

Heritage, Design & Access Statement

*Prepared in support of a householder application
to be submitted for
demolition of the existing rear extension
and
creation of a new single storey extension to the rear
and
external works including new gated access at the front*

162 Palatine Road

**Didsbury
Manchester**

for
Mr & Mrs Cullen

Rev P1 21.11.2023

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Introduction

This statement accompanies and supports the Householder Planning Application, submitted on behalf of Mr. & Mrs. Cullen, for the construction of a new single storey extension at the rear of the above premises to create kitchen/living accommodation.

Paragraph 189 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.



_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

- 22 374 PL000 OS Location Plan
- 22 374 PL100 Floor Plans as existing
- 21 374 PL101 Elevations as existing
- 21 374 PL200 Floor plans as proposed
- 21 374 PL201 Site Plan as proposed
- 21 374 PL202 Elevations as proposed
- 21 374 PL203 Street elevations

1. Extent of development

The residential family dwelling, built around 1890 is located in the Albert Park Conservation Area and has accommodation over 3 upper floors and a part basement level.

The Albert Park Conservation Area was first designated in 1988. This predominantly residential Conservation Area is situated west of Didsbury town centre.

The historical character of the area is now largely defined by substantial houses with spacious gardens, but there is a wide variety of building styles and materials within the Area.

The existing property is not listed, and there are no listed buildings within the vicinity of the site.

There are no Registered Historic Parks and Gardens or scheduled monuments within the vicinity of the site.



View from Palatine Road (Looking west)



Rear of 162 Palatine Road

2. Layout

The initial conversion of loft into three new bedrooms and one bathroom with a dormer window at the rear was subject of a planning app Ref. No: 038405 in 1990

The dwelling then had a later planning application Ref. No: 111503/FO/2016/S2 approved for the existing re-modelling of the rear at the ground and upper floor levels.

A further application Ref. No: 116699/FH/2017 for Installation of rear dormer roof extension, together with solar panels and elevational alterations to the rear was also approved in 2017.

These works were implemented prior to the purchase of the premises by my client.

The proposal to demolish the current rear Ground floor extension is driven by a desire to create level access into and around the ground floor area.

The new extension will be accessed by a wheelchair compliant ramp to a side door, with an improved internal layout (removing current split levels), to provide a more spacious kitchen / living area, with improved connectivity to the garden area, both visually and physically.

3. Scale of the proposal

The proposed single storey rear extension of 45m² Gross external area has a massing and height that is subservient to the existing 3 storey building on the site. The materials used for the external envelope will be sympathetic to the existing building, matching roof materials, new aluminium framed windows, quality rainwater goods, and a grey flat roof.

The extension to be demolished has a Gross external area of 23m².

4. Landscaping

There are hard landscaping treatments proposed as part of this application to enhance accessibility. There are also improvements to perimeter boundary treatments to maintain and improve privacy, and a new gated access from Palatine Road to provide secure access, parking and safe access/egress from the site.

5. Aesthetic treatment

The proposed rear extension is to have common brick faced walls to side and rear to match the existing walls, a grey grp flat roof which will not be visible, and grey aluminium framed windows to provide a contemporary addition to the rear of the dwelling.

The previous consented extension had a similar roofscape.



view from south of 162 Palatine Road



Satellite view from south west

6. Access proposal

The access to the dwelling for both pedestrians/vehicle users is to be improved in terms of approach from Palatine Road. Access to the original front door of the premises remains unaltered and in its original form on the front elevation.

The surface of the forecourt is to be improved to aid wheelchair access provision.

The new ramp in York stone paving to the side will provide wheelchair access directly into the kitchen/living area.

7. Context

The site is located on Palatine Road, close to the junction with Barlow Moor Road in a line of similar detached 3 storey Edwardian premises with well screened rear garden areas.

The dwelling is located to the west of Didsbury Village, with a full range of amenities and transport links available.

8. Visual Impact Assessment

The topography and screened rear garden areas, and limited height of the rear extension will ensure no loss of amenity for neighboring premises.

Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed development on the character and appearance of the Albert Park Conservation Area.

This property is part of an established frontage to Palatine Road and forms part of a coherent group of houses at the edge of the Conservation Area.

However, given its relatively late historical development and isolated position in respect of the more historic properties within the Conservation Area, the property makes only a modest contribution to its character and appearance.

The rear elevation is not a prominent element, and the proposed extension will not be seen in the context of the wider Conservation Area. It is therefore considered that whilst the alterations to the rear elevation, which are of a relatively modest scale, will result in some changes to the overall appearance of the property, they will not adversely impact on the character or appearance of the Conservation Area. It is therefore considered that the proposed extensions will not harm the prevailing character or appearance of the Conservation Area; they will not be seen as elements

in the street scene and the considered design of the proposed extensions will maintain the high quality of the built environment within this Conservation Area.

9. Conclusion

In conclusion the applicant is striving to modify and extend an existing building in a manner that fits comfortably within its environment and that complements the surrounding architecture. The applicants' brief is to extend to the rear to create extended kitchen/living accommodation that has a long-life span, that meets, as a minimum the current building legislation requirements for quality of construction and insulation, which represent a worthwhile investment, and can be implemented without imposition on the neighboring buildings.

In terms of footprint and massing the proposal does not significantly increase the existing building footprint. The proposal responds well to its context, utilizing the existing aspect whilst seeking to maintain privacy for the occupants and the neighboring residents.

For the reasons set out above it is considered that the proposed development will not harm the character or appearance of the Albert Park Conservation Area, or its overall significance. Consequently, 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 heritage assets.

