



Heritage Statement

3 St Aldwyns Road
West Didsbury
Manchester
M20 3JF

*Erection of a rear single-storey infill extension to provide
additional living accommodation*

December 2022

CONTENTS

CONTENTS.....	2
1. INTRODUCTION	3
2. SITE DETAILS AND PLANNING HISTORY	4
3. PROPOSED DEVELOPMENT	8
4. POLICY ASSESSMENT.....	9
5. CONCLUSION.....	13

1. INTRODUCTION

- 1.1. This heritage statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 3 St Aldwyns Road for:

Erection of a rear single-storey infill extension to provide additional living accommodation

- 1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** assesses the development against the relevant planning policy considerations.
- **Section 5:** concludes this statement.

2. SITE DETAILS AND PLANNING HISTORY

Site Details

- 2.1 The application property, 3 St Aldwyns Road, is two storey 4-bedroom semi-detached property built in 1913 and situated within the suburb of West Didsbury in the south of the urban area of Manchester. It is part of a mirrored pair of semis that display the area's typical architectural palette of bay windows, brickwork and render decoration and clay roof tiles.
- 2.2 The area is primarily residential in character. The property and surrounds can be seen in Figures 1-5. To the north, the property is adjoined to number 1 St Aldwyns Rd. To the south the property shares a boundary with number 5 St Aldwyns Rd. The rectangular rear garden backs onto the rear of similar style properties along Lyndhurst Road.
- 2.3 The property retains much of its original character. It is a mainly red facing brick built with modern square bays to the front and side, a feature large arched set back entrance and a single storey outrigger to the rear.

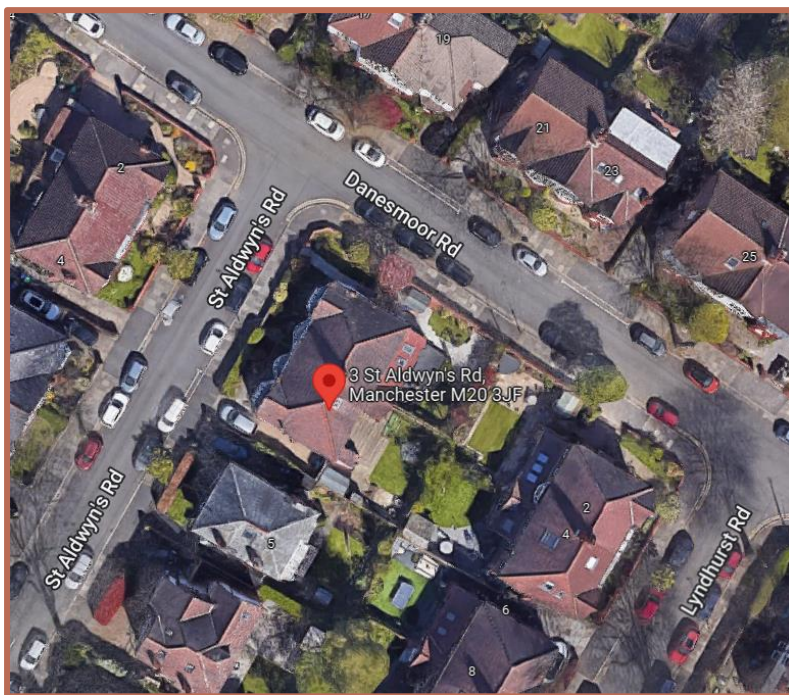


Figure 1: 3 St Aldwyns Rd: Google Maps satellite imagery: Accessed November 2022



Figure 2: Photograph showing 3 St Aldwyns Rd: December 2022



Figure 3: Photograph showing rear of 3 St Aldwyns Rd: December 2022



Figure 4: Photograph showing rear of 3 St Aldwyns Rd: December 2022



Figure 5: Photograph facing north on St Aldwyns Rd. Number 3 can be seen at the centre right of the image: December 2022

Ballbrook Conservation Area

- 2.4 The property is located within the Ballbrook Conservation Area. The Ballbrook conservation area is characterised as predominantly residential in nature. The history of Ballbrook Conservation Area saw the construction of its first properties in 1862 located on Wilmslow Road followed by three-storey Victorian villas from 1897 to 1902. The properties along St Aldwyns Road, including the application site, were likely to be built between 1910 and 1914. These properties are noted to remain virtually intact and displays the townscape qualities of an Edwardian suburban housing estate – albeit built slightly later.
- 2.5 The significance of the conservation is therefore embodied in these houses and their relationship to each other. 3 St Aldwyns Rd possesses typical character and features of this development. As such its significance derives more from its value as part of the group rather than individual qualities. The private rear of the building is mostly hidden from view and therefore does not contribute to the views that establish character and appearance of the conservation area.
- 2.6 Development control in Ballbrook is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

Planning History

- 2.7 The property has no relevant planning history.

