

Heritage, Design & Access Statement

*Prepared in support of a householder application
to be submitted for a
ground floor and separate first floor extension
with internal re-modelling at*

322 Lapwing Lane

**Didsbury
Manchester**

for
Mr Ward/Ms Farrell

Rev P1 13.03.2023



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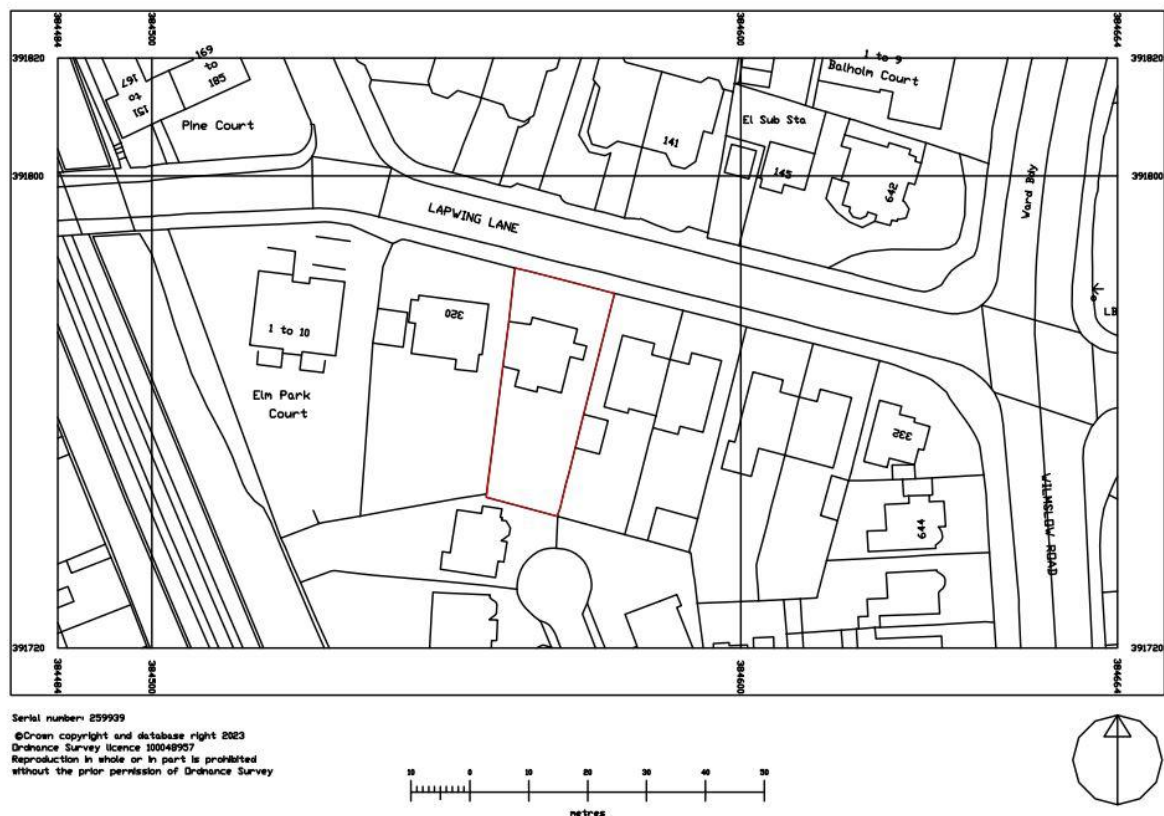
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Introduction

This statement accompanies and supports the Householder Planning Application, submitted on behalf of Mr Ward/Ms Farrell for the construction of a new ground floor extension on the east side of the above premises, and a first floor extension over the garage on the west side of the dwelling. The ground floor of the garage is to have the rear area converted to a lounge.

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:

- 21 349 PL000 OS Location Plan
- 21 349 PL100 Floor Plans as existing
- 21 349 PL101 Elevations as existing
- 21 349 PL102 Block plan as existing
- 21 349 PL200 Floor Plans as proposed
- 21 349 PL201 Elevations as proposed
- 21 349 PL202 Block plan as proposed

1. Extent of development

The residential family dwelling, located in the Blackburn Park Conservation Area has accommodation over Ground level and 2 upper floors and a part basement level.

