



Paul Butler Associates

Planning, Development & Heritage Consultants

**Ifat Kalsoom Ahmed & Bilal Haseeb
Saghir**

8 Park Avenue, Levenshulme,
Manchester, M19 2EE

Heritage Statement

October 2023

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Ifat Kalsoom Ahmed & Bilal Haseeb Saghir to accompany a planning application relating to 8 Park Avenue, Levenshulme, Manchester, M19 2EE.

1.2 The description of development is:

‘Part retrospective application including partial demolition and rebuilding of front and rear elevations, erection of single storey rear extension and external alterations, including, replacement of render to rear and side elevations, installation of front bay window and elevational alterations involving replacement windows and doors’

1.3 The existing property was purchased by the applicants in October 2022 when it was in a dilapidated condition. In the process of investigation works existing render was removed and the true condition of the building’s condition uncovered with multiple structural and water ingress issues unfortunately identified. These issues have ultimately meant extensive rebuilding has been necessary in particular to the front and rear elevations. These works were undertaken to secure and safeguard the future of the building however the applicants did not appreciate that planning permission would be required for rebuilding works. Once the applicants were made aware of the requirement for planning permission works have stopped and this planning application duly submitted.

1.4 The application building is located within the Rushford Park Conservation Area. Whilst the application building is not nationally listed it is considered to have potential to make a contribution to the character and appearance of the conservation area and may be regarded as a non-designated heritage asset. A Heritage Statement which considers the significance of the affected heritage assets is required to support the application.

1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 13th October 2023), in addition to an examination, analysis and assessment of available historic records and cartographic sources.

1.6 This statement includes:

- A description of the application site and setting;
- A summary of the proposed scheme;
- An overview of the relevant heritage planning policy context;
- An assessment of the heritage significance of the application site and other relevant heritage designations; and,
- An assessment of the impact of the proposed scheme on this significance.

1.7 This statement is not intended to be a full or complete record of the site and should be read in conjunction with the drawings and Design and Access Statement prepared by Whitfield Architects, Structural Appraisal Report prepared by STL Consulting Structural Engineers, and Property Survey prepared by HICH Roof & Property Inspections.

2. Site Location and Setting

- 2.1 8 Park Avenue lies on the north side of Park Avenue and forms an end terrace property in a row of four houses. The site lies within the Rushford Park Conservation Area. The postal address is 8 Park Avenue, Levenshulme, Manchester, M19 2EE and the National Grid Reference is SJ870944.



Figure 2.1: Aerial view of the site (outlined in red).

- 2.2 As noted Park Avenue forms part of the Rushford Park Conservation Area. The conservation area covers an area of approximately 7 hectares bounded between the main railway line to the east and Slade Lane to the west. The conservation area is residential and character and its main period of interest dates from the Victorian and Edwardian periods when farmland was sold off for housing development as Manchester rapidly expanded during and after the Industrial Revolution. Park Avenue is characterised by housing from this period, including semi-detached and terraced properties. Houses share similarities generally being of red-orange brick with pitched slate and tiled roofs, but with variation in form and detailing giving visual interest.

- 2.3 A distinctive feature of Park Avenue (and other streets in the conservation area) is the considerable set back of properties from the street with historic covenants requiring that frontages should extend at least 24 yards from the centre line of the road. This characteristic gives properties large frontages which are characterised by mature vegetation and planting (as well as accommodating modern car parking requirements).
- 2.4 The subject property appears to date from the late 19th Century and is the western end terrace in a block of four. The subject site was visited on 13 October 2023 and photographs taken [provided at Appendix 2 of this Statement]. During the site visit it was found that the building had been partially demolished and reconstructed in reclaimed matching brick. The applicant confirmed that the front and rear walls had been largely taken down and rebuilt due to the poor structural condition of the building, with the roof also removed but with slates and ridge tiles salvaged. The party wall to No. 6 including chimney were not affected and the end gable wall has also been retained. A Structural Appraisal Report prepared by STL Consulting Structural Engineers and Property Survey prepared by HICH Roof & Property Inspections have been submitted as part of the application and detail the structural issues at the subject property.
- 2.5 Like other properties in the Rushford Park Conservation Area the property has large front and rear garden areas which are characterised by mature trees and vegetation, with timber fencing. It is understood that no works to existing vegetation or boundary treatments have been undertaken by the applicants during their ownership, nor are they proposed as part of the planning application.

