

Heritage, Design & Access Statement

*Prepared in support of a householder application
to be submitted for
a single storey extension to the rear and side of*

12 Parkfield Road South

**Didsbury
Manchester**

for
Mr & Mrs Jones

Rev P1 05.12.2022

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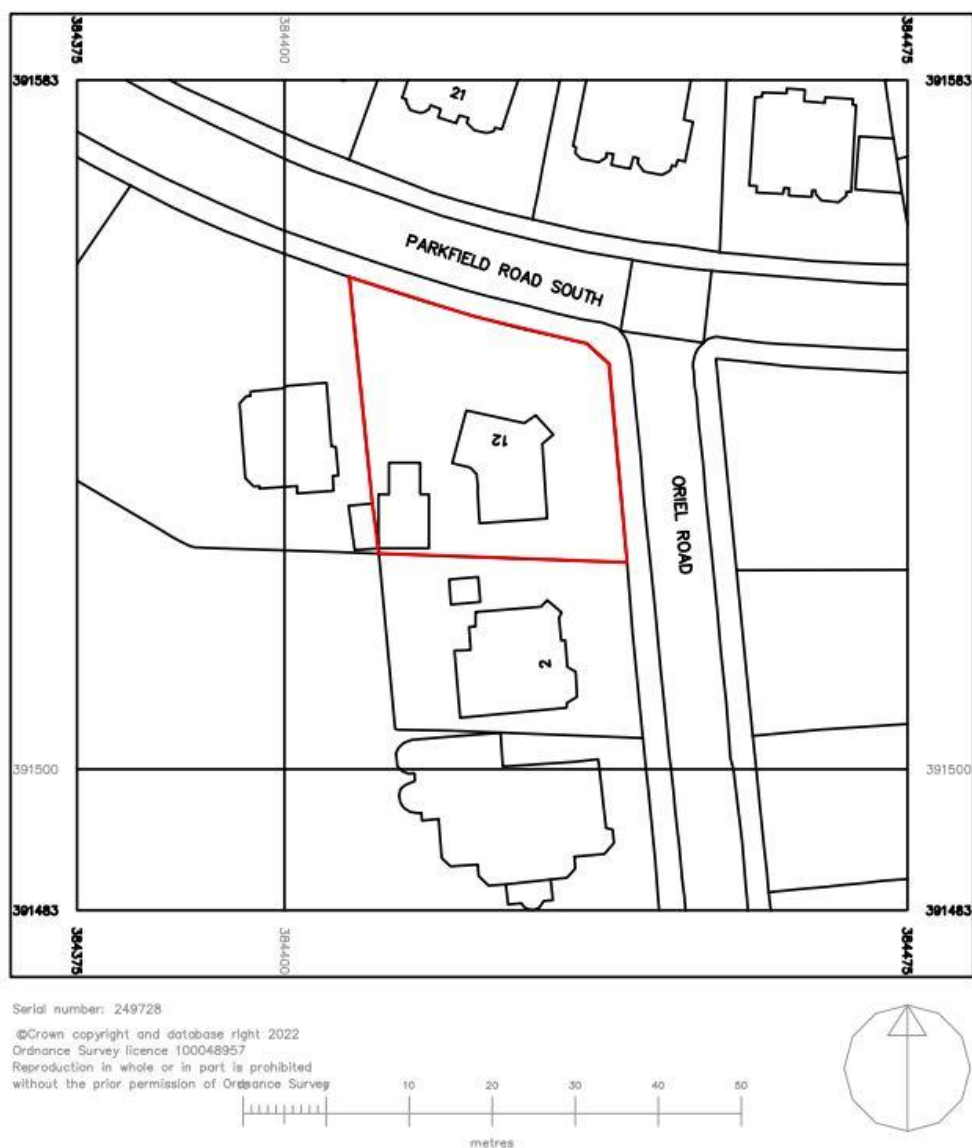
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Introduction

This statement accompanies and supports the Householder Planning Application, submitted on behalf of Mr & Mrs Jones for the construction of a new single storey extension at the rear and side of the above premises infilling between the existing garage and house.

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:

- 21 361 PL000 OS Location Plan
- 21 361 PL100 Basement & Ground Floor Plans as existing
- 21 361 PL101 First and Roof Plans as existing
- 21 361 PL102 Elevations as existing
- 21 361 PL103 Elevations as existing and Block Plan
- 21 361 PL200 Basement and Ground Floor Plans as proposed
- 21 361 PL201 First and Roof Plans as proposed
- 21 361 PL202 Elevations as proposed
- 21 361 PL203 Site and Block plans as proposed

1. Extent of development

The residential family dwelling, located in the Blackburn Park Conservation Area has accommodation over 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 brick to all elevations., with clay tiles vertically hung at first floor to the front, below a concrete tiled roof, gabled over the front door.

The Edwardian detached property located on a corner plot has pedestrian access from Parkfield Road South and access to a detached garage to the left hand side of the plot off Oriel Road.

There is a garden area to the front behind a low brick wall, with larger mature gardens to the rear enclosed by a 1m high brick boundary wall.

The proposal is to extend to the rear of the premises at Ground floor only, infilling between the existing detached garage and the house. The internal floor plan is to be re-modelled in part at ground and basement floor levels.



View from Parkfield Road South Road/Oriel Road corner (Looking south west)



Front of 12 Parkfield Road South facing Oriel Road



Side of dwelling facing 2 Oriel Road viewed from drive



Rear of house viewed from garage



View to rear and side of garage from Parkfield Rd South



view to rear of house from back of garage

Total site area including drive and garage - 877m²

Existing Ground Floor - gross internal floor area: 99.0m²

Existing garage - gross internal area: 24.4m²

Proposed Ground Floor - gross internal floor area: 156.5m²

Ground floor extension – gross internal area **33.1m²**

2. Layout

The dwelling has front elevations to both Oriel Road and Parkfield Road South with the front door to the dwelling on the corner, facing north east. A driveway off Oriel Road leads to a detached single garage along the southern side elevation. The existing garage sits on the junction of the western and southern boundary.

