



Paul Butler Associates

Planning, Development & Heritage Consultants

Material Studio Architects

23 Edge Lane, Chorlton-cum-Hardy,
Manchester, M21 9JH

Heritage Statement

10 February 2023

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

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	Name and Qualifications	Position	Date
Prepared by:	James Walkington BA (Hons) MSc	Assistant Planner	21.12.22
Checked by:	Don Murphy BSc MPLAN MRTPI IHBC	Director	22.12.22
Issued by:	James Walkington BA (Hons) MSc	Assistant Planner	22.12.22

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1. Introduction

Purpose of this Statement

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of our client, Material Studio Architects. This Heritage Assessment has been prepared to support development proposals relating to 23 Edge Lane, Chorlton-cum-Hardy, Manchester, M21 9JH. The proposed development is for a rear extension with decking, Juliette balconies to the front and rear, a new front dormer to replace the existing dormer, new windows and rooflights. A new bin and bike store will also be created.
- 1.2 A Heritage Assessment has been requested by Manchester City Council because the site is located within the Wilbraham Road / Edge Lane Conservation Area. There are no listed buildings in proximity to the site.
- 1.3 For any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Planning [Listed Buildings and Conservation Areas] Act 1990 as amended).
- 1.4 The main purpose of this Statement is to consider the heritage significance of affected designated heritage assets and to appraise the impact of the proposed development on this significance.
- 1.5 The Statement has been prepared in accordance with national and local planning policy guidance; and, following a visual and photographic survey of the site, together with examination, analysis and assessment of readily available historic records and cartographic sources.
- 1.6 This statement will provide the following:
 - A description of the application site and surrounding area;
 - A summary of the proposed scheme;

- An overview of the relevant heritage planning policy context;
- An assessment of the heritage significance of the site and nearby heritage assets and their settings;
- An assessment of the impact of the proposed scheme on this significance; and,
- A conclusion.

1.7 The Statement should be read in conjunction with the architectural drawings prepared by Material Studio Architects Ltd and submitted in support of this application.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site relates to 23 Edge Lane, Chorlton-cum-Hardy, Manchester, M21 9JH. The site is occupied by a two storey Victorian semi-detached dwelling, with a basement and associated garden curtilage. The site is located approximately 685m from Chorlton District Centre and the site is approximately 0.05 hectares in size.



Figure 2.1: Aerial view of application site

- 2.2 The existing dwelling likely dates back from the early 1890s, appearing on historic maps by 1894 when Edge Lane began to be developed with houses (see appendix 1). The property is constructed of red brick with a pitched slate roof. There are bay windows and a projecting gable on the right side of the front elevation with mock Tudor detailing. The windows on the property are painted timber although the paint is worn in places. To the rear, the property has stairs leading down to a basement entrance.

- 2.3 The application site is a relatively long, narrow plot, with a sizeable garden to the rear which extends circa 20m from the rear elevation of the dwelling. The site boundaries are formed of hedging, individual trees and a low-rise wall located at the front boundary of the application site. The property is set back from Edge Lane by roughly by 14 metres, with the front curtilage consisting of a generously sized bricked driveway and a double gated wooden shed, situated on the side elevation.
- 2.4 Internally, the property layout is over four floors that comprise of a basement, ground floor, first floor and second floor. The basement consists of a utility room, gym and several storage areas. The ground floor consists of a kitchen, two reception rooms, hallway, toilet and utility area. The first floor has three bedrooms and a bathroom. The second floor has a bedroom, study and two storage areas.