3. The Proposed Development

3.1 The description of development is:

‘Part retrospective application including partial demolition and rebuilding of front and rear elevations, erection of single storey rear extension and external alterations, including, replacement of render to rear and side elevations, installation of front bay window and elevational alterations involving replacement windows and doors’

3.2 The existing property was purchased by the applicants in October 2022 with the aim of sympathetically converting and restoring the property to provide a high quality family home. The building was known to be in a dilapidated condition however the true extent of the deterioration was only known when physical investigation works were undertaken once the applicants took ownership. A Structural Appraisal Report prepared by STL Consulting Structural Engineers has been submitted as part of the application and details the structural issues at the subject property.

3.3 The application proposals will reinstate and repair the building with a number of changes from the previous form / condition of the building. These changes include:

- The addition of a canted bay window to the ground floor replacing the previous poor quality rectangular bay window which was a later alteration. The canted bay window will reflect the historic form of the property and mirror that of No.2 Park Avenue at the east end of the terrace block.
- Removal of render from front elevation with the original finish of exposed brick provided. The exposed brick frontage incorporates decorative brick lintels and stone cills.
- White painted timber frame and new dark green coloured Victorian style 4 panel front door to front elevation.
- Alteration / enlargement of a single storey rear extension forming part of the kitchen space which will have a slate mono-pitched roof following removal of existing external kitchen door and steps.
- Alterations and replacement of existing window to dining room with black or dark grey double glazed UPVC door.

- Changing kitchen window on rear elevation to black or dark grey double glazed UPVC door.
- New black or dark grey coloured bathroom window frames with obscure double glazing to first floor.
- Reinstatement of slate roof and ridge tiles using salvaged materials. New / replacement black coloured eaves fascia, verge and soffit boards.
- Black coloured traditionally styled rainwater & foul drainage goods.

3.4 A full description of the proposals is provided within the Design and Access Statement and planning drawings prepared by Whitfield Architects. A number of the works are also set out and assessed within Section 8 of this statement.

4. Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance. This is summarised below.

National Legislation, Planning Policy and Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 4.3 In this instance the development plan currently comprises the Manchester Core Strategy Development Plan and saved policies of the Unitary Development Plan for Manchester. In the determination of the application regard should also be had to the Guide to Development in Manchester Supplementary Planning Document.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.4 In considering development affecting the subject building, special regard will be given to the desirability of preserving the building including any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).
- 4.5 The site is located within the Rushford Park Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework, 2023

4.6 Detailed guidance about the legislation and the Government's planning policies is given in the National Planning Policy Framework (NPPF). The latest revised version of the NPPF was published in September 2023. The NPPF continues to be a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions. Relevant sections of the NPPF are set out below:

4.7 Section 2 '**Achieving sustainable development**' of the NPPF (September 2023) advises that:

Para. 7. *'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

Para. 8. *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using

natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Para. 9. *'These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*

Para 10. *'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.*

4.8 Section 4 '**Decision-making**' of the NPPF (September, 2023) advises that:

Para. 38. *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.*

4.9 Section 12 '**Achieving Well Designed Places**' of the NPPF (September, 2023) advises that:

Para. 130. *'Planning policies and decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.10 Section 16 '**Conserving and enhancing the historic environment**' of the NPPF (September, 2023) deals with conservation and heritage matters:

4.11 Para. 189 states that '*heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'.

4.12 Para. 194 advises that '*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*'.

4.13 Para. 195 advises that '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal*'.

4.14 Para. 197 advises that '*In determining 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’.

- 4.15 Para. 199 advises that ‘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’.
- 4.16 Para. 200 advises that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’
- 4.17 Para. 202 advises that ‘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’.
- 4.18 Para. 203 states that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 4.19 Para. 206 states that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

- 4.20 Para. 207 confirms that *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.

National Planning Practice Guidance (First published March 2014)

- 4.21 The NPPG was published in March 2014 to bring planning guidance into line with the NPPF, and to make such guidance more accessible. The Guidance includes a section on 'Conserving and enhancing the historic environment'. The following sections are noted:

- 4.22 Paragraph: 018 Reference ID: 18a-018-20190723:

'What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial

harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that 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). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 194)'.

4.23 Paragraph: 019 Reference ID: 18a-019-20190723:

'Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a

whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces’.

