

# Heritage Statement

Proposed Renovation and Remodelling of  
No. 36, Kingston Road, Didsbury, Manchester

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## **INTRODUCTION**

Paragraph 200 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.

This statement aims to identify designated heritage assets that may be affected by the proposals and to consider any potential impact on their setting, in the context of statutory duties and other relevant national and local planning policies.

## **METHODOLOGY**

Information to inform this heritage statement was sourced from:

- **Manchester City Council Website**  
Available from:  
[https://www.manchester.gov.uk/info/511/conservation\\_areas/924/didsbury\\_st\\_james\\_conservation\\_area](https://www.manchester.gov.uk/info/511/conservation_areas/924/didsbury_st_james_conservation_area)
- **Historic England's National Heritage List**  
Available from:  
<https://historicengland.org.uk/listing/the-list/>

## **SUMMARY OF THE PROPOSED DEVELOPMENT**

The philosophy of this development is to improve the aesthetic and quality of a neglected building that is negatively impacting the conservation area. Significant investment will be required to produce a high-quality finished build befitting of its setting that will add value to the local area. By using high-quality materials and timeless design principles the ultimate aim is to produce a finished building with longevity that can be enjoyed by the current and future inhabitants. The renovation in brief will involve:

- Complete high-quality renovation of the existing property with special attention to retaining and enhancing the existing mid-century style building.
- Creation of a low-carbon home through the installation of internal wall insulation, heat pump, mechanical ventilation heat recovery system, solar panels and high efficiency glazing/doors.
- Replacement of all external windows and doors with modifications to some brickwork to allow for stylistic improvements.
- Remodel front entrance including removal of external steps, siting the front door at street level and slight widening of the entrance porch.
- Remodel rear entrance with the addition of a continuous rear lintel to allow rear spanning sliding glass doors.
- Create consistent roof height to match that of the current second floor living space.
- Addition of front and rear external canopies.
- Rebuilding of rear boundary wall and widening of existing rear access.

## **PLANNING POLICY CONTEXT**

- Planning (Listed Buildings and Conservation Areas) Act, 1990  
This Act requires Councils when determining planning applications to pay special regard to the desirability of preserving the setting of a listed building and of preserving or enhancing the character or appearance of a conservation area (sections 66 & 72 respectively).
- The Development Plan: Manchester Core Strategy  
The Development Plan consists of the adopted Manchester Core Strategy and the most relevant Development Plan policy is considered to be: Policy EN3 Heritage: this policy seeks to encourage new development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments are required to be designed so as to preserve or, where possible, enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas.
- National Planning Policy Framework  
Policies for conserving and enhancing the historic environment are set out in Section 16 of the NPPF. In summary, the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. The NPPF encourages local planning authorities to look for development opportunities in conservation areas [para. 212]. However, it also recognises that not all elements of a conservation area will necessarily contribute to its significance.

## **SUMMARY OF LOCAL HERITAGE ASSETS**

### **Listed Buildings**

- *Nos. 7-13, Millgate Lane*  
Four painted brick-built terraced early to mid-19<sup>th</sup> century cottages; grade II listed.  
Approximately 150m to the north of 36 Kingston Road.
- *Nos. 15-17, Millgate Lane*  
Two brick built late 18<sup>th</sup> century cottages; grade II listed.  
Adjacent to the south of 36 Kingston Road.
- *No. 40 Kingston Road*  
A single mid-century architect designed bungalow circa 1962-3, grade II listed.  
Approximately 30m to the south of 36 Kingston Road.
- *The Towers*  
A Victorian mansion by Thomas Worthington, 1868-72, grade II\* listed.  
Approximately 150m to the east of 36 Kingston Road.

### **Historic Parks and Scheduled Monuments**

No registered historic parks, gardens or scheduled monuments exist within the vicinity of the site. However, although not registered, 36 Kingston Road is visible from Fletcher Moss Gardens, a park of local historical significance that has been open to the public since 1915. The park has drawn attention and won awards from the Royal Horticultural Society, Britain in Bloom and Fields in Trust.

## **Conservation Areas**

The existing property is not listed but does lie within the Didsbury St James Conservation Area, designated in 1970. The conservation area covers an extensive area centred around the historic Didsbury village.

Within the Didsbury St James conservation area, the built environment and the setting of the buildings is of a very high standard. Therefore, a similar high standard will be expected of any new proposals. Also of utmost importance to the conservation area is the preservation of the well-treed suburban character.