The Blackburn Park Conservation Area was first designated in 1979. This predominantly residential Conservation Area is situated close to the centre of Didsbury. The Council's (on-line) conservation area assessment (CAA) explains the historical development of the area, noting that it was developed in three principal phases as part of the suburban expansion of Manchester in the late 19th century and early 20th century, under the auspices of the landowner Charles Blackburn, who sold off relatively small parcels of land for new housing development. 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.

The existing property is built of red stock brick to all elevations, with clay tiles vertically hung at first floor to the front, below a clay tiled roof.

The Edwardian detached property has access from Lapwing Lane for pedestrians and to an attached garage on the western side of the plot.

There is a garden area and driveway parking to the front of the house behind a low brick wall, with a larger mature garden to the rear enclosed by a brick boundary walling and timber fencing.

The proposal is to extend further to the side of the premises at Ground floor to create a new pantry off the kitchen and enlarge the existing lobby to the side entrance below a new flat roof. The rear half of the existing garage is to be converted to a lounge.

At first floor over the existing garage the proposal is to create an ensuite bathroom to the master bedroom below a clay tiled roof.



Front / western side elevation of 322 Lapwing Lane towards no. 320 Lapwing Lane



Right hand side of front elevation with attached garage



Eastern side / front elevation with existing flat roofed side extension behind gated screen fencing.



Rear elevation of 322 Lapwing Lane



Rear/ eastern side elevation with existing flat roofed side extension



Rear of garage / western elevation of 322 Lapwing Lane viewed from rear garden

SITE STATISTICS:

Total site area including drive and garage - 583m²

Floor area analysis – (Gross internal area)

Existing Basement	-	33.7m ²
Existing garage	-	23.5m ²
Existing Ground Floor	-	89.9m ²
Proposed Ground Floor	-	107.2m²
Existing First Floor	-	78.2m ²
Proposed First Floor	-	84.2m²
Existing Second Floor	-	35.0m ²
Total existing GIA	-	260.3m²
Total proposed GiA		283.6m²

Total increase for extensions – gross internal area = 23.3m²

2. Layout

The dwelling has a north facing front elevation with the front door leading to a Hall and Lounge facing Lapwing Lane with the existing attached garage abutting the western boundary. There is an existing flat roofed single storey extension to serve a side doorway/lobby and wc on the eastern elevation.

A previous flat roofed extension sits on the south elevation affording direct contact between living/kitchen accommodation and the garden.

The proposed ground floor side extension will replace the existing flat roofed extension to provide a pantry off the kitchen and provide improved storage adjacent to the repositioned side door.

The south facing rear half of the garage is to be converted to a lounge with direct access to the garden.

The existing south facing master bedroom is to be extended over the garage to create an en suite bathroom, with obscure glazed windows to the front and rear. The garage roof will be re-tiled as part of this work.

3. Scale of the proposal

The proposed extensions have a massing and height that is subservient to the existing dwelling on the site.

4. Landscaping

The rear private amenity space to the dwelling will have a paved surface outside the extension and newly formed lounge leading to the existing lawned area.

The existing brick/fenced boundary wall treatments will remain.

5. Aesthetic treatment

The proposed extensions are of traditional appearance. The materials used for the external envelope will be sympathetic to the existing building, with matching brickwork, new timber framed windows to the front, quality rainwater goods, and a clay tiled pitched roof to the first floor extension.