Historic England Guidance

- 4.24 Historic England has published guidance to assist with the management of the historic environment:

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment

- 4.25 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.26 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.27 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 12 ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’

- 4.28 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy and Guidance

4.29 Heritage policies of the Core Strategy of relevance to the proposed scheme include:

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.30 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18.1 'Conservation Areas' states that the Council will seek to preserve and enhance the character of designated conservation areas.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

4.31 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced.

Rushford Park Conservation Area

4.32 Rushford Park Conservation Area will be a material consideration in the determination of the application proposal. Guidance published on the Council's website sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposal should be assessed.

5. Archaeological and Historical Background

- 5.1 This section is to be read alongside the historical plans of the application site and surrounding area provided at Appendix 1 of this statement.
- 5.2 The name of the township of Levenshulme has been traced back to the 1320 name of 'Lyvenis-holme'. This probably means a tract of land belonging to Leven, which may be a derivation of the Saxon word 'Leofne' meaning Lord or Master. During the late Georgian period, a modest country house known as Rushford House was built in the northern part of the present conservation area and later, about 1820, a farmhouse known as Hawthorn Cottage was constructed in the southern part. Rushford House was situated to the north-east of the junction of the present Central Avenue and Rushford Avenue. Hawthorn Cottage, the oldest remaining building in the conservation area, is now no.161 Slade Lane.
- 5.3 The northern boundary of the conservation area is marked by Nico Ditch, which is believed to have been a defensive earthwork dug in a single night as protection against the Danish invasion of 869-870 AD. It varied in width and depth, but averaged between 2 and 2.5 metres deep, and extended for over five miles in length between marshes in Fallowfield and Audenshaw. Stretches of the ditch are still used to indicate administrative boundaries, although little trace of the ditch can be seen today. It formed the southern boundary of the Slade Estate. Slade Hall, the oldest part of which is a timber-framed house built in 1585, still stands a short distance to the north of Rushford Park.
- 5.4 Rushford Village was constructed from 1835, concurrently with the main railway line from Manchester to Crewe. By 1840 the village was served by Rushford Station, and much of the property was developed by the London and North Western Railway Company, including a school for the education of railway employees' children. Commercial development in Rushford Village may have been an intention, but further growth ceased when the station was closed in 1854. Levenshulme Station was opened nearby in 1843, and as a consequence the focus of development became centred there.

- 5.5 Further development of Rushford Park took place from 1880 to 1893 and again in Edwardian times, around 1903. All these phases of development were controlled by restrictive covenants written into the title deeds when the original Rushford Park and the farmland belonging to Hawthorn Cottage were divided up. These covenants stipulate to the present day that frontages should extend at least 24 yards from the centre line of the road. This has led to the creation of long front gardens, with plenty of room for trees in both the avenues and the gardens. The consequent abundance of trees makes a major contribution to the unique, semi-rural character of Rushford Park.
- 5.6 The field boundary between the two earlier land holdings may still be clearly seen along the backs of properties on Rushford Avenue and Park Avenue, and along the line of a footpath leading under the railway embankment. More recently, in the latter part of the 20th century, before the conservation area was designated, the development of blocks of flats and lock-up garages has taken place.
- 5.7 The older houses in Rushford Park are mainly substantial family residences which are either detached, semi-detached or in terraces of three or more. The generous tree-planting is still much in evidence and creates the semi-rural character of the area. Hawthorn Cottage, built around 1820, is a typical two-storey asymmetrical Georgian house with a canted or angled bay on the left. The finish is stucco, and the corners are emphasised by large quoins. The window heads are splayed and the cills project beyond the face of the wall.
- 5.8 The later houses display similar details in varying degrees, but most are built in red brick. Vertical sliding sash windows, with or without a single, narrow, vertical glazing bar, are typically Victorian. These may be seen on houses in Rushford Avenue, Park Avenue and in Montrose Crescent, where the upper floor windows have a projecting blue brick hood mould above the voussoirs, or arches, over the windows. At No. 4, an older house on the end of the terrace, this mould is absent, as is most of the decoration.
- 5.9 The houses on Limefield Terrace are in groups of three with the centre one set back. The remaining original windows are vertical sashes with single glazing bars. The quoins and the voussoirs over the doors, which are pointed arches, are in buff brick, contrasting with the orange-red Manchester brick. Perhaps the most striking feature is the fretted barge boards; unfortunately some of these are missing. Edwardian houses centred on Sylvandale Avenue

and Berkeley Avenue are closer together than the Victorian houses on Rushford and Park Avenues. The sashes in their windows are of dissimilar sizes, with the smaller and generally subdivided one at the top, and a large 'uninterrupted view' window below. They have 2-storey canted bays roofed over with half-timbered gables.

