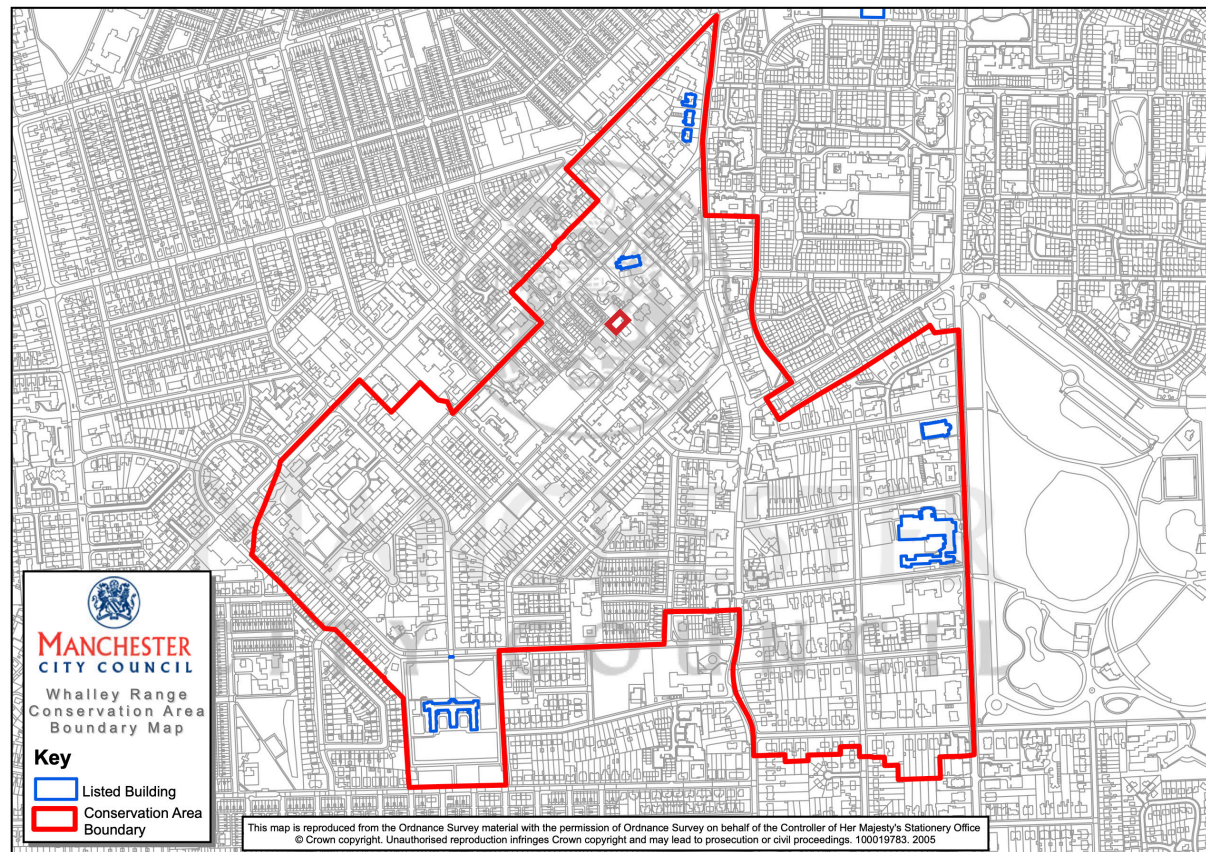


Heritage Statement
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1.0 Introduction

This Heritage Statement has been prepared on behalf of the owners of 12A Carlton Road in support of a planning application for the proposed construction of a single storey garden annexe. The site is within the Whalley Range Conservation Area, and therefore a heritage statement assessing the proposal is required from the Local Planning Authority.

This statement includes:

- A description of the application site and surrounding area.
- Identification of heritage assets including a description and assessment of their significance.
- A review of the proposed scheme.
- An assessment of the impact of the proposed scheme upon the significance of heritage assets.

fig. 1 - MCC Whalley Range conservation area map.



2.0 Site & Significance

2.1 Context

The application site is located within the Whalley Range Conservation Area. The conservation area was designated in October 1991 and as of 2023 extends from Alexandra Road in the east to Upper Chorlton Road in the west. The conservation area is predominantly residential in character and was historically one of the first suburbs of Manchester.

