

15 The Grove Didsbury M20 2RG

Heritage Statement



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1 Introduction

We are applying for Planning and Listed Building Consent to make a change to the existing rear boundary wall. This report incorporates Design and Historic Fabric elements. The property and its neighbours in The Grove were built as an integrated set circa 1860, and are in the Didsbury St James Conservation Area. There is no mention of anything but the facades in the listing documents.

2 Statement of Need

The house has 2 small back yards both enclosed by a boundary wall as well as a party wall. Recently, PJ Livesey, the developer of the MMU site alongside The Grove, have gifted to the residents of 5, 7, 9, 11, 13, and 15 The Grove, and 809 Wilmslow Rd a strip of land, described by PJ Livesey as 'garden land', between The Grove and the new houses on the MMU development. The residents of 15 The Grove wish to have access to their portion of this strip from their present yards and are therefore applying for consent to form openings to the boundary wall between the yards and the strip to create gated access. It is proposed to put wrought iron style gates {see attached pictures of gates already in The Grove} to secure the gateways.

This change will result in

- a) Increased and improved security. The boundary wall is about 2.2 metres high, and the space between the wall and the fence at the foot of the gardens on the adjacent MMU development currently forms a corridor along which anyone can pass unseen.
- b) Increased amenity. The strip of land adjoining 15 The Grove measures about 18 metres long, by 3.5 metres at its widest point and 2.4 metres at its narrowest point. It is therefore big enough for significant leisure and amenity use. As already mentioned, in the documentation for the transfer between the residents and PJ Livesey, the strip is described as 'garden land'.
- c) Future-proofing. 15 The Grove is a large four-bedroomed family house, having a small front garden and two yards at the rear. The house is likely to be owned by families in the future, and with the access described in this application, the amenity facility provided by the land will be much more appropriate for a property of this scale.
- d) Access for maintenance. The strip of land was gifted to the owners of the houses listed above so that they can have access to the rears of their properties for necessary maintenance and access. Some houses already have, or have been given permission to make, direct access to the strip. It is intended that any houses which are left without direct access to the strip will still be able to use their adjacent portion of the strip for maintenance and access work by passing through their neighbours' portions.

- e) Particularly with the smaller yard, the gate to the strip will allow circulation of air in the yard, to the benefit of that side of the house.

3. Description of Works

The proposed works are to form an opening to the boundary wall between each of the rear yards. A wrought iron style gates are to be installed in each of the openings. The wall has gone through a number of rebuilds over the years and appears to have no architectural or historical merit, nor design relationship with the rest of the building – see picture below showing the side of the wall alongside the strip. This boundary wall is currently in a poor state of repair. As the listing documents describe only the facades of the houses within The Grove, and as the boundary wall is fully enclosed by the surrounding houses, the proposed change will have no impact on the Didsbury St James Conservation Area not be detrimental to the character of the house.

These changes will conform fully with the aims set out above – security, amenity, future-proofing and access, and will not detract from the structural and architectural integrity of the house.

4. Design

The property is a two storey dwelling situated in a group of similar semi-detached and detached dwellings located around a cul-de-sac. The property is built of brick with decorative timber panelling to the gable end of the front elevation; the roof is slate and the window are timber. The property is listed with a construction of circa 1870.

The property and the others in The Grove are listed as grade II on the statutory list of buildings of architectural or historic interest and are located within the St. James Conservation Area. The surrounding building within the cul-de-sac date from the same period and are finished in a similar manner, although the surrounding area has changed greatly and the buildings have been altered over time to varying degrees.

The rear boundary to the property comprises a gable end brick wall with a brick garden wall which extends to either side of the rear of the gable wall to form the boundary of two small courtyard rear garden. The proposal is to provide two gated openings in a heritage metalwork style similar to existing gates within The Grove.

The proposed works are modest dimensions and make use of traditional materials to match and enhance the existing materials currently used within The Grove and the wider St. James Conservation Area.