Site Photos



Figure 2.1: View of front boundary treatment



Figure 2.2: Front elevation



Figure 2.3: View of long and narrow garden area



Figure 2.4: Rear elevation

- 2.5 The surrounding area is predominantly residential in character, with properties varying in scale, appearance, age and density. The northern side of Edge Lane is occupied by more recent developments, such as Ryland House and contemporary gothic inspired three storey townhouses. The southern side of Edge Lane also features a range of styles, with Victorian villas set in large plots interspersed among more recent developments including contemporary two storey late 20th century housing (see figure 2.5 below)



Figure 2.5: Victorian villas on Edge Lane adjoining contemporary two storey dwellings

Wilbraham Road / Edge Lane Conservation Area

- 2.6 The application site sits in the western portion of the Wilbraham Road / Edge Lane Conservation Area, close to the southern boundary (see figure 2.6). The conservation area is approximately 5km south east of Manchester City Centre and shares a common boundary with the Chorlton Green Conservation Area.
- 2.7 The Area Appraisal on Manchester City Council's website notes that the junction of Wilbraham Road and Edge Lane have long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by substantial and mature tree coverage.

2.8 Chorlton Cum Hardy was previously a rural area in the mid 19th Century, however Edge Lane was in evidence and thought to have existed since the 15th Century. With developments in transport and the potential to commute to the City Centre, the area transformed to a suburban residential area in the latter half of the 19th Century and early 20th Century. The 'single plot' development of houses was initially progressed along Edge Lane.

2.9 The Council's Area Appraisal notes that many of the buildings that line the streets within the area are architecturally impressive and many of them can be regarded as making a positive contribution to the conservation area. The relationship between buildings, routes and spaces are important to the area's character, and is largely influenced by the street pattern. Dwellings are often set back from the road with sizable gardens to the front, and brick or stone boundary walls, which make a positive contribution to the character of the conservation area. Trees and garden hedges to the front of properties also play an important part and make a significant contribution in creating a suburban leafy feel to the street 'corridor'.

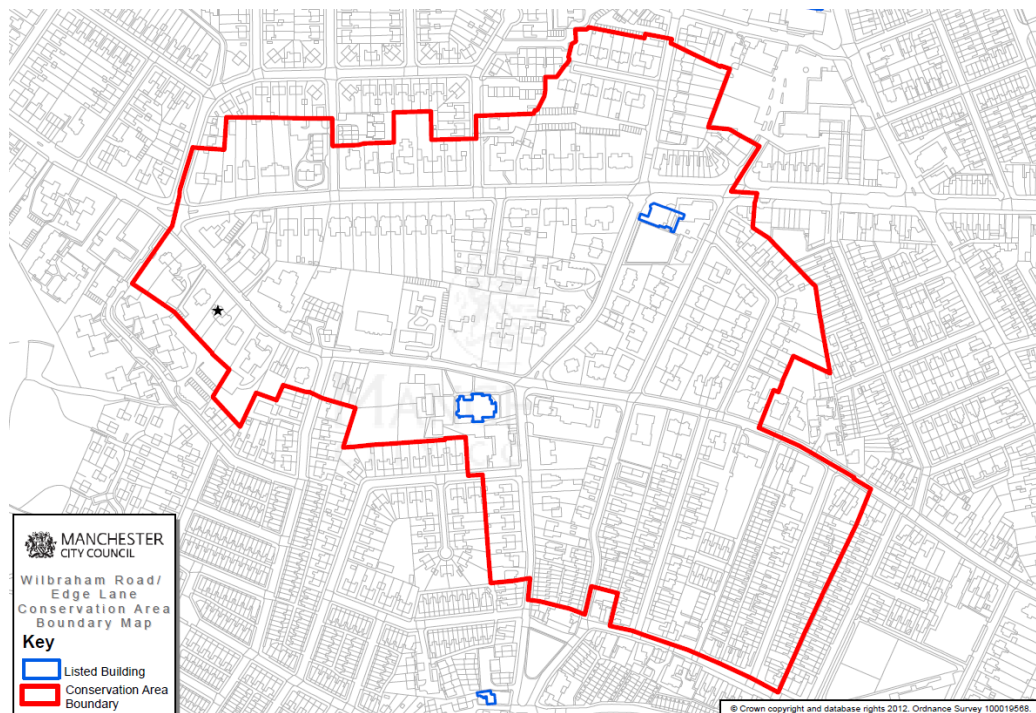


Figure 2.6: Map of the conservation area showing listed building (blue) and the application site identified by the black star.

