PROPOSED SINGLE STOREY REAR EXTENSION & RAISED DECK AREA
43 WHITELOW ROAD, CHORLTON, MANCHESTER M21 9HG

HERITAGE STATEMENT





Mike Macpherson **Architects**
38 Reynard Road, Chorlton, **Manchester** M21 8DD

T: 0161 870 6129
E: mail@mikemacpherson-architects.co.uk
www.mikemacpherson-architects.co.uk

PROPOSED SINGLE STOREY REAR EXTENSION & RAISED DECK AREA - 43 WHITELOW ROAD, CHORLTON

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared to accompany a Householder Planning Application for a single storey rear extension to improve the ground floor living accommodation for the house which is located within the Wilbraham Road/Edge Lane Conservation Area. The proposed scope of works include for a new ground floor rear extension to provide open plan Kitchen & Dining Area with associated raised timber deck area with steps down to the rear garden.

1.2 The Heritage Statement gives an overview of the design proposals for the proposed single storey extension and associated works in relation to the Wilbraham Road/Edge Lane Conservation Area and demonstrates that the proposals will have a minimal visual impact on the Conservation Area.

2.0 LOCATION & CONTEXT

2.1 43 Whitelow Road is an existing semi-detached 3 Bedroom dwelling house located within the Wilbraham Road/Edge Lane Conservation Area and the house is on the Eastern side of Whitelow Road with a small front garden and shared side alley to give access to the rear garden. The existing house is arranged on four levels with storage rooms at basement level, living accommodation on the ground floor and bedrooms on the first and second floors. The proposed design for the ground floor rear extension is described in more detail in Items 5.1 to 5.3 below. 43 Whitelow Road lies within the Wilbraham Road/Edge Lane Conservation Area which is characterised by mainly Victorian residential properties that are generally set back from the road behind brick walls and stone gateposts. The house is constructed from Manchester red/orange brick to the front elevation & common brickwork elsewhere with welsh slate slate roof tiles with timber frame windows. Refer to Figs. 1- 3 below for photographs of the existing house and the photographs shown on Drawing No. P389/SP1.



Fig. 1 Front elevation to Whitelow Rd



Fig. 2 Rear elevation to garden



Fig. 3 Rear elevation & boundary to No. 45

3.0 WILBRAHAM ROAD/EDGE LANE CONSERVATION AREA

3.1 43 Whitelow Road is not a listed building, however it is situated within the Wilbraham Road/Edge Lane Conservation Area which is located approximately 3 miles south east of the City Centre and is immediately north of the previously designated Chorlton Green conservation area. (Refer to Appendix 7.1 for a Map of the Conservation Area and its Listed Buildings). As set out in the Manchester City Council Conservation Area Character Appraisal, the Conservation Area has a variety of properties with a combination of substantial individual houses, semi-detached villas, terraces and apartments within either converted older properties or purpose-designed contemporary buildings.

Chorlton-cum-Hardy was a rural area in the mid 19th century, with only one or two properties along Edge Lane and Manchester Road in evidence which have existed since the 15th century. The arrival of the railway at Stretford in 1849, allowed ready access to Manchester city centre and brought forward the development of the area for residential and associated uses. The residential properties have supporting facilities such as shops, places of worship, hotels and schools which were established in the latter half of the 19th century and the early part of the 20th century. The spatial characteristics of the area are determined by the street pattern with trees and garden hedges to the front of properties making a significant contribution to the character of the streetscape. It was during this time (circa 1860) that the arterial route of Wilbraham Road was constructed across the area in an east-west alignment to a greater width and much higher specification than previously existing roads.

The 'single plot' development of houses progressed initially along Edge Lane and, by the 1860s had extended as far as St Clements Road. Individual houses on their own plots were later supplemented by mainly semi-detached houses on Edge Lane, St Clements Road and Whitelow Road in addition to others at the junction of Wilbraham Road and Manchester Road, close to the new Lloyd and Platt Hotel (Refer to Appendix 7.3 for 1905 OS Map of Chorlton).

