



Asher Planning Ltd

**Application 136594/FH/2023:
Erection of single storey side extension to provide
additional living accommodation**

41 High Lane, Manchester M21 9DL



Heritage Statement

June 2023

1.0 Introduction

- 1.1 This statement is to support the application for the erection of a single-storey side extension to provide additional living accommodation at 41 High Lane, Manchester.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal, set out how it complies with the relevant national and local heritage planning policies.

2.0 Site and surroundings

- 2.1 The site is located on the southern side of High Lane in Chorlton-cum-Hardy, Manchester. It is a two-storey Victorian terraced property with a two-storey original outrigger, single-storey rear extension, front driveway and back garden.
- 2.2 The house is one of a terrace of four. It is not listed and there are no listed buildings nearby, however it is in the Wilbraham Road / Edge Lane Conservation Area. The surrounding area is predominantly residential.

Figure 1 – Location plan (not to scale)

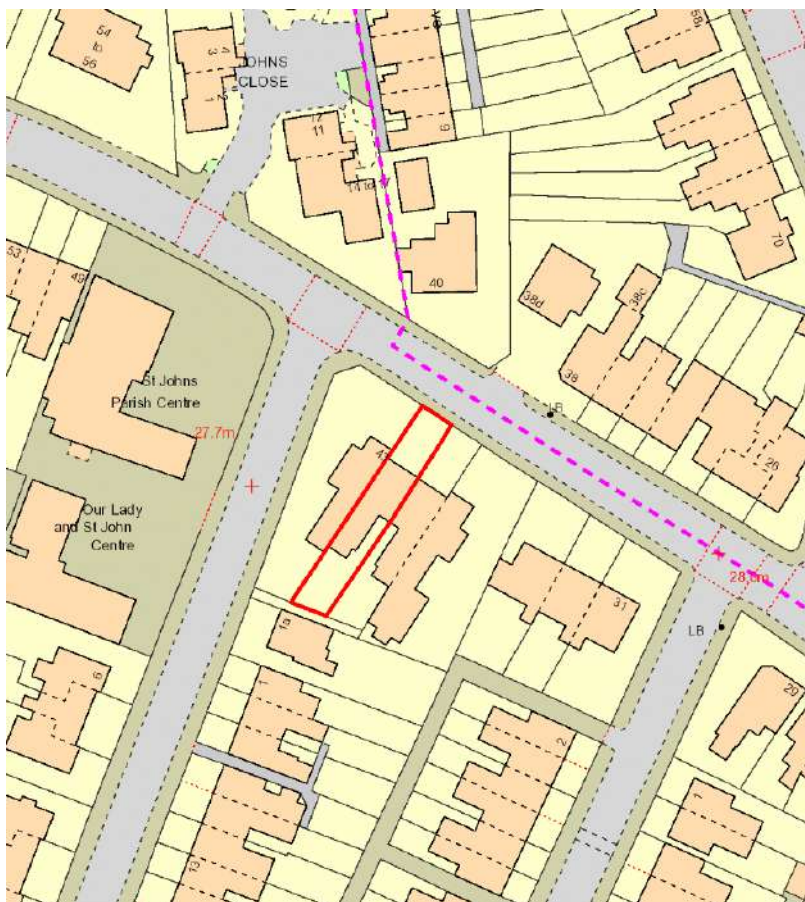
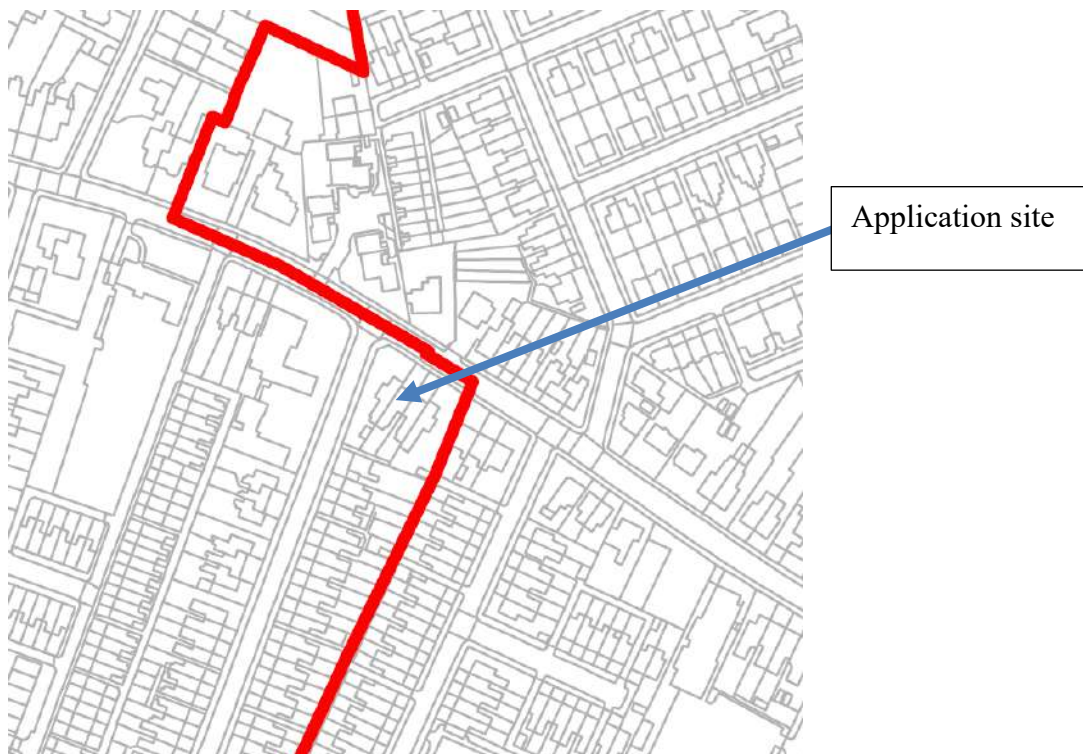