Given the sympathetic use of materials and design it is concluded that proposals do not impact negatively on the design and architectural features of 15 The Grove, nor impact adversely on the character of the Conservation Area. Furthermore the proposals have the benefit of increasing the amenity of the listed property and ensuring it is suitable for modern living.

5. Access

Pedestrian and vehicular access to 15 The Grove and its neighbours is by the small cul-de-sac which is accessible from Wilmslow Road. Parking on the The Grove is through shared surface parkings although a number of neighbouring properties have parking within their curtilage. The cul-de-sac provides a safe environment for pedestrian and vehicular movement. The property has a front garden and two small yard to the rear. There is a shared pedestrian access path to the front garden boundary. An access and maintenance strip runs along the eastern edge of the boundary wall of the development. The rear yards are accessed externally from the side of the property or internally via rear patio doors. Existing internal and external access from the house to the rear yards is to be maintained in its current form. No works are planned that will impact on this access or parking levels. The proposed openings to the boundary wall will increase access for maintenance of the rear gable wall and the boundary wall in addition to providing access to an improved amenity strip. Approval for similar gated access to 11 The Grove has been granted.

6. Heritage Planning Context

The application for 15 The Grove is Grade II listed and therefore consent is required for any works that may affect its special interest.

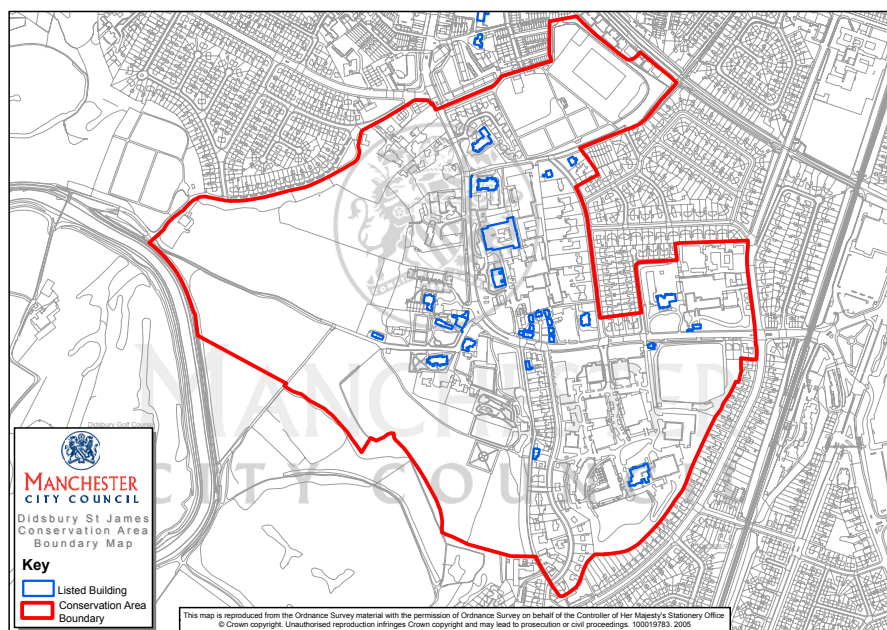
The modest nature of the proposals and use of heritage materials seek to retain the character of the existing character whilst making the property more sustainable for modern living. The overall character of the Grove and the main elevations are unaffected by the proposed development. Approval for similar gated access to the rear strip has been granted at 11 The Grove.

Manchesters Local Development Framework Core Strategy utilises various strategic policies that support buildings and neighbourhoods that can be used throughout peoples lives and offer a wide range of quality housing in neighbourhoods where the distinctive character is retained and enhance.

The proposed development is therefore supported in principle by the strategic sustainable development plan

Due to the modest nature of the work, the character and use of traditional quality materials, in line with saved policies DC18 & DC19 of UDP regarding development within a conservation area and to listed buildings, the proposed developments will complement and enhance the heritage asset and contribute to sustainable future use by variety of users and age groups.

St James Conservation Area Didsbury





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