2.10 In the vicinity of the application site, Victorian villas located along the south edge of the Conservation Area, together with historic boundary walls and vegetation are considered to positively contribute to the significance of the conservation area. The application site lies within part of the conservation area where neighbouring properties may be regarded as having a positive contribution on the conservation area. Properties on the northern side of Edge Lane do not make a positive contribution to the character of the conservation area (i.e. they may be regarded to be 'neutral' development).

3. The Proposed Scheme

- 3.1 The proposed development is for *'a rear extension with decking, Juliette balconies to the front and rear, a new front dormer to replace the existing dormer, new windows, and rooflights. A new bin and bike store will also be created.'*

Rear Elevation

- 3.2 The planning application proposes the extension and alteration of 23 Edge Lane to enable it to meet the requirements of the application and their family. The proposals will involve the alteration to the basement to create a new living space with sliding doors. This will lead into a sunken garden that comprises a decking area with table and chairs. A new BBQ area with a shelter will also be installed. Steps will lead up to ground floor level, with a second set of steps leading up to a raised platform. New bi-folding doors and windows will be installed, and a recessed brickwork effect with the same colour to match the existing is created at the rear ground floor elevation. On the first floor, the brickwork will remain the same, but new aluminium windows and a Juliette balcony will be installed. The roof will have white painted timber fascia & bargeboard and two new rooflights installed.

Side Elevation

- 3.3 A new timber party wall with a gated pedestrian entrance will be erected along the side of the dwelling. Along the side boundary opposite the elevation, a new raised planting area, cycle storage area and bin store area will be created.

Front Elevation

- 3.4 The proposed alterations at basement level include the installation of a new timber window. The roof will consist of new rooflights and a new dormer which will replace the existing dormer, implemented with aluminium coping and a Juliette balcony.

- 3.5 Please refer to the submitted architect drawings for a full description of the proposed development.

4. Heritage Policy Context

- 4.1 This section of the statement sets out the local and national design and heritage policy context against which the development proposals will be assessed. An appraisal of how the development proposals might respond to this policy context is set out in section 5 of this statement.

National Planning Policy and Guidance

Town and Country Planning Act 1990

- 4.2 Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council the adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration. The provisions of these documents are discussed in detail below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended defines a conservation area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The site lies within the Wilbraham Road / Edge Lane Conservation Area.
- 4.4 In considering any development affecting the Wilbraham Road / Edge Lane Conservation Area, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990 as amended).

National Planning Policy Framework (NPPF)

- 4.5 Detailed guidance about the legislation and the Government's planning policies is given in the National Planning Policy Framework (NPPF), which was published on 27 March 2012, with the most recent update being on 20 July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The original NPPF and its subsequent updates are a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous planning policy guidance and is a material consideration in planning decisions.
- 4.6 The NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'.
- 4.7 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 4.8 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 194 advises 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'. This statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.9 Paragraph 195 of the NPPF advises that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

- 4.10 Paragraph 196 states that 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'
- 4.11 Paragraph 197 of the NPPF advises that 'In determining applications, local planning authorities should take account of: 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 of the NPPF advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, 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'.
- 4.13 Paragraph 200 advises that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.
- 4.14 Paragraph 201 advises that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.

- 4.15 Paragraph 202 advises 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’.
- 4.16 Paragraph 203 advises that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 4.17 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. ‘Significance’ is defined as: ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.
- 4.18 ‘Setting of a heritage asset’ is defined within Annex 2 as ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

National Planning Practice Guidance (NPPG)

- 4.19 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

- 4.20 It states 'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.
- 4.21 In relation to the setting of a heritage asset, the NPPG states 'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 4.22 Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 4.23 The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each
- 4.24 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20140306).

