, is totally private and hidden from public view.



• Street view of 35 Danesmoor Road



• Existing elevations of 35 Danesmoor Road

Heritage significance & context

The National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

The significance of Ballbrook Conservation Area derives from its character and appearance as a late 19th century residential suburb developed on the outer fringe of the expanding city. The core of the conservation area is formed by the Edwardian semi detached houses of the Radcliffe Estate. Its houses display the typical the townscape qualities of their period, with a mixed architectural palette including smooth brick and rendered elevations, bay windows and timber-framed details. The significance of the conservation area is therefore embodied in these houses and their relationship to each other along the original pattern of tree-lined avenues.

The application property 35 Danesmoor Road is an original component of the Radcliffe Estate, an Edwardian semi-detached house that possesses the typical character and features of the development and its era. As such, its significance derives more from its value as part of the group rather than its individual qualities. This significance is illustrated in the public views of the building obtained from Danesmoor Road, which are of the front and side elevations only. The private rear of the building is entirely hidden from view and therefore does not contribute to the views that establish the character and appearance of the conservation area.



• View looking east along Danesmoor Road

Planning policy context

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing their character.

Section 16 of the Revised National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses 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*

Regarding designated heritage assets, paragraph 193 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. In the local planning context, the following policies relate to the proposal:

- Policy EN3 of the City Council's Local Development Framework Core Strategy, adopted July 2012. This states:

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, including those of the City Centre. New developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

The proposed works

The works seek extensions and alterations with the purpose of adapting the building to modern family living. Only the external alterations have a bearing upon the conservation area; the internal works are unseen and therefore entail no impact. The external works comprise:

- Extending the present single-storey kitchen.
- Addition of a single storey side extension to form a secure storage space.

The property currently makes use of a small timber shed in the rear garden for storage. As the current owners family has grown this storage has now become inadequate for the requirements of modern family life.

Many of the other properties within the immediate vicinity either have the use of a garage or basement. Unfortunately No. 35 does not have this benefit, and is therefore seeking to extend to the side to provide much needed additional secure storage space.

The property sits with an area of south Manchester with high levels of property crime. The new storage area would look to secure family equipment such as bikes while providing a secure physical boundary to the rear garden.

REV 02



- Proposed planning elevations

Precedent & Materials

REV 02

The proposed extension looks to adopt sympathetic materials to match the existing palette of the conservation area. The use of white render on the proposed elements matches the existing white render found on the first floor, street facing elevations. The proposed dark painted double doors are of a traditional style with high level glazed panels to match the traditional style found in the area.

The proposed side extension is set back from the front elevation and is staggered in height to assist in minimising the impact on the existing street scene. The works to the rear would be entirely hidden from the public views. In terms of scale, the extension is clearly subservient to the existing building, and owing to its contemporary design will be clearly distinguishable from it. There is precedent within the conservation area for this type of white rendered, contemporary extension, shown in the photo below. The precedent extension is located on the corner of Ballbrook Ave & Redclyffe Rd.



- Proposed samples: From left to right – White render, aluminium framed glazed sliding doors, side hinged double doors with glazed high level panels



- Existing extension to property on the corner of Ballbrook Ave & Redclyffe Rd