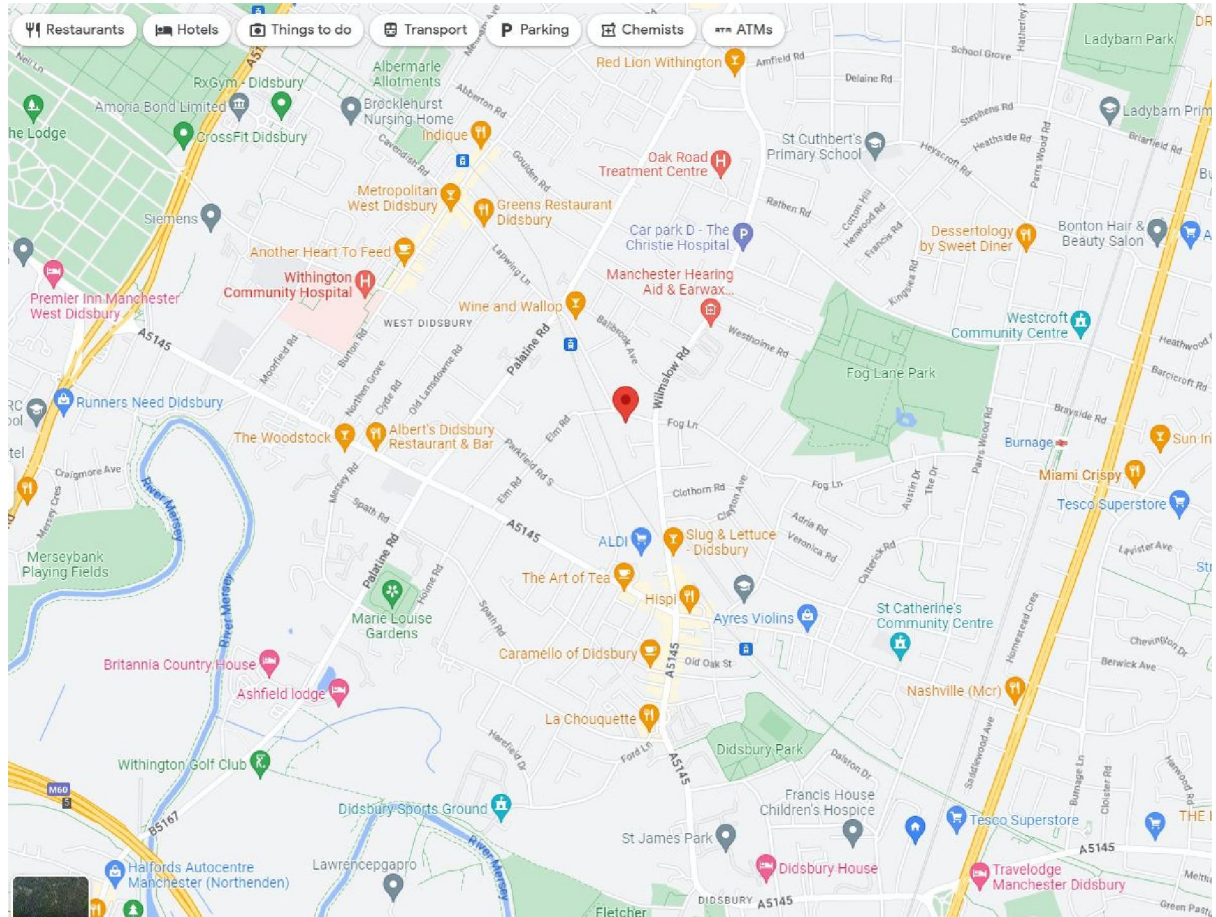
The pitched roof to the garage is in a poor state and will be re-roofed.

6. Access proposal

The access to the premises remains unaltered and in its original form on the front elevation.

The Ground floor side extension will have access from an existing pathway from the drive.

7. Context



Site Context Plan

The site is located in an area of similar detached 2 and 3 storey Edwardian premises with well screened rear garden areas.

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

8. Visual Impact Assessment

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 Blackburn Park Conservation Area.

This property is part of an established frontage to Lapwing Lane and forms part of a coherent group of houses at the entrance to the Conservation Area off Wilmslow Road. Given its position on the fringe of the Conservation Area, the property makes a positive contribution to its character and appearance.

The flat topography and screened rear garden areas, and limited height of the ground floor side extension will ensure no loss of amenity for neighbouring premises.

The first floor extension will have an external envelope consistent with the external materials on the main house, is set away from the boundary and has no windows overlooking neighbouring premises.

The rear elevation is not prominent and the proposed extensions will not be seen in the context of the wider Conservation Area. It is therefore considered that whilst the alterations to the side elevations, 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, set well back from the front elevation, will not be seen as prominent 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 applicants are 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 retain the existing building, which has good quality facing brickwork detailing and extend to the side to create accommodation at ground and first floor levels 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 neighbouring buildings.

In terms of footprint and massing the proposals are not a significant increase on 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 neighbouring residents.

For the reasons set out above it is considered that the proposed development will not harm the character or appearance of the Blackburn 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.