3.2 Conservation Area Character Appraisal

As set out in the Manchester City Council Conservation Area Character Appraisal, the special character & interest of the Wilbraham Road/Edge Lane Conservation Area derives from the following features :-

- The spaces within the conservation area are based on the street pattern, so spaces are essentially linear, their width determined by the distance buildings are set back from their road boundaries;
- The spaces are characterised by the front gardens to individual properties, sometimes containing mature trees, by the brick or stone boundary walls and their related gateposts, by the pavements, kerbs and highway surfaces;
- As identified in other suburban districts within the city the rear gardens of properties that line streets provide an important amenity facility to the wider area, because they can be viewed from the roads between buildings. They can be regarded as being within the public realm, even though they are privately owned.
- Collectively, gardens, both front and rear, provide important spatial characteristics relevant to the conservation area.
- Whilst the size and shape of the spaces between buildings vary they are essentially street dominated. There are no consciously-designed contrasting spaces, although the spaces around the larger public buildings, such as the churches, tend to be bigger.
- The use of timber windows and associated detailing not only helps to establish the architectural character of individual buildings, but also contributes to the character of the wider area;
- Stone gateposts and garden walls of brick or stone establish clear alignment of individual building plots with frontages generally set back from the road.

3.3 Building Materials within the Wilbraham Road/Edge Lane Conservation Area

Traditional materials and craftsmanship is a common feature throughout the conservation area and most of the buildings are constructed in Manchester red/orange brick, sometimes in conjunction with buff coloured sandstone dressings. Occasionally blue brick is used to provide detail within the mainly red/orange brick facades. The relatively limited palette of colour for the materials used on the buildings creates consistency and visual harmony throughout the conservation area as a whole.

Timber details are also commonly used for windows, eaves and barge boards, whilst render is employed to create contrasting surfaces, eg. Hastings Avenue. All the 19th century buildings have pitched roofs covered in blue/black Welsh slate.

Bracketed eaves supporting an overhanging pitched roof covered in blue/black Welsh slate are repeated throughout the area.

Window openings are almost exclusively vertically proportioned, originally with timber vertical sliding sash windows, the frames of which were well set back from the outer face of masonry, creating a modelled façade. The modelling of the late 19th century buildings was enhanced by projecting single storey or two storey bay and oriel windows, with corbelling and mouldings around windows.

4.0 PLANNING POLICY

4.1 National Planning Policy Framework

The revised National Planning Policy Framework (September 2023) sets out national policy on conservation and the historic environment. Section 16 of the NPPF (Conserving and Enhancing the Historic Environment) sets out the key issues relating to the proposed rear extension works works as follows:-

PARAGRAPH 194 - Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset & no more than is sufficient to understand the potential impact of the proposal on their significance.

PARAGRAPH 197 - In determining planning 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.

PARAGRAPH 199 - 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.

4.2 Planning History for 43 Whitelow Road & Adjacent Properties

There have been no Planning Applications for building work or development at 43 Whitelow Road, however a Planning Application for tree works (Ref. 131514/TCA/2021) to beech trees in the rear garden was approved on 21/9/2021.

In the vicinity of 43 Whitelow Road, numerous adjacent properties and the same side of Whitelow Road have been approved as follows:-

- Planning Permission for new rear roof dormer at 39 Whitelow Road (Ref. 131043/FH/2021) was granted on 1/9/2021;
- Planning Permission for new rear roof dormer at 41 Whitelow Road (Ref. 124917/FH/2019) was granted on 20/11/2019;
- Planning Permission for a single storey rear & side extension at 35 Whitelow Road (Ref. 116802/FH/2017) was granted on 31/8/2017;
- Planning Permission for a single storey rear & side extension at 37 Whitelow Road (Ref. 113636/FH/2016) was granted on 3/11/2016;
- Planning Permission for a single storey rear extension with raised deck area in rear garden at 51 Whitelow Road (Ref. 107988/FH/2015/S1) was granted on 9/4/2015;
- Planning Permission for a single storey rear extension at 39 Whitelow Road (Ref. 099106/FH/2012/S1) was granted on 8/6/2012;
- Planning Permission for a 2 storey rear extension at 41 Whitelow Road (Ref. 097513FH/2011/S1) was granted on 17/11/2011.

5.0 DESIGN PROPOSALS FOR THE REAR EXTENSION & ALTERATION WORKS

5.1 Single Storey Rear Extension

The layout of the existing house at 43 Whitelow Road has essentially remained the same since it was built in the late 1800's and the applicant wishes to improve the ground floor plan of the house to give an improved layout with a better connection to the garden area whilst also respecting the character of the house and retaining the existing architectural features.

The existing rear ground floor layout of the house is divided into three separate rooms (Dining, Kitchen and Cloakroom) which gradually decrease in size and each has a poor relationship with the rear garden area (Refer to Fig. 4 for existing ground floor plan). The Cloakroom is the smallest room with no windows and has steps down to the garden, but being adjacent to the rear garden it obscures any views from the rear of the property into the garden area as the Kitchen and Dining Room have relatively small windows which are set back set back from the garden.