- 5.10 The majority of garden frontages are marked by stone or brick walls with hedges behind, but some simply have hedges alone. Central Avenue is unique in having grass verges with street trees, which greatly contribute to the character of the area.

6. Physical Description of 8 Park Avenue

6.1 The property was visited on 13th October 2023 when the building was visually assessed and photographs were taken. This section provides a description of the exterior / interior of the site building and should be read alongside the photographs at Appendix 2.

6.2 During the site visit it was found that the building had been partially demolished and reconstructed in reclaimed matching brick. The applicant confirmed that the front and rear walls and parts of the outrigger had been largely taken down and rebuilt owing to their poor structural condition, with the roof also removed for the same reason but with slates and ridge tiles salvaged. The building is currently protected by scaffolding with sheeting over with no further works being undertaken. The party wall to No. 6 (including chimneys) was not structurally compromised and the end gable wall was also capable of repair and retention.

6.3 A more detailed description of the building is provided below:

Exterior

South (front) elevation

6.4 This comprises the main frontage of the building. It is two bays wide and two storeys high over a basement. It is brick built in red-orange brick in stretcher bond and is understood to have been rebuilt above basement level by the applicant after it was taken due to its poor structural condition.

6.5 At ground floor level a personnel doorway lies in the second bay. This has an arched doorway with arched brick lintel. There is no door, surround or steps to the doorway currently. Bay 1 contains a wide opening that extends from basement level. At first floor level are two bays, each with a vertically proportioned opening with flat brick lintels and salvaged painted stone cills.

- 6.6 The roof of the building has been removed and there are no bargeboards, eaves, fascia, verge and soffit boards. No rainwater goods are present either.

West elevation

- 6.7 This elevation forms the side of the property and sits on the edge of the application site. The wall is red-orange brick in stretcher bond. It is understood that this wall is original and has not been rebuilt. A small part of the front part of the building has been rendered although this is in poor condition, whilst a small brick structure (understood to be in the ownership of No. 10 Park Avenue) also adjoins the wall. The physical connection where this wall adjoins the reconstructed front elevation can be observed. There is a black UPVC downpipe attached to the building. At roof level the pitched shape can be observed. No chimneys are present.
- 6.8 To the rear of the property is the outrigger set on the east side of the building. This has been partially reconstructed but with the majority of the west elevation largely open to the interior of the building at the current time.

East elevation

- 6.9 This forms the site elevation and the party wall to No. 6 Park Avenue. It is understood that this wall is original with a lesser level of structural repair required. The roof pitch can be observed from within the building with brick chimney stack and chimney pots present.

North (rear) elevation

- 6.10 This comprises the rear elevation of the building. It is two bays wide and two storeys high over a basement. It is brick built in red-orange brick in stretcher bond and is understood to have been partially rebuilt above basement level by the applicants after it was taken down due to its poor structural condition. The first bay comprises an outrigger of matching brick which has a single vertically proportioned opening. The rear elevation of the main building has been taken down to ground floor level and is currently open to the building's interior.

Interior

- 6.11 As the building is not nationally listed planning control does not apply to the interior. Inspection of the building however confirms extensive building works have been carried out which has included the removal of various walls, chimney breasts, floors, joinery, plaster and services which was required due to the poor condition of the building. Where walls have been rebuilt this can be seen through internal blockwork construction. Some salvaged bricks have also been used for the construction of interior walls with the majority of salvaged brick reused to rebuild external walls.

Setting

- 6.12 The property is set well back from Park Avenue with a large front garden, a characteristic which is a defining element of the Rushford Park Conservation Area. The front garden comprises mainly rough hardstanding, with mature tree planting and vegetation on the boundaries to the either side. The front boundary is not defined and is temporarily secured with Heras fencing. The rear garden is also well proportioned with mature vegetation within the site and neighbouring gardens. The rear boundary treatments are timber fencing. No historic surfacing or other features were observed within the subject site.