Whalley Range sits around two miles southwest of Manchester's centre, and was originally built by banker and businessman Samuel Brooks. It is believed to be named after the town of Whalley in Lancashire, where Samuel was born.

The layout Samuel Brooks established largely remains today, with large houses on grid plan, and tree-lined avenues. The area is predominately characterised by large red/orange-red brick buildings that are set back from the road, including a few examples of buff brick buildings with yellow stone detailing.

As mentioned in Section 2.3 of Office Pell's Design and Access Statement, the application site sits behind a historic mansion block facing onto Carlton Road. According to historic maps, the mansion block named Clairville, now 12 Carlton Road (which does not form part of this application), was built sometime between 1850 and 1890. The building had associated grounds and a coach house. Neither Clairville or the coach house are nationally listed. The mansion block is a 3 storey buff brick building with stone dressings and a natural blue slate hipped roof. Most openings to the front and sides have natural stone heads and sills. Clairville is situated approximately 20 metres from the road and has been converted into multiple dwellings. It has since been extended at the rear onto the application site boundary.

2.2 Site

The application site is situated approximately 40 metres from Carlton Road, and is partially concealed by Clairville. The coach house and associated garden is now under independent ownership.

The current dwelling undertook a significant remodelling in 2008/9. The works involved the construction of a partial two storey front extension and a first floor roof terrace, following the removal of an existing garage and outhouse.

The coach house form was kept intact and readable as a 2 storey block with a pitched roof. Additional extensions were constructed with flat roofs, ensuring a defined separation between new and existing. The exterior of the coach house features white render and a new blue slate roof, retaining little to no relation to the historical character and materials that were once utilised.

A red brick wall runs down the site boundary to the north west. This is likely to be the original wall to the garden of Clairville and is a significant element of historic fabric reflecting the character of the area.

fig. 2 - Historical map: Whalley Range 1891.



3.0 Proposal

The proposal forms a L-shaped garden annexe in the southern corner of the site, facing the main property across a courtyard garden. The garden annexe will contain an office space, shower room, kitchenette, small guest bedroom, and an externally accessed garden storage space. The annexe is limited to one storey with a 44 degree pitched roof.

The L-shaped proposal sits in the southern corner of the site, standing completely independent from the existing dwelling and mansion block. The proposal does not interact or impact on the historic fabric of the coach house, mansion block or boundary wall.

A small, prefabricated shed is to be removed as part of the proposals. Its removal will have a positive impact on the setting of the area.

fig. 3 - Red brick boundary wall.
fig. 4 - Rear elevation of Clairville (modern extension).
fig. 5 - Prefabricated shed to be removed.



Key:
Site Boundary

Notes:
Do not scale from drawing. These drawings are for design intent.