Historic England Guidance

- 4.25 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.
- 4.26 Historic England Advice Note 2: Making Changes to Heritage Assets: Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.
- 4.27 Historic Environment Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment: This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.
- 4.28 Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition): Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.
- 4.29 Historic England: Conservation Principles Policies and Guidance: This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.
- 4.30 Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets: Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy Guidance

Manchester Core Strategy Development Plan

- 4.31 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Relevant policies are set out below:
- 4.32 Policy DM 1 'Development Management' sets out various issues that development should have regard to. Amongst other things, these include: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity.
- 4.33 Policy EN 3 'Heritage' advises 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, including those of the City Centre. 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset'. The justification for this Policy advises that historic sites and areas of particular heritage value should be both safeguarded for the future. It acknowledges that conservation areas are protected under national legislation guidance and advises that developers will be expected to carry out an appropriate appraisal of issues relating to heritage assets.

Manchester Unitary Development Plan (UDP) Saved Policies

- 4.34 The Manchester Unitary Plan is part of the adopted development plan for the area and is one of the key decision making documents regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes. The key policy of relevance is DC18.1 'Conservation Areas'.

- 4.35 DC18.1 a) advises that *'The Council will seek 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;*
 - iv) the effect of signs and advertisements;*
 - v) any further guidance on specific areas which has been approved by the Council'.*
- 4.36 The reasoning to DC18.1 notes that the above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is seen as important in encouraging local pride, tourism and future investment in the city.

5. Heritage Appraisal

Introduction

- 5.1 Having regard to the relevant heritage planning policy guidance in the previous section and the requirement to assess the potential impact of the proposals upon the significance of heritage assets, this section provides an appraisal of the potential heritage impact resulting from the proposed development. This appraises the impact of the proposals on the setting and character of the Wilbraham Road / Edge Lane Conservation Area.

Statement of Significance

- 5.2 The subject property is located within the Wilbraham Road / Edge Lane Conservation Area which is a designated heritage asset. In the surrounding area to the site, dwellings typically date from late 19th century / early 20th century characterised by red brick elevations and pitched slate roofs. There are also examples of more recent infill development. The properties in the surrounding location to the application site are mainly residential in nature.
- 5.3 Architectural detailing is provided with different types of brickwork, render and roughcast, and timber panelling on roof gables. Bracketed eaves supporting an overhanging pitched roof covered in blue/black Welsh slate are repeated throughout the area. Window openings are almost exclusively vertically proportioned, originally with timber vertical sliding sash windows, the frames of which were well set back from the outer face of masonry, creating a modelled façade.
- 5.4 The modelling of the late 19th century buildings was enhanced by projecting bay and oriel windows, corbelling and mouldings around windows. Bays are sometimes a single storey high and two storeys in other cases. The use of timber windows and associated detailing not only helps to establish the architectural character of individual buildings, but also contributes to the character of the wider area. Where other replacement materials have been used it has resulted in a loss of the area's established character. Rooflines are generally punctuated

with gables, pikes, dormers and chimneys. Even ridgelines were occasionally ornamented with crested ridge tiles and finials, although some of these appear to have been removed.

5.5 The properties on Edge Lane would have been constructed during Chorlton-cum-Hardy's rapid growth from a rural community to a small town following economic growth during the Victorian period.

5.6 The subject building reflects this period of growth and is situated amongst other semi-detached and detached properties. The dwelling is attractive in its design, constructed of red brick and a pitched slate roof. There is a projecting gable to the right side of the front elevation with mock Tudor detailing. Whilst visually pleasing, the dwelling is not of any especial interest or notable architectural detailing. However, the property is considered to make a contribution to the character and appearance of the Conservation Area through its group value, consistent palate of materials and appearance. This positive contribution is attributable to the front elevation of the building.

5.7 The boundary of the application site is surrounded by large tree at the front and rear elevations, therefore screening it from Edge Lane at the front and Meadow Court at the rear (see figures 5.1 and 5.2 below).



