

HERITAGE ASSESSMENT

In support of the Planning Application to:

2 Southgate, Chorlton-cum-Hardy, Manchester, M21 8EA

Application ID: PP-11694963

Date: 15/11/2022

INTRODUCTION

A planning application has been lodged with Manchester City Council on the 15th November 2022 to carry out the following works:

Proposal

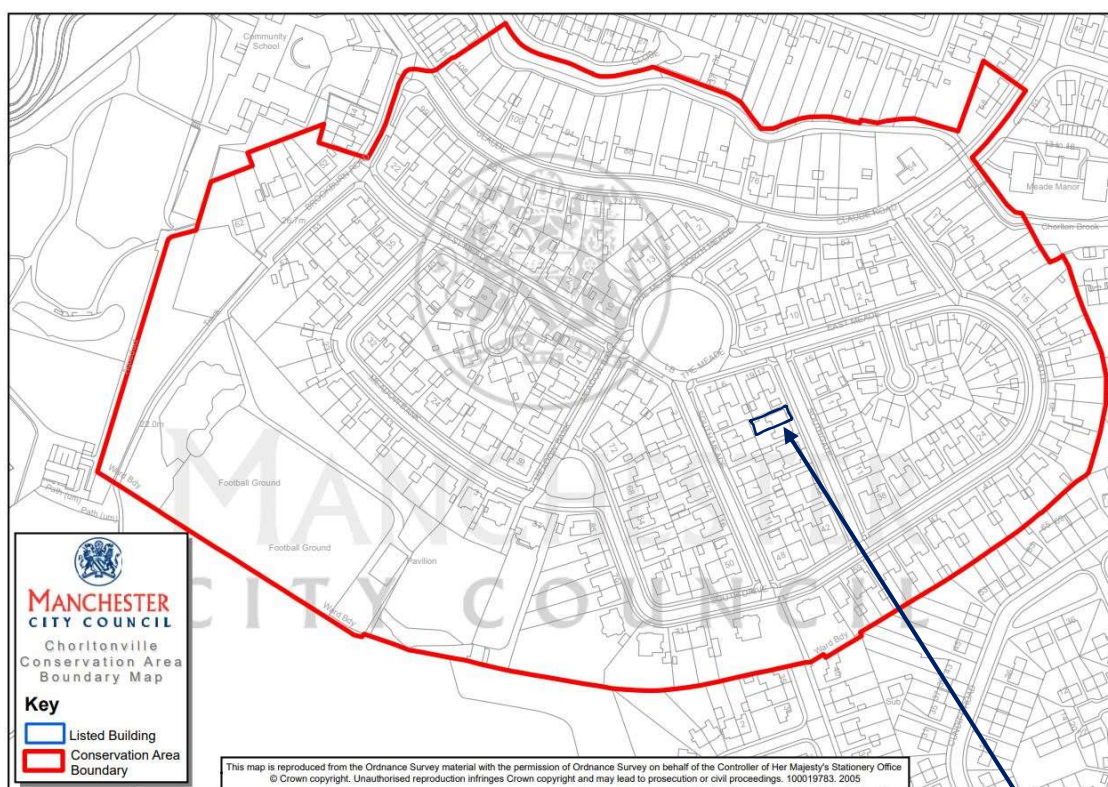
Construction of a ground and first floor partial rear extension.

Location

2 Southgate, Chorlton-cum-Hardy, Manchester, M21 8EA.

The submission requires a Heritage Assessment to fulfil the requirements of the Manchester City Council Validation Checklist as the site is located within the Chorltonville Conservation Area.

The site and its adjacency to the Conservation Area are depicted below:



Applicant site

No. 2 Southgate

SITE CONTEXT & HERITAGE APPRAISAL

The applicant site, no. 2 Southgate, is located in the heart of the Chorltonville Conservation Area.

The area was originally constructed in response to the 'Garden Village' movement of the early 20th century, which looked to incorporate spaciousness and greater quantities of public external space to the estates. The estate is lined with mature vegetation and is secluded from external traffic noise – qualities that define the conservation area.

Architecturally, the Chorltonville Conservation Area consists of a range of dwelling types, but is typically defined by qualities of the arts & crafts movement. The overarching design principle sees brick relieved by render at first floor, with red tiles originally to the roof. Key features of the properties themselves include the cantilevered bays, cruciform chimney stacks and glazed brick sills; the applicant property, no. 2 Southgate, is of the character of the conservation area.

The conservation area was introduced in order to preserve these characters, both the 'Garden Village' conditions and architectural consistency.

DESIGN

The proposal consists of the construction of a ground and first floor partial rear extension in order to provide additional living accommodation to the dwelling. See dwg. No's 2022-1686-P-101 to P-103 for details of the existing and proposed general arrangements and elevations.

The proposed addition to the rear is modest in scale, occupying just a 3.6m² increase in usable floor area each at ground and first floor, and provides an increase in projection of less than 1.2m; despite the minimal increase in footprint, the proposals provide a vastly improved and more usable interior space. The overall height of the proposals is minimal in comparison to the height of the original dwelling, ensuring minimal visual impact.

The proposed rear elevation can be seen below:



The front elevation is to be unaffected by the works, ensuring the key qualities and characters of the Chorltonville Conservation Area are retained.

To the rear, the material palette is proposed to match that of the existing dwelling, prioritising the highlighted features of the dwellings in the area. Light render to the first floor provides relief to the red brick at ground floor, and simplicity of the window detailing to the rear elevation will be retained. The Arts & Crafts chimney stack, bay and brick detailing are to be unaffected as they are found primarily at the front of the dwelling.

Other properties within the conservation area, including the neighbouring dwelling (no. 4 Southgate) have carried out similar two storey rear developments. Restricting the proposals to the rear of the dwelling ensure that the qualities of the conservation area are retained.

CONCLUSIONS

The applicant property, no. 2 Southgate, is in keeping with the overall character of the Chorltonville Conservation Area, and as such consideration has been made on the potential impact the proposals may have on neighbouring properties and the wider context of the conservation area – inclusive of material choices, massing and appearance. Externally the proposals provide negligible impact to the overall street scene with all works taking place to the rear of the dwelling. The works that are taking place will match the existing property in material choices and character and will provide little impact to surrounding dwellings. Internally, the designs make a positive contribution to the property, providing an improved overall quality of living spaces throughout the dwelling.