The proposed extension is to the rear and side of the premises and will enlarge the existing kitchen and living accommodation, providing improved access to the rear garden.

The existing garage to the rear is to be modified to provide cycle/garden storage, an office, utility and a washroom. The ground floor areas to the front of the premises remain unaffected.

The building has an elevated ground floor, sitting approximately 390mm higher than external levels at the rear.

3. Scale of the proposal

The proposed extension has a massing and height that is subservient to the existing dwelling on the site. The extension will have a roofline higher than the garage, to maintain an identity as an extension to the large dwelling rather than a seemingly enlarged garage.

4. Landscaping

The rear private amenity space to the dwelling will have a paved surface outside the extension, leading to the existing lawned area. The retained driveway has a tarmac surface.

The existing brick boundary wall treatments will remain.

5. Aesthetic treatment

The proposed extension is of traditional appearance. The materials used for the external envelope will be sympathetic to the existing building, matching brickwork, new steel framed windows, quality rainwater goods, and a brown concrete tiled pitched roof, with a glazed element to the ridge.

The recently built pitched roof garage is in good repair, the side wall facing the rear garden will be modified with two large apertures created for a window to serve the office, and for a door to the garden store.

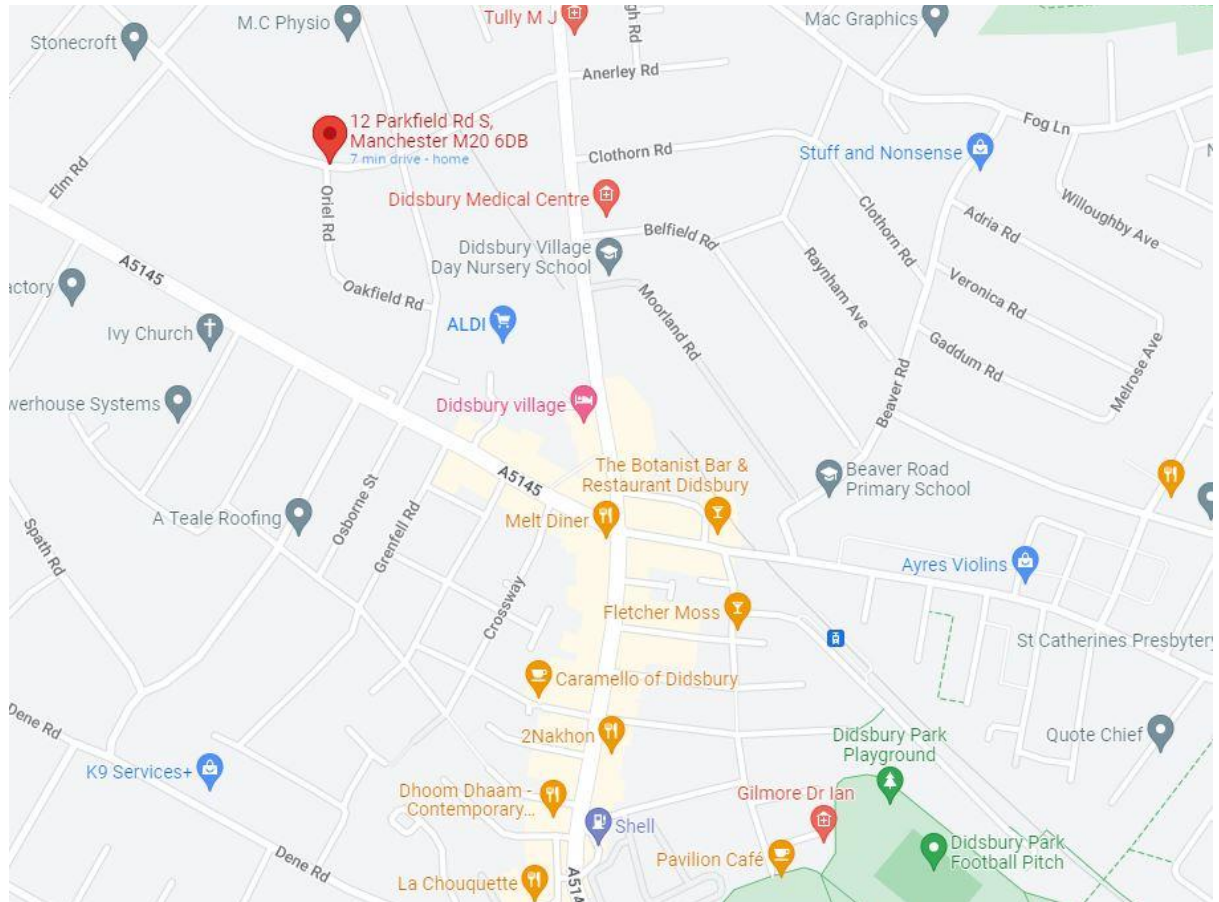
6. Access proposal

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

The extension will have access from the existing Kitchen, or alternatively external access will be available from the drive via a new gated approach.

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 Parkfield Road South/Oriel Road and forms part of a coherent group of houses at the entrance to the Conservation Area off Wilmslow Road.

Given its corner position within 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 single storey extension will ensure no loss of amenity for neighbouring premises.

The rear elevation however is not particularly prominent and the proposed extension will not be seen in the context of the wider Conservation Area. It is therefore considered that whilst the alterations to the rear elevation, 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 extension will will not be seen as particularly 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 rear to create extended Kitchen/living accommodation at ground floor level, 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 proposal is 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.