The design proposals for the ground floor single storey extension look to integrate an 'L' single rear extension which provides an improved open plan Living area with a larger Kitchen/Dining Area with increased natural light. This will give the house a focal point and directly link the living spaces with the garden with views and access via a new raised timber deck and steps down to the rear garden (refer Fig. 5 below) as well as being a light and airy open space.

The proposed rear extension will be aligned with both the existing gable elevation and the existing rear elevation to retain the character of the area and maintain existing views & sight lines. The rear elevation is to be opened up to improve the connection rear garden and allow more natural light into the dwelling with new sliding folding doors leading onto the raised timber deck area.

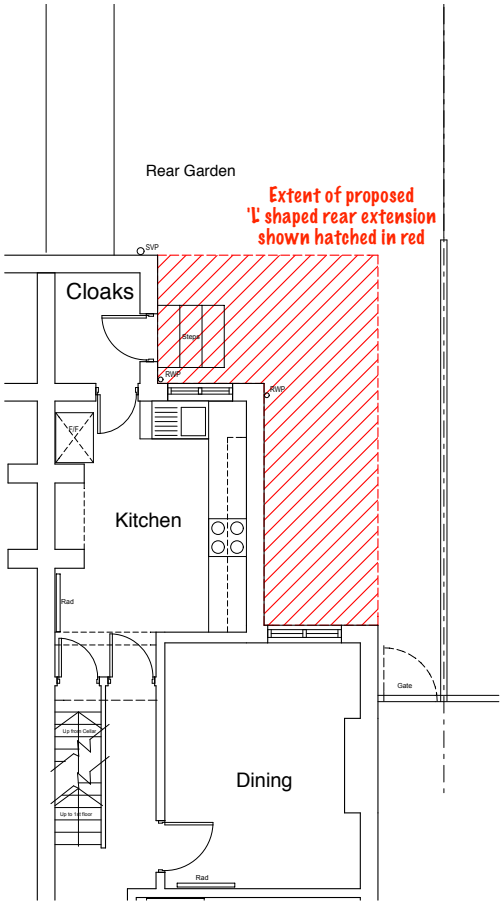


Fig. 4 Existing Ground Floor Plan

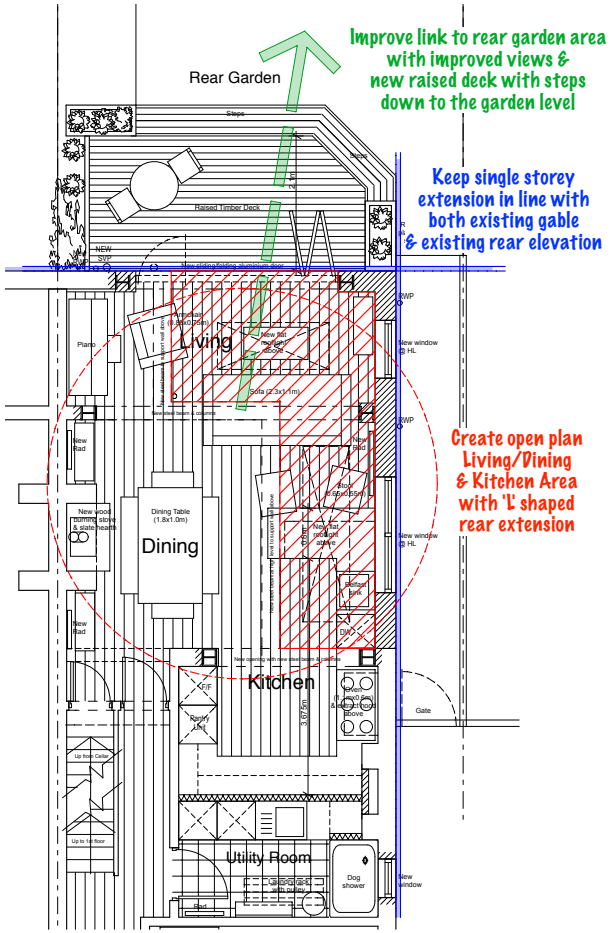


Fig. 5 Proposed Ground Floor Layout

5.2 Proposed Materials for the Rear Extension

The walls to proposed rear extension are to match the existing red common type brickwork with red engineering feature brickwork provided above door and window openings. The brickwork walls are taken up to a brick parapet which is finished with an aluminium coping in Black (RAL 9005). The 2No. new high level windows to the side elevation and new sliding folding doors on the rear elevation are to be double glazed aluminium frame with a dark grey polyester powder coat finish. The proposed rear extension is to be aligned with both the gable and rear elevations of the house in order to minimise any architectural impact on the conservation area; refer to Figs. 6 & 7 for the proposed side and rear elevations. The proposed link extension roof is to have 2No. aluminium frame double