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal includes a single storey rear infill extension under a mono-pitch roof with velux windows following part demolition of an attached outhouse.
- 3.2 The alterations are required to facilitate a larger kitchen dining area on the ground floor and the incorporation of a utility room which necessitates the adaption of a side window to door opening.
- 3.3 A new French door and fenestration is proposed into the proposed kitchen. Window frames are proposed to be upvc.
- 3.4 The existing render will be removed from the property and replaced with a new external render finished to match the existing.
- 3.5 It is also proposed to re-roof the original property with rosemary clay tiles to match the existing together with the addition of velux roof lights to the front, rear and side slopes to serve accommodation that will be newly created in the loft space. Although the alteration works to the roof are permitted development.
- 3.6 The proposal uses matching materials to ensures that the original character and of quality the property is retained.

4. POLICY ASSESSMENT

- 4.1 This section sets out and appraises the proposal against the relevant planning policy considerations.

Statutory Duty

- 4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Development Plan

- 4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

- 4.4 The statutory development plan for the area comprises:

- Manchester City Council Core Strategy Development Plan (adopted July 2012)
- Extant Manchester City Council Unitary Development Plan Documents
- Greater Manchester Joint waste Strategy (adopted July 2012)
- Greater Manchester Joint Minerals Strategy (April 2013)

- 4.5 The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy forms the framework that planning applications are assessed against together with relevant saved UDP policies that can be considered up to date with national planning policy.

Core Strategy Policy DM1 Development Management

- 4.6 Core Strategy Policy DM1 Development Management lists specific issues that all development should have regard to which including the impact on the surrounding areas in terms of the design, scale and appearance, the need to have regard to the character of the surrounding area and effects on amenity, including privacy and light.

Core Strategy EN3 Heritage

- 4.7 Policy EN3 states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

UDP Policy DC18.1 Conservation Areas

- 4.8 This policy states that the Council will give particularly careful consideration to development proposals within Conservation Areas including to preserve and enhance

the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council.

National Planning Policy Framework

- 4.9 The National Planning Policy Framework 2021 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.
- 4.10 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.11 Paragraph 197 of the NPPF identifies the following criteria in relation to heritage assets:
- 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.*
- 4.12 Paragraph 199 states the following:
- ...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.*

Assessment of Significance

- 4.13 The significance of the Ballbrook Conservation Area is embodied in the Edwardian style houses and their relationship to each other. 3 St Aldwyns Rd possesses typical character and features. As such its significance derives more from its value as part of the group rather than individual qualities. The private rear of the building is mostly hidden from view and therefore does not significantly contribute to the views that establish character and appearance of the conservation area.
- 4.14 The proposed extension will have a minimal impact upon the conservation area being limited to the rear and of the property and away from key public views - only a brief glimpse of the of part of the rear of the property is visible from Danesmoor Road as shown in Figure 6 below.



Figure 6: Photograph showing rear view of 1 and 3 St Aldwyns Rd as seen from Danesmoor Road: December 2022

- 4.15 The scale and proportions of the extension is proportionate to the existing building and similar extensions in the area, including at number 1, so there would not be any impact

on the spaciousness and massing of the conservation area. The extension would also be constructed out of brickwork to match the existing property.

- 4.16 The proposed alterations to the external materials of the property are to improve and repair and replace existing materials with matching brickwork, render and roof tiles.
- 4.17 The proposed changes are part of further improving the property as a modern family home, which will help maintain the character of the area into the future.
- 4.18 As such it is considered that the proposed development would not affect the significance of the conservation area.
- 4.19 The proposal is in accordance with the development plan policies and NPPF.

5. CONCLUSION

- 5.1 This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 3 St Aldwyns Road for:

Erection of a rear single-storey infill extension to provide additional living accommodation

- 5.2 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.
- 5.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.
- 5.4 The National Planning Policy Framework is also a material consideration in all planning decisions.
- 5.5 This statement has assessed the proposal against the relevant policies.
- 5.6 In conclusion the proposed development is in accordance with the development plan policies (Core Strategy policies DM1 and ENS UDP saved policy DC18.1) and NPPF.
- 5.7 As such it is respectfully requested that the application is approved.