Figure 5.1: View of front boundary treatment of the application site



Figure 5.2: View of rear boundary treatment of the application site

5.8 The assessment of the proposed scheme on the character and appearance of the Conservation Area is provided in the following section.

Heritage Appraisal

- 5.9 Having regard to the relevant heritage policy guidance in the previous section and the requirement to assess the potential impact of the proposal upon the significance of the heritage assets, this section provides an appraisal of the potential heritage impact resulting from the proposed development. This appraises the impact of the proposals on the setting and character of Wilbraham Road / Edge Lane Conservation Area.
- 5.10 When assessing potential heritage impacts associated with the scheme this is limited to potential impact of the character and appearance of Wilbraham Road / Edge Lane Conservation Area. As noted in the previous section of this Statement, the subject building dates from the period of Chorlton-cum-Hardy's growth from the late Victorian period. The property is attractive with its painted timber door, timber windows and red brickwork, together with the mock Tudor detailing and bay windows, which are considered to be positive elements of the application property. The site also positively impacts the conservation area through its contribution to the consistent built form / townscape of Edge Lane.

Front Elevation

- 5.11 In terms of how the Conservation Area is experienced from Edge Lane, the proposals will result in the creation of a new timber window to the basement area, on the left side of the front elevation replacing the deteriorating existing opening. The existing roof dormer will be replaced with a new dormer and new rooflights.



Figure 5.3: Photo of deteriorating opening

- 5.12 The new timber window will be considered to positively impact upon the heritage of the building, keep in line with the existing windows on the property. The creation of a new dormer and rooflights is considered to be acceptable in terms of design. It will have some limited impact on the appearance of the property, however it is not considered that this would result in any harm to the significance of the conservation area. Furthermore, it is noted that rooflights are allowed under permitted development. It will utilise contemporary materials which enable it to subtly juxtapose with the traditional design of the host dwelling. Views of the dormer from Edge Lane will not be possible due to the large trees on the boundary treatment. It is also noted that there are properties within the Conservation Area with multiple front dormers of a similar scale.
- 5.13 The proposed dormer and rooflights are considered to be an acceptable addition that would not result in any adverse impact to the setting or appearance of the Wilbraham Road / Edge Lane Conservation Area.

Side Elevation

- 5.14 The proposed party fence is constructed in timber which compliments the existing building. The removal of the existing shed which is deteriorating will positively impact upon the site. Furthermore, there are benefits that the new timber party fence will deliver, including designated cycle storage and bin storage, which outweigh any associated harm.

Rear Elevation

- 5.15 The proposed extension and alterations at ground floor level are considered to be acceptable and will result in consistency in design across the lower width of the house at the rear elevation. The existing windows are worn and in need of replacement (see figure 5.4 below). The new floor to ceiling windows will provide a range of benefits, including encompassing more natural light and better efficiency. It is noted that the original window openings will be lost, but the proposals will not be visible from the public realm or from any key views within the conservation area. It is therefore not considered that this would result in any loss to the significance of the conservation area.



Figure 5.4: Example of deteriorating wooden frame at rear elevation

- 5.16 The proposed alterations also include a new timber decking area, matching brick detailing and aluminium capping on the ground floor elevation. These proposals will connect with the

existing part of the dwelling and bring a muted design element to the property. As stated previously, due to the elevation being hidden from public view, it is not considered that this would result in any loss to the significance of the conservation area.

- 5.17 Alterations at first floor level will also result in replacement of windows to aluminium and the inclusion of a Juliette balcony, which is considered to be an improvement. The replacement of windows is considered to be minor and won't result in any change to the fenestration design. Furthermore, alterations at the first floor level will be almost completely obscured from public view therefore not having an effect on the character and setting of the conservation area. As shown in figure 5.2, views of the property are concealed by vegetation.