glazed Neo Advance (or similar) large flat rooflights by The Rooflight Company (or similar) with a dark grey polyester powder coat finish externally with 24mm sealed double glazing. The flat roof area adjacent to the skylights is to have a 2mm thick Polyroof 185 (or similar) GRP single ply waterproof membrane roof covering in Dark Grey colour laid with a minimal fall to new parapet type outlets to the rainwater gutter.

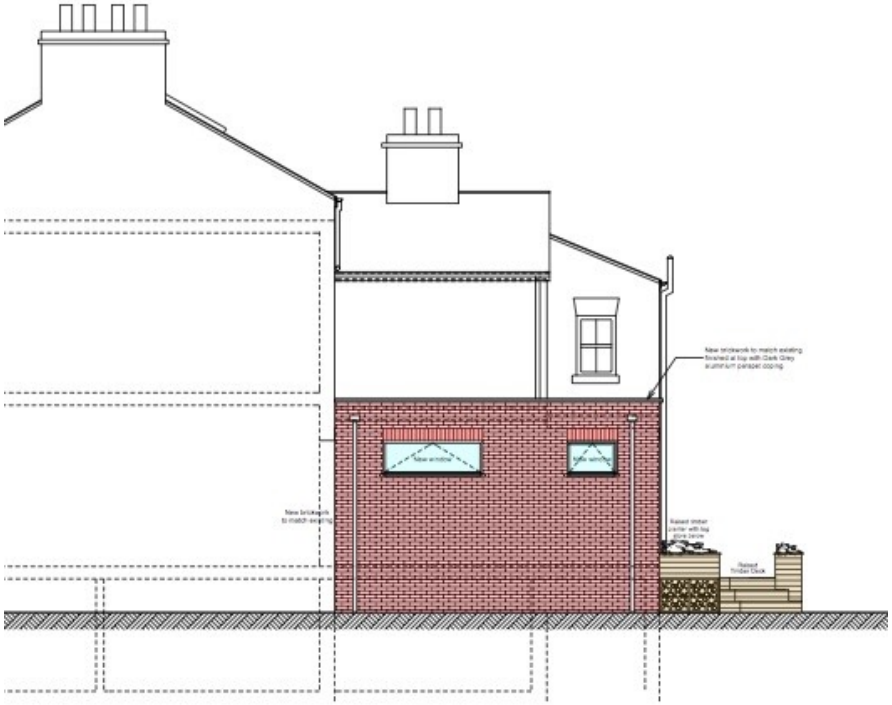


Fig. 6 Proposed Side Elevation



Fig. 7 Proposed Rear Elevation

5.3 Raised Decking to Rear Garden Area

As the existing ground floor level is raised approximately 800mm above the rear garden level, it is proposed to have a raised timber deck area to give a transition from the Living/Dining area with 4No. steps down to the rear garden area. The applicant is keen to maintain as much garden planting area as possible and the edge of the raised deck is 2.1m away from the rear elevation with raised timber planting beds also being integrated into the design to soften the appearance of the decking.

6.0 SUMMARY

6.1 Conserving the historic environment

The design proposals outlined in Section 5 above respect the character and setting of the Conservation Area and the proposed rear extension and upgrading works to the house will help to ensure that the longevity of the building as a heritage asset continues.
The scale and massing of the proposed extension is sympathetic and subservient to the existing house and the single storey massing of the extension is in line with both the gable elevation and the rear elevation which minimises any impact on the streetscape.
In view of the above it is felt that the proposed extension to the rear of 43 Whitelow Road will have no significant impact on the historic character and setting of the Wilbraham Road/Edge Lane Conservation Area.