7. Heritage Significance of Heritage Assets

7.1 Having regard to national and local planning policy outlined in the previous section and the site's context, the key heritage assets requiring consideration are:

- 8 Park Avenue; and,
- Rushford Park Conservation Area

7.2 The significance of these assets is considered under the headings below.

Heritage Significance of 8 Park Avenue

7.3 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- *Archaeological interest* it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- *Architectural and artistic interest* which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- *Historic Interest* which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide

meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Archaeological interest

- 7.4 The building dates from the Victorian period when it was constructed as an end terrace to meet demand as Manchester grew through the Industrial Revolution and more affluent people moved away from pollution and overcrowding within the City Centre to the rapidly expanding suburbs. The subject property type is common throughout Levenshulme and similar areas on the outskirts of the City (and more widely). The subject property has also been partially rebuilt with extensive refurbishment works started. The archaeological interest is low.

Architectural and artistic Interest

- 7.5 The property has group value as part of a terrace block and also contributes to the Park Avenue streetscene. Individually however the building is of limited interest and represents a common typology of housing present in the area and beyond. The building had previously been extensively altered prior to the applicants purchasing the property with a rectangular bay window added, poor quality replacement windows and rendered elevations. Whilst extensive rebuilding of the building has already been undertaken to address structural issues this has generally been done sensitively retaining the historic proportions of openings and incorporating brick lintel detail and stone cills. Overall the building is of low architectural and artistic interest.

Historical Interest

- 7.6 The historical value is low-medium as the building was constructed in a period of extensive development as Manchester expanded and represents a common type of property from this time both locally and nationally.

Level of Significance

- 7.7 The building was built in the late 19th Century as Manchester continued to develop and grow following the Industrial Revolution, and previous farmland was sold and developed for

housing. The subject property reflects this period of development and whilst of low-medium heritage value individually the property has greater group value including as part of a terrace block within the Park Avenue streetscene and the wider Rushford Park Conservation Area.

Significance of Rushford Park Conservation Area

- 7.8 Much of the development of Rushford Park took place from 1880 to 1893 and again in Edwardian times, around 1903. All these phases of development were controlled by restrictive covenants written into the title deeds when the original Rushford Park and the farmland belonging to Hawthorn Cottage were divided up.
- 7.9 Properties built from this time are attractive and share similarities in form and materiality whilst having a degree of architectural variation and interest. Materials are generally red-orange brick with dressings in stone, moulded brick or a contrasting colour of brick.
- 7.10 Roofs are predominantly blue slate on the Victorian houses and plain red tile on the Edwardian properties. Openings are almost always vertical in proportion with some properties retaining original timber windows some with stained glass. Many possess low quality timber replacements or lower grade UPVC which detracts from the host building and the area generally.
- 7.11 A distinctive feature of the conservation area is the set back of properties from the street and the presence of large front gardens characterised by mature vegetation and trees. Front gardens are often marked by stone or brick walls and hedging. The public realm includes grass verges on some streets, mature street trees and some traditional streetlights,
- 7.12 The Council's Conservation Area guidance advises that '*...property owners are encouraged to retain the original character and detail of their houses. This includes material, colour and detail of items such as doors, windows and roof slates*'.
- 7.13 The character and appearance of the Rushford Park Conservation Area justifies its designation whilst there remains scope for improvement and enhancement as properties are refurbished or redeveloped. It is within this context that the application proposals must be considered.

8. Impact of Proposed Scheme on Heritage Assets

- 8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 8.2 When assessing potential heritage impacts associated with the proposed scheme the key issues to consider are:
- Direct impact on 8 Park Avenue; and,
 - Impact on the setting of the Rushford Park Conservation Area.

Direct impact on 8 Park Avenue

- 8.3 Paragraph 203 of the NPPF advises that '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*'. The impact of the proposed works on 8 Park Avenue are assessed below (this considers external works only as internal works are not subject to planning control):

South (front) elevation

- 8.4 The front elevation of the property was found to be in poor structural condition and was taken down to ground floor level and rebuilt. The rebuilding has taken place using reclaimed red-orange bricks and grey mortar which achieves a very good match to the other properties in the terrace row and after a few years of weathering, the rebuild will not appear unduly different to the other historic buildings in the conservation area. The other benefit is

that without the rebuild, the block is left curiously incomplete with the party wall left open to the elements.

- 8.5 Figure 8.1 shows the property prior to the applicants purchasing it and shows the front elevation rendered (which had concealed the extent of structural damage present). Whilst it is regrettable that the applicants overlooked the requirement to obtain planning permission for the rebuilding of the front elevation, the quality of materials and workmanship is good and compared to the previous rendered elevation, which had a negative streetscene impact and therefore rebuilding of the front elevation of brick is considered to have a **major positive impact**.