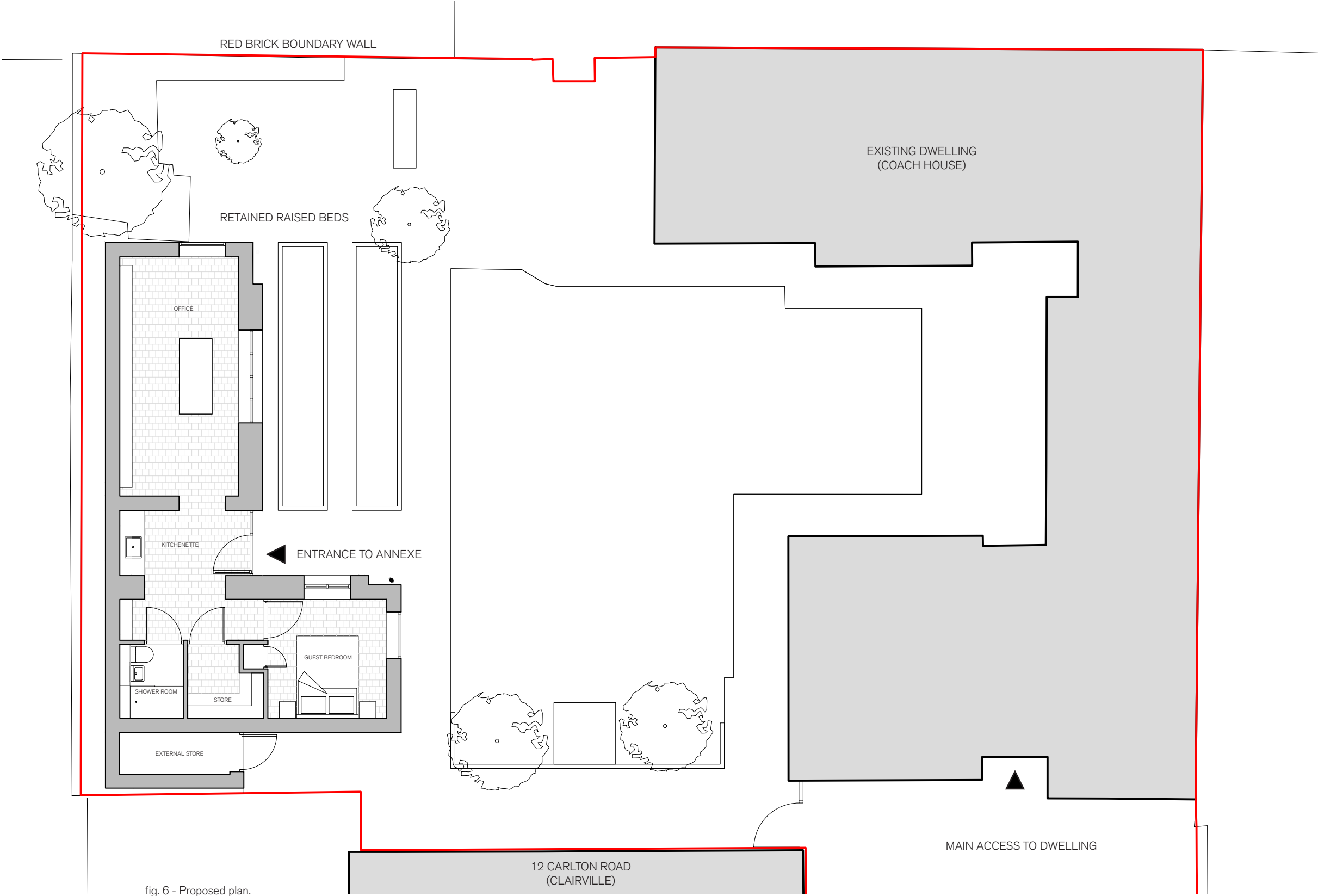


fig. 6 - Proposed plan.



4.0 Impact and Mitigation Measures

4.1 Impact on historic fabric and setting of heritage assets

The proposal avoids interaction with any historic fabric. It does not join to the coach house, Clairville or the boundary wall.

4.2 Location and site of development

The proposal has been strategically placed away from the existing dwelling in the southern corner of the site. This placement ensures that the proposal will be almost completely concealed from Carlton Road, as it will be partially obscured by the mansion block (see fig. 7 & 8).

The proposed annexe will be bounded by existing timber fencing and is situated away from the existing brickwork wall that runs along the north west perimeter of the site. It will also be set away from the buff brick face of 12 Carlton Road.

4.3 Form and appearance of development

The proposal has been kept to a single storey, minimising impact on the current views of neighbouring properties. The proposal is clad in light brick and render to reflect the elevational treatment of the coach house. The roof is pitched and clad in dark grey slate tiles. This is proposed to reflect the coach house and mansion block.

Key:

- Approximate position of proposal.

fig. 7, 8 - Street view in front of 12A and 14-16 Carlton Road.

5.0 Conclusion

This Heritage Statement has been prepared to consider the heritage impact of the proposed construction of a garden annexe at 12A Carlton Road. This has included consideration of the impact of the proposals on the character and appearance of the Whalley Range Conservation Area in which the site is located.

The scheme looks to extend a family home whilst minimising any impact on the form and size of the existing coach house. It is also located in order to minimise its impact on the setting of the conservation area, and will only be partly visible from Carlton Road.

In conclusion, the proposal should not have a major negative impact on the conservation area or fabric of any heritage assets, finally the removal of a prefabricated shed will have a positive affect on the immediate surroundings of both 12 and 12A Carlton Road.