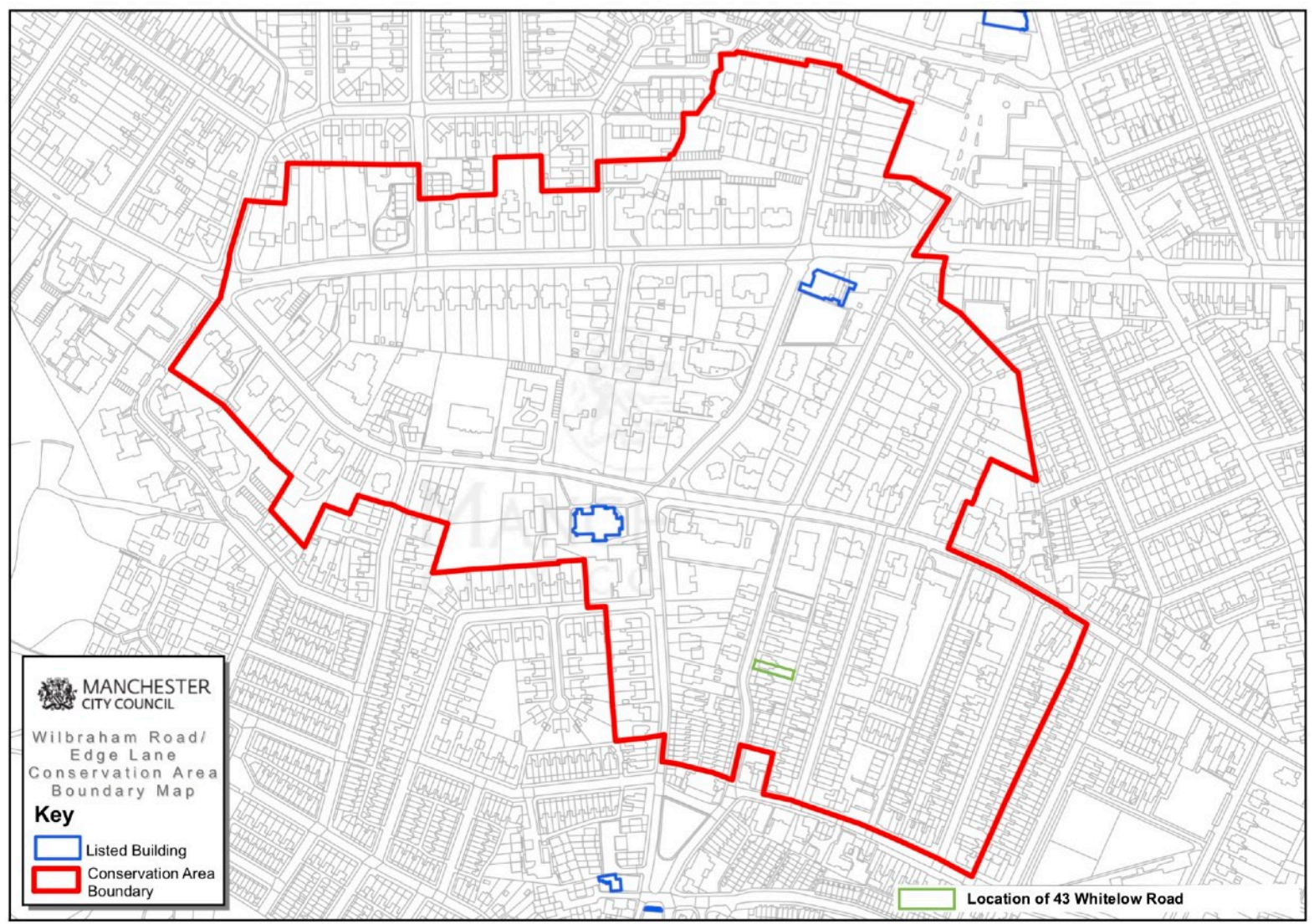
6.2 Heritage Summary

The scale and massing of the proposed extension is sympathetic and subservient to the existing house and adjacent buildings and uses the same palette of traditional materials & colours used within the conservation area and matches the materials used on the existing house.
The Heritage Statement demonstrates that the proposed rear extension and improvement works to the house at 43 Whitelow Road have been sensitively designed to maintain the integrity of the existing building. The proposals will have no visual impact on the front elevation of the house and the streetscape along Whitelow Road and therefore will have no significant impact on the historic character and setting of the Wilbraham Road/Edge Lane Conservation Area.