## **ASSESSMENT OF IMPACT ON LOCAL DESIGNATED HERITAGE ASSETS**

The most important considerations of the development proposal are the impact on both the listed buildings in close proximity located on Kingston Road and Millgate Lane, as well as the impact on Didsbury St James conservation area as a whole.

### **Impact on the setting of the listed buildings:**

- **18<sup>th</sup> century cottages, 15 and 17 Millgate Lane**
- **Mid-century modern bungalow, 40 Kingston Rd**

The state of disrepair and neglect 36 Kingston Road is currently suffering negatively impacts both the view from and setting of the listed cottages. The house is in close proximity to the cottages and can be viewed directly from the cottages' rear windows. However, the juxtaposition of two 18<sup>th</sup> century cottages sandwiched between two examples of mid-century modern architecture (No 40 Kingston Road and No 36 Kingston Road) adds interest and intrigue to the setting.

The cottages were designated grade II listed in 1994 which was after the construction of the current dwelling at 36 Kingston Road. The mid-century bungalow, 40 Kingston Road, was designated grade II listed in 2010.

One of the aims of the renovation of 36 Kingston Road is to make the building more aesthetically pleasing whilst staying true to the original mid-century modern style. This will address the negative impact the building fabric is currently having on the view from and the setting of the cottages and complement the listed bungalow. The planned renovation proposes the rationalisation of the current mixed glazing materials (uPVC, wood and aluminium) to black aluminium framed glazing for a more cohesive aesthetic when viewed from and in the context of the cottages.

The proposed rear canopy will create screening between the eye lines from the existing ground floor rear living space windows of 36 Kingston Road and the rear master bedroom and bathroom windows of 17 Millgate Lane. This will improve the rear boundary privacy of both buildings.

The renovations to the front of 36 Kingston Road will not directly impact the listed cottages, but will complement the mid-century aesthetic of 40 Kingston Road and improve the overall streetscene of Kingston Road. The listed building at 40 Kingston Road does not have a direct view of the proposed development site and is therefore only affected in terms of the streetscene.

The proposals are not in close proximity to or visible from 13-15 Millgate Lane or the Towers and will therefore have no impact.

## **Impact on the setting of Didsbury St James conservation area**

Didsbury St James conservation area is host to the greatest concentration of listed buildings in Manchester, excluding the city centre itself. One of the great assets of this conservation area is the abundance of differing architectural styles and periods that have formed an eclectic mix evidencing architectural progression over time. Within this architectural melting pot there are examples of rural 18<sup>th</sup> century, classic Georgian, Victorian, mid-century and contemporary building styles. This makes Didsbury St James an area of a particular architectural zest.

Currently, the dwelling at 36 Kingston Road is a prominent feature to the streetscene and is negatively impacting Millgate Lane, Kingston Road and the view from Fletcher Moss Gardens. The proposed renovations will not only reinvigorate the property, they will enhance the affected streetscenes with the aim of ultimately contributing to the architectural interest and quality within the conservation area.

Points of particular note are the modifications to the front windows which will incorporate some arches to complement the arches that feature in the Victorian houses of Kingston Road. The front canopy will accentuate the mid-century design aesthetic and act as a practical car port nestled between and softened by the mature trees. Levelling the driveway and remodelling the front porch will create functional off-road parking for two vehicles which will reduce the burden on Kingston Road's already saturated on-street parking.

All mature trees will be retained within the current proposal ensuring that the character of the conservation area is maintained and the feeling of woodland is not compromised. Furthermore, the renovations to make 36 Kingston Road a low carbon home is befitting of a conservation area and will hopefully inspire other low carbon renovations.

It is therefore considered that the proposals will improve the impact the building is currently exerting on the conservation area.

## **CONCLUSIONS**

In summary, the current dwelling at 36 Kingston Road, is already damaging the setting of the neighbouring listed cottages and the conservation area as a whole. This proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the local and national policy objectives that seek to protect the significance of such heritage assets.

A sensitive redevelopment of the dwelling is required to bring the property to a standard befitting its location within the Didsbury St James conservation area. The owners recognise that high-quality materials and timeless design principles are required to deliver a project with longevity and sensitivity to its historically important surroundings. The ultimate aim of this proposal is to reinvigorate and preserve the current building to be enjoyed by this generation and generations to come.