Figure 2 – 3D view (from Google Maps)



Figure 3 – Extract from Wilbraham Road / Edge Lane Conservation Area Boundary Map



3.0 Planning history

- 3.1 The Manchester planning applications database does not show any planning history for the site.

4.0 Policy context

National Planning Policy Framework (2021)

- 4.1 Section 16 of the NPPF gives regard to conserving the historic environment. Para. 194 states 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.”

- 4.2 Para. 201 states that proposals which would cause substantial harm to the significance of a heritage asset should be refused. Para. 202 states 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.”

Manchester Core Strategy (2012)

- 4.3 Policy EN3 Heritage Throughout the City states that:

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

Wilbraham Road / Edge Lane Conservation Area Appraisal

- 4.4 The Appraisal sets out some general guidance, as follows:

“Analysis of the characteristics should enable new developments, extensions and alterations to be designed so as to complement, or at least maintain, the character of the area...”

Particular attention will be given to overall scale, density, massing, height, landscape, site layout and access of new development in relation to neighbouring buildings and to the wider area.

This should not be seen as an attempt to impose particular architectural styles or tastes, nor is it intended to stifle innovation or originality. It is however seeking to promote and reinforce local distinctiveness.”

5.0 Assessment of significance

5.1 As required by para. 194. of the NPPF, the below sets out the history, development and significance of the designated heritage asset – the Wilbraham / Edge Lane Conservation Area. Also considered is the history and development of the building itself and its contribution to the Conservation Area.

5.2 To assess significance, the guidance provided in Historic England’s Good Practice Advice in Planning 2 (Managing Significance in Decision-Taking in the Historic Environment) has been followed.

History and development of the Conservation Area

5.3 The Wilbraham / Edge Lane Conservation Area Appraisal states as follows:

“As in many of what are now Manchester's suburbs Chorlton-cum-Hardy was a rural area in the mid 19th century, with only one or two properties and the lanes of Edge Lane and Manchester Road in evidence...

The second half of the 19th century and the early part of the 20th century saw a transformation in the character of the area, changing it from open fields to a built up suburban area, although many of the trees were retained and others planted.

It was during this time (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...

Most of the area was either developed or included in gardens of the developed areas by 1894.

Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area...

It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears out that fact.”

5.4 The Appraisal specifically refers to the character and spaces of the Conservation Area as follows:

“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...

Collectively, gardens, both front and rear, provide important spatial characteristics relevant to the conservation area.”

- 5.5 It therefore appears that the significance of the Conservation Area lies in its history, architecturally impressive buildings, spaces and gardens.

History and development of the building

- 5.6 Historic maps of High Lane show that the building was built at some point between 1845 and 1892.

Figure 4 – 1848 map (from www.oldmapsonline.org) – the building is not shown



Figure 5 – 1894 map (from www.oldmapsonline.org) – the building is circled



- 5.7 The Manchester Libraries Archive¹ has a photograph of the building dating from 1959, it is labelled 'Fern Bank'. The photograph shows the building in brick, with a front boundary wall.
- 5.8 A current photographic record of the exterior of the No. 41 and the interior ground floor is included at Appendix 1.
- 5.9 The terrace appears to have originally been two semi-detached properties. The roof appears to be original. No. 41, as well as Nos. 43 and 37 appear to retain the original brickwork (and brick arches over the windows) whereas No. 39 has been painted white.
- 5.10 There is a front garden with gates – it is not known whether these are original – and a tree.
- 5.11 Inside, the hallway appears to have original features, including a lintel and panelling. The lounge appears to have the original bay window and cornice. In the second reception room, the cornice appears to have been replaced, likely due to ceiling damage at some point.
- 5.12 Behind this is a downstairs toilet which is a later addition to the property. Next there is a step down to the kitchen which is located in the outrigger. A single-storey extension has been built to the rear of the outrigger.
- 5.13 Outside at the rear, the original catslide roof form of the combined (with No. 43) outriggers is clearly visible. The original brickwork appears to remain at the rear and

¹ www.gmlives.org.uk Ref: GB127.m17908

side of the property, with the original cast iron pipework having been replaced with plastic. The garden walls have been removed or covered with timber fencing.