Figure 8.1: View of the front elevation prior to the applicants purchasing the property.

- 8.6 As part of the rebuilding of the front elevation, the opportunity to reinstate the historic character of the property has been taken. To the first floor window openings have been constructed with flat head brick lintels, and stone cills have been reused. These reflect historic positions and dimensions, and the application drawings confirm that these openings will have timber double glazed windows installed. It is anticipated that the Council may wish to review a detailed drawing of the proposed replacement windows to ensure appropriate detailing and set back within the openings. Subject to appropriate design detail these works will have a **major positive impact** compared to the previous appearance of the building which exhibited poor quality replacement windows.
- 8.7 At ground floor level to bay 2 the front door opening has been reinstated in the correct location with an arched brick lintel retained. The application drawings show a new Victorian style timber panelled door will be installed to this opening with brick steps leading up to it. It is anticipated that the Council may wish to review a detailed drawing of the replacement door and fanlight to ensure appropriate detailing and set back within the openings. Subject to appropriate design detail these works will have a **major positive impact** compared to the previous appearance of the building where there was a non-historic door.
- 8.8 To bay 1 at ground floor there is currently an opening where it is proposed that a canted bay window will be installed. Prior to work starting on the property this opening had a rectangular bay window (figure 8.1) however this was a later alteration and the installation of a canted bay windows will reinstate the building to match the historic appearance of the terrace (whereby the two end properties (No. 2 and 8) have canted bay windows and the two central properties (No. 4 and 6) have rectangular bay windows). Subject to appropriate design detail the reinstatement of a canted bay window with timber double glazed windows will have a **major positive impact** compared to the previous appearance of the building.
- 8.9 The roof of the building was removed due to poor structural condition including water ingress. Slates and ridge tiles were carefully removed and have been stored on site ready for reuse. The roof is to be reconstructed to replicate the previous profile (and slate pattern) and utilise the salvaged materials, with any new slates or ridge tiles required to match existing in all respects. As part of the reinstatement of the roof new / replacement black coloured timber eaves fascia and soffit boards will be installed which will reflect the historic character

of the property and the terrace block. The chimney on the west side of the roof will also be reinstated to its condition prior to the works. These reinstatement works will have a **major positive impact**.

North (Rear) Elevation including outrigger

- 8.10 Due to the poor structural condition of the building the rear elevation of the property has been taken down to ground floor level and partially rebuilt although works have now stopped pending determination of this planning application. The rebuilding has used reclaimed brick whilst a number of small alterations are proposed as part of the application proposal compared to the previous condition of the building.
- 8.11 To the rear elevation of the main property at ground floor level, where there was previously a vertically proportioned window a set of glazed doors will be provided to access onto the garden. Above this the former poor quality replacement timber framed window is replaced with the dimensions of the opening retained.
- 8.12 On the rear elevation of the outrigger an existing vertically proportioned window is to be replaced with a glazed door to provide access onto the garden. To the side elevation of the outrigger a small single storey mono-pitched projecting element is removed and replaced with a small extension which connects to the main rear elevation of the property. This element will contain a window to the kitchen. Above this a vertically proportioned window will be reinstated matching the proportions of a previous opening which contained a poor quality replacement timber framed window. The overall approach to the position and proportions of windows / doors is considered appropriate and of **neutral heritage impact**.
- 8.13 The new doors and windows on the rear elevation will be dark grey or black UPVC, with windows to incorporate a horizontal subdivision. Whilst this is a modern material it is noted that the previous windows to the rear of the property were poor quality replacement timber windows. It is noted that black modern replacement windows were recently accepted at 2 Park Avenue through planning permission 135261/FH/2022 including on the front elevation. When considered in the context of the above it is concluded that the proposed windows to

the rear of the building are justifiable when taking a balanced approach required by paragraph 203 of the NPPF and particularly since timber framed windows are proposed to the front elevation of the building.

