

TO: Manchester City Council
ADDRESS: Planning & Regeneration Department
PO Box 532
Manchester M60 2LA

Planning Statement

DATE: 21.10.22
REF: 430.400.003
JOB: 430 Levenshulme

1.0 Introduction

1.1 The existing property is situated in the Rushford Park Conservation Area, Levenshulme, three miles south-east of Manchester city centre. It is a residential area of more than seven hectares, situated between a main railway line which forms the eastern boundary, and Slade Lane which defines the area to the west.

1.2 The conservation area was designated by Manchester City Council in March 1986. Trees in Rushford Park are of paramount importance in creating the character of the conservation area, both in the pavements and more significantly in private gardens.

1.3 There are no Listed buildings within the Conservation Area so no specific heritage assets to cause harm to.
See Planning Statement 05/02/21 / 01 Conservation Area Confirmation.

1.4 The mature trees are the most important asset and we have taken substantial steps to protect them on the application site.
See Arboricultural Impact Assessment & Method Statement provided with original application.

2.0 Conservation Area Assessment

2.1 Detailed analysis of the Conservation Area's existing building stock shows buildings dating from many periods throughout history right up to contemporary extensions 07 & 12.
See Planning Statement 05/02/21 / 02 Conservation Area Relevant Context

2.2 Although many of the larger scale contemporary buildings were constructed prior to the Conservation Area being designated by Manchester City Council in March 1986 they have become a material consideration and form part of the context to consider.

2.3 Historically the buildings come from a wide variety of periods, Georgian, Edwardian, Victorian and 20th Century. Across the buildings a wide variety of architectural materials & features are apparent. In terms of materials all the following are apparent: Brick, Render, Slate, Stone & Wood Shingle.

2.4 In terms of window shape and material a wide variety of shapes, sizes and proportions are in evidence as follows: Square, Rectangle, Arched, Circular. These are formed in a variety of materials including wood, metal & uPVC.

See Planning Statement 05/02/21 / 04 Relevant Architectural Context



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3.0 Existing building / Terrace Assessment

- 3.1 The existing building is the end house of a typical 1860's Victorian terrace featuring 4 properties;
- 3.2 The terrace contains many non-original features, render, U-PVC windows and square bays;
- 3.3 It is our understanding that a former resident of the terrace built all of the non-existing bays during the second half of the 20th Century. Even so they still do not match and one is even double height;
- 3.4 As it stands there is no consistency of detail across the four houses, windows, bays, facing materials, and rainwater goods do not match across the set;
- 3.5 The rear of the houses represents a simpler approach of brickwork and simple openings. Most of the houses have a two story outrigger extension, and single storey infill extensions which we propose to replicate.

See Planning Statement 05/02/21 / 03 Connected Terrace Immediate Context

4.0 Reasoning to accept Conservation Led approach to design

- 4.1 The form and mass of the proposal is sensitive to the building, context and has not been called into question;
- 4.2 The Brickwork will be a traditional stretcher bond to match the existing house and context;
- 4.3 The new extension window to the front will be of size and proportion which will match the existing house;
- 4.4 Stone sills and splayed brick heads will be used to the front to match the existing house and context;
- 4.5 Splayed brick heads and brick sills will be used to the side and rear elevations to match the existing house and context;
- 4.6 A splayed brick bay window will be constructed to the front elevation. Looking at other Victorian houses in the Conservation Area and beyond this would appear to be the original form of the bays on this row of houses, see images 14 / 24 / 25. The idea being that through positive planning guidance the rest of the bays on the terrace will be amended to match this over time and the original terrace is reconstructed in a conservation led manner.
- 4.7 Arched and pitched windows are used as they are prevalent in the Conservation Area;



4.8 Contemporary black metal window frames are chosen to give a sympathetic maintenance free finish. Windows are generally subdivided into 4 panes to replicate tradition sash composition in the area. See image 25. Please note these exact windows are in evidence in the consideration area, see image 23.

6.0 Conclusion

6.1 To conclude we ask you support our Conservation Led design to the extension.

6.2 The existing house is under threat from subsidence and requires significant structural works to protect the long term future of the property. The opportunity to extend the property allows this essential structural work to be carried out in a financially viable way, i.e. the significant borrowing required to carry out the works only makes sense when you take into account the potential for increased value.

6.3 If you have any queries or wish to discuss the proposals in further detail please do not hesitate in contacting me.



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