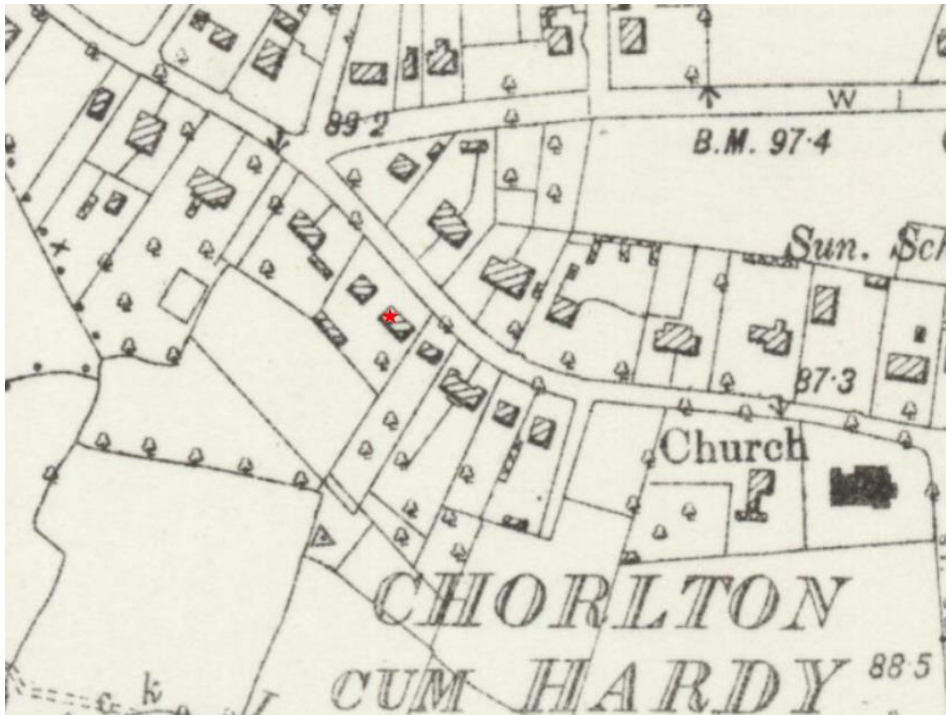
Summary

- 5.18 In summary and based on the above analysis, it is concluded that the proposed works to the property forming this planning application will not have any adverse impact on the character and appearance of Wilbraham Road / Edge Lane Conservation Area or on the host building itself. On this basis, the application proposals are consistent with relevant provisions at Section 16 of the NPPF; Core Strategy Policies DM 1 and EN 3, and Saved UDP DC18.1.

6. Conclusion

- 6.1 This Heritage Statement has identified and assessed the significance of the Wilbraham Road / Edge Lane Conservation Area, which is a designated heritage asset. The Statement has also appraised the impact of proposed extension and alterations to 23 Edge Lane on the significance of the conservation area.
- 6.2 The property is considered to be a positive contributor to the conservation area and whilst the proposed scheme will alter the appearance of the dwelling, the changes to the front elevation are limited to a new timber window at basement level and the insertion of a new roof dormer and rooflights. The dwelling is set back from Edge Lane and obscured from view by the tall trees forming part of the boundary treatment. The changes to the front elevation will have a minimal impact of the significance of the conservation area. The proposed rear extension and alterations to the rear elevation will have minimal visibility from the conservation area. However, the extension and alterations have been appraised and are judged to be acceptable and cause no adverse impact upon the setting or appearance of the Wilbraham Road / Edge Lane Conservation Area. For these reasons the proposal is therefore consistent with relevant national and local planning policies set out within Section 4 of this Statement.
- 6.3 Paul Butler Associates are pleased to provide this Heritage Statement in support of the planning application and recommend that planning permission is granted from a heritage perspective.

Appendix 1: Historic Map Regression



Survey 1892, published 1894



Revised 1908, published 1911



Revised 1933-1934, published 1937