- 8.14 Once reconstructed the rear elevation is to have a white rendered finish. This reflects the previous finish of the building and will provide a clean consistent appearance where variation in brickwork is not apparent. Whilst a brick finish may have been desirable, when taking the balanced approach required by paragraph 203 and the wider heritage benefits associated with the proposal it is considered that the proposed rendered finish is justifiable.
- 8.15 The roof works proposed to the building have been discussed previously and it is confirmed that the roof is to be reconstructed to replicate the previous profile and utilise the salvaged materials, with any new slates or ridge tiles required to match existing in all respects. As part of the reinstatement of the roof new / replacement black coloured timber eaves, fascia and soffit boards will be installed which will reflect the historic character of the property and the terrace block. The chimney on the west side of the roof will also be reinstated to reflect the previous situation. These reinstatement works will have a **major positive impact**.
- 8.16 Across the building black coloured metal traditionally styled rainwater & foul drainage goods are to be installed. Previous rainwater goods are UPVC and this aspect has a minor positive heritage impact.

West elevation

- 8.17 The west elevation of the building forms the gable towards 10 Park Avenue. This elevation is red-orange brick and has not required taking down and rebuilding. The small area of render will be removed with any necessary repairs to this elevation being undertaken on a like-for-like basis as required.

The Property's curtilage

- 8.18 No works to the wider curtilage of the site such as to vegetation, boundary treatments or surfacing have been, or are proposed to be undertaken as part of the application and thus there is no impact to assess.

Overview of Direct Impact on 8 Park Avenue

- 8.19 As set out above, the proposed scheme involves the sensitive refurbishment and repair of the building, including addressing structural issues, thereby allowing it to be returned to its original use as high quality family dwelling. The proposed works are sensitive to the heritage value of the building with appropriate historic detailing and materials being used, particularly to the front elevation which is of the most interest. On completion subject to conditions and after a few years of weathering, the rebuild will not appear unduly different to the other historic buildings in the conservation area. These works will have a major positive impact whilst the wider application works are also considered appropriate and sensitive to the building having regard to the policy test of paragraph 203 of the NPPF to make a balanced judgement.

Impact on the setting of the Rushford Park Conservation Area.

- 8.20 The application proposals will involve a series of works to 8 Park Avenue which have been designed to reflect the historic character of the property and reinstate features. Some of the application works are applied for on a retrospective basis including the rebuilding of much of the front and rear elevations. These works have been carried out to reinstate the historic appearance of the building including reclaimed brick and appropriate proportions / detailing of window and door openings. In particular these works have been undertaken to the front elevation and enhance the terrace block, streetscene and the wider character and appearance of the Rushford Park Conservation Area. The application drawings identify the materials and finishes for proposed works which again are sensitive to the historic character of the property with only limited extension and adaption involved. When taking account of the previous poor condition of the property and the somewhat negative impact it had on the conservation area it is concluded that the proposed scheme will have a beneficial impact and accords with relevant national and local planning policy and guidance in this respect.

Overview of Heritage Impacts

Heritage Asset	Impact on significance of asset
8 Park Avenue	Major Positive – The proposal address structural defects with the building and sensitively restore it to a high quality family dwelling. The proposed works reinstate much of the traditional character of the building particularly its main frontage which is of most importance. Works undertaken to date are high quality and appropriate specification of materials and details will ensure a high quality scheme which will have a major positive heritage impact.
Rushford Park Conservation Area	Major Positive – As the proposed works will have a direct positive impact on 8 Park Avenue it follows that there is also a positive impact on the conservation area. In particular the proposed scheme will reinstate an historic frontage to the property which will enhance its group value to the terrace block and improve the streetscene and character / appearance of the conservation area.
Overall Impact	Major Positive

8.21 As demonstrated above the proposed works will have an overall positive impact on the affected designated heritage assets. On this basis the scheme is consistent with the Planning (Listed Building and Conservation Areas) Act 1990, relevant heritage provisions of the NPPF; Historic England Guidance; Core Strategy Policies EN1 and EN3, and Saved UDP policy DC18.1; and other relevant guidance.