- 5.14 The extensions to the neighbouring properties are clearly visible at the rear; No. 43 has a conservatory, No. 39 has a single-storey rear extension and No. 37 has a large single-storey rear extension with a two-storey section.
- 5.15 The building itself is not a heritage asset (designated or non-designated). However it does make a contribution towards the significance of the Conservation Area. In particular the front elevation which is highly visible in the streetscene, but also the rear roof form which is visible from Chequers Road.

6.0 Proposal

- 6.1 The proposal is to extend the rear ground floor of the outrigger out to the boundary with neighbouring No. 39, to create one large kitchen/dining space. A lightwell is proposed between the extension and the main part of the house, to provide light to the existing second reception room.
- 6.2 The extension at the side will have a pitched roof with grey roof tiles to match the main house, with an eaves height of 2m above the existing main floor level. Four rooflights are proposed. The extension walls will be brickwork, again to match the existing property.
- 6.3 White uPVC bi-fold doors are proposed at the rear. The single-storey non-original part of the rear extension will have an EDPM flat roof.
- 6.4 No changes are proposed to the front elevation.

Figure 6 – Proposed floorplan

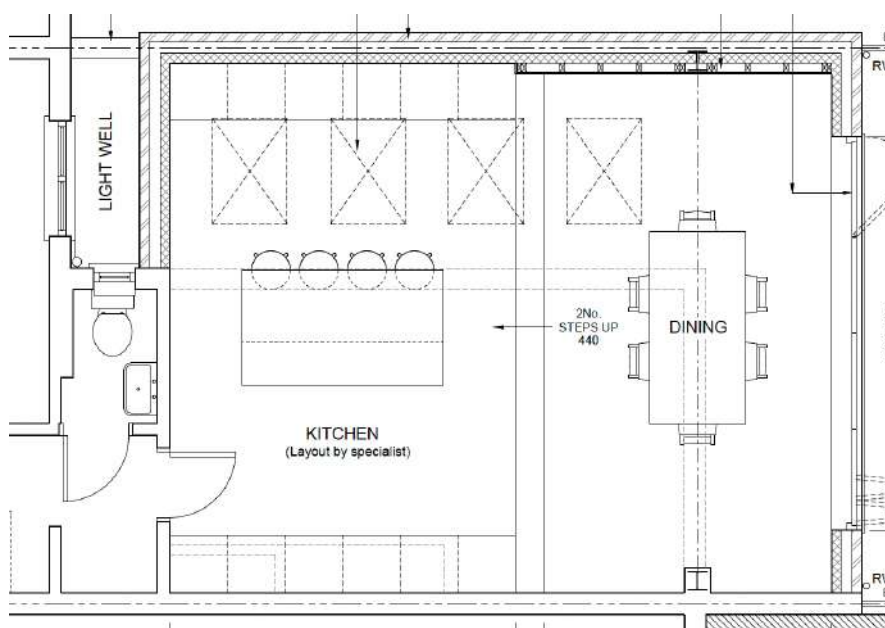


Figure 7 – Proposed rear elevation



7.0 Impact of the proposal on significance

- 7.1 It is considered that the proposal will not have any impact on the significance of the Conservation Area (the designated heritage asset).
- 7.2 The proposed extension will be single-storey. The proposed brickwork will match the existing house and the uPVC rear doors will match uPVC already on the building.
- 7.3 No changes are proposed to the depth of the rear extension. All four properties on the terrace have long-standing rear extensions, including the one at No. 37 which extends almost to the rear boundary.
- 7.4 There will be no changes to the front elevation and at the rear, the distinctive roof form of the outriggers will remain clearly visible.
- 7.5 The proposal will therefore not have any adverse impact on the architecture, spaces or gardens of the Conservation Area.
- 7.6 Internally, only the ground floor of the rear outrigger will be altered. The existing rear reception room window will remain in place with a lightwell to allow light into the room.
- 7.7 The application complies with the NPPF, Policy EN3 of the Manchester Core Strategy and the Conservation Area Appraisal guidance.

8.0 Summary

- 8.1 This statement is to support the application for the erection of a single-storey side extension to provide additional living accommodation at 41 High Lane, Manchester.
- 8.2 The extension will be a modest, single-storey addition with materials to match the existing building.
- 8.3 The proposal will not have any impact on the significance of the Conservation Area, which lies in its history, architecture, spaces or gardens.
- 8.4 The proposal complies with national and local heritage policies.

APPENDIX 1 – PHOTOGRAPHIC RECORD

1. Front of property



2. Front garden/gates/tree



3. Hallway



4. Hallway



5. Lounge



6. Second reception room



7. Downstairs toilet



8. Kitchen



9. Rear elevation



10. Side of property



11. Neighbouring extensions (from Google Maps)



12. View from Chequers Road (from Google Streetview)