6.3 List of Drawings/Information submitted with the Planning Application

P389 / SP1	Site Photographs
P389 / 01	Location Plan
P389 / 02	Site Layout
P389 / 03	Existing Floor and Roof Plans
P389 / 04	Existing Elevations & Section
P389 / 05	Proposed Floor and Roof Plans
P389 / 06	Proposed Elevations & Section
P389 / HS1	Design & Heritage Statement (Nov 2023)

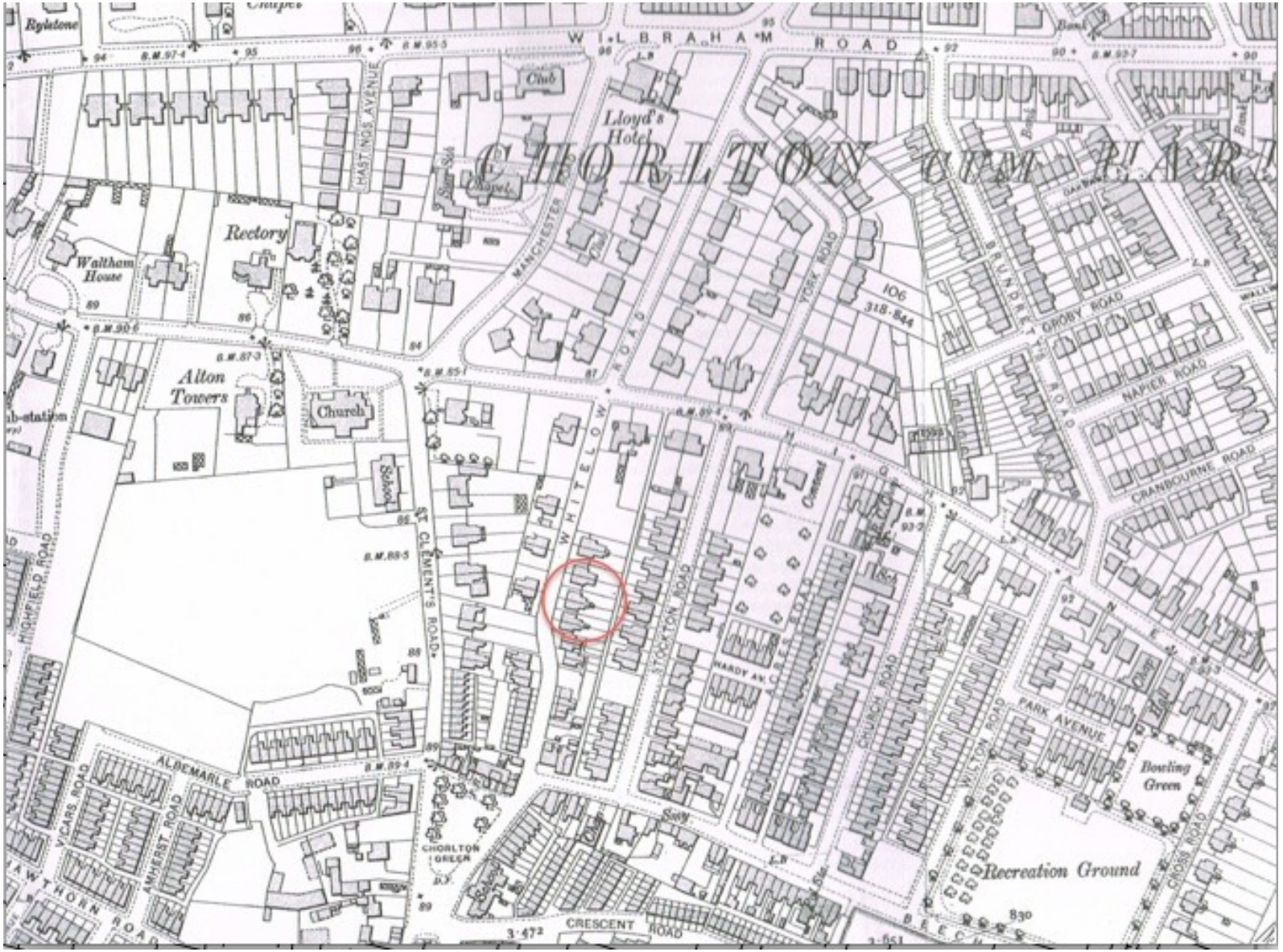
7.0 APPENDIX



7.1 Plan of Manchester City Council Wilbraham Road/Edge Lane Conservation Area



7.2 Aerial View of 43 Whitelow Road with 43 Whitelow Road highlighted in red



7.3 1905 OS Map of Chorlton with 43 Whitelow Road highlighted in red