9. Conclusion

- 9.1 The application relates 8 Park Avenue which an end terrace dwelling dating from the Victorian period which is located within the Rushford Park Conservation Area. The planning application is submitted for '*Part retrospective application including partial demolition and rebuilding of front and rear elevations, erection of single storey rear extension and external alterations, including, replacement of render to rear and side elevations, installation of front bay window and elevational alterations involving replacement windows and doors*'.
- 9.2 The existing property was purchased by the applicants in October 2022 when it was in a dilapidated condition. In the process of investigation works existing render was removed and the true condition of the building's condition uncovered with multiple structural and water ingress issues identified. These issues have ultimately meant extensive rebuilding has been necessary in particular to the front and rear elevations. These works were undertaken to secure and safeguard the future of the building, whilst the applicants did not appreciate that planning permission would be required for rebuilding works.
- 9.3 The application proposal will ultimately bring the building back into use as a high quality family dwelling addressing significant structural defects. The proposed works have been designed and specified to be sensitive to the heritage value of the building. For instance, the proposal will reinstate a brick frontage to the property including bay window and include traditional timber windows to the front elevation and a traditional timber front door. Works to the rear of the property are also sensitive to the building, and overall the scheme will have a positive heritage impact for the application building and the Rushford Park Conservation Area.
- 9.4 This Heritage Statement, which has been undertaken in accordance with Historic England guidance, confirms that the scheme will fully accord with the provisions of relevant planning / heritage legislation; the NPPF; Policies of the Core Strategy and UDP; and other relevant policy guidance. On this basis Paul Butler Associates conclude that planning permission should be granted.

Appendix 1: Historic Plans



1840s - 1880s (approximate location of the site identified by red circle)



1885 - 1900 (approximate location of the site identified by red circle)



1888 – 1913 (approximate location of the site identified by red circle)



1892 – 1914 (approximate location of the site identified by red circle)



1900s (approximate location of the site identified by red circle)

Appendix 2: Photographs of the Site



Front elevation



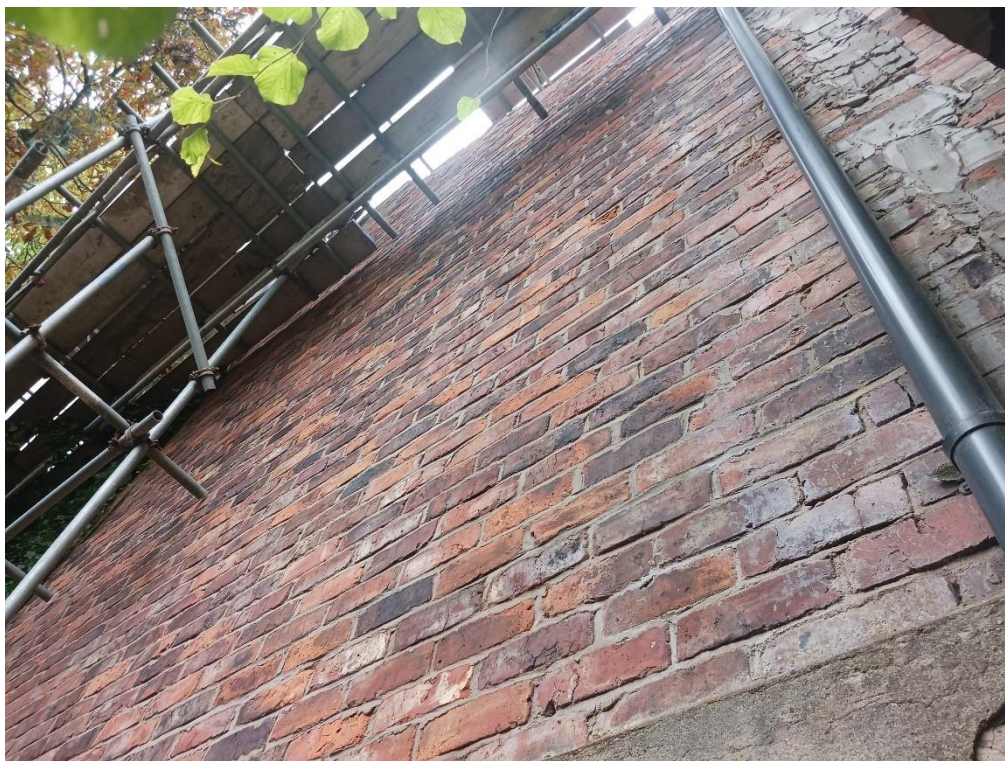
Front elevation



Ground floor window bay



Ground floor window bay



West elevation



Rear elevation



Rear elevation



Rear elevation



Rear elevation / outrigger



Rear elevation / outrigger



Rear elevation / outrigger



Rear elevation / outrigger



View from within property looking towards rear garden



View from within property looking towards outrigger



Internal view of outrigger at first floor



View of chimneys of 4 Park Avenue and party wall



View to end gable wall and chimney



Internal view towards front elevation at first floor.



View of east elevation of outrigger



View of driveway looking toward Park Avenue



View of driveway looking toward Park Avenue



View looking toward site boundary toward 10 Park Avenue



View of the site from Park Avenue