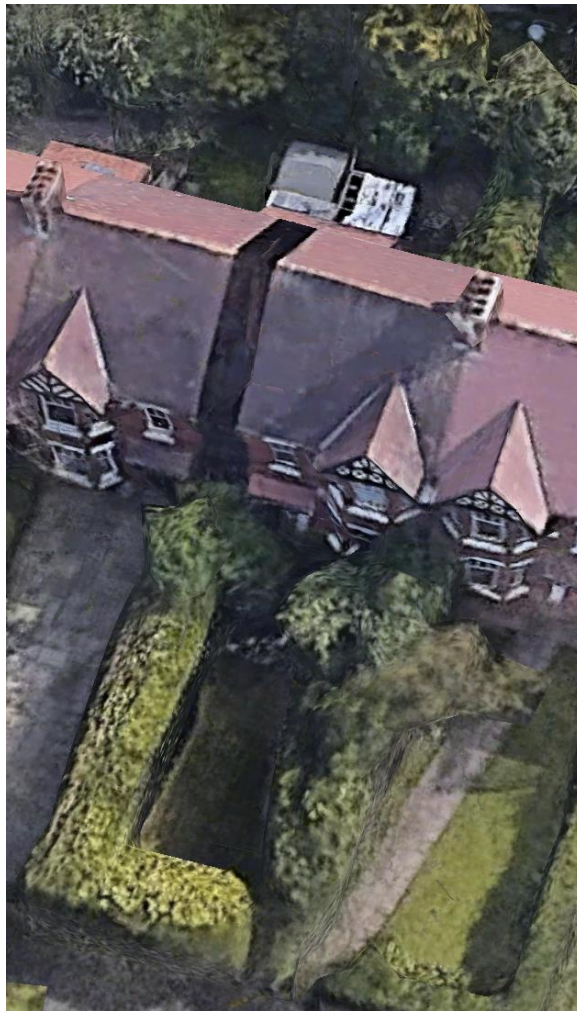


**5 Park Avenue, Levenshulme
Manchester, M19 2EE**

Statement of Heritage Significance

(For a rear extension with rear dormer)



On behalf of Mr S A Shah

1. INTRODUCTION

- 1.1 This statement supports the planning application for the erection of a two-storey extension to the rear and associated dormer within the rear roof slope at 5 Park Avenue, Levenshulme, M19 2EE
- 1.2 This statement describes the present building, which lies within The Rushford Park Conservation Area in Levenshulme. Whilst the building is not a designated heritage asset (nationally or locally) in its own right, it lies within The Rushford Park Conservation Area and will take account of the Councils strategy for development within the Conservation Area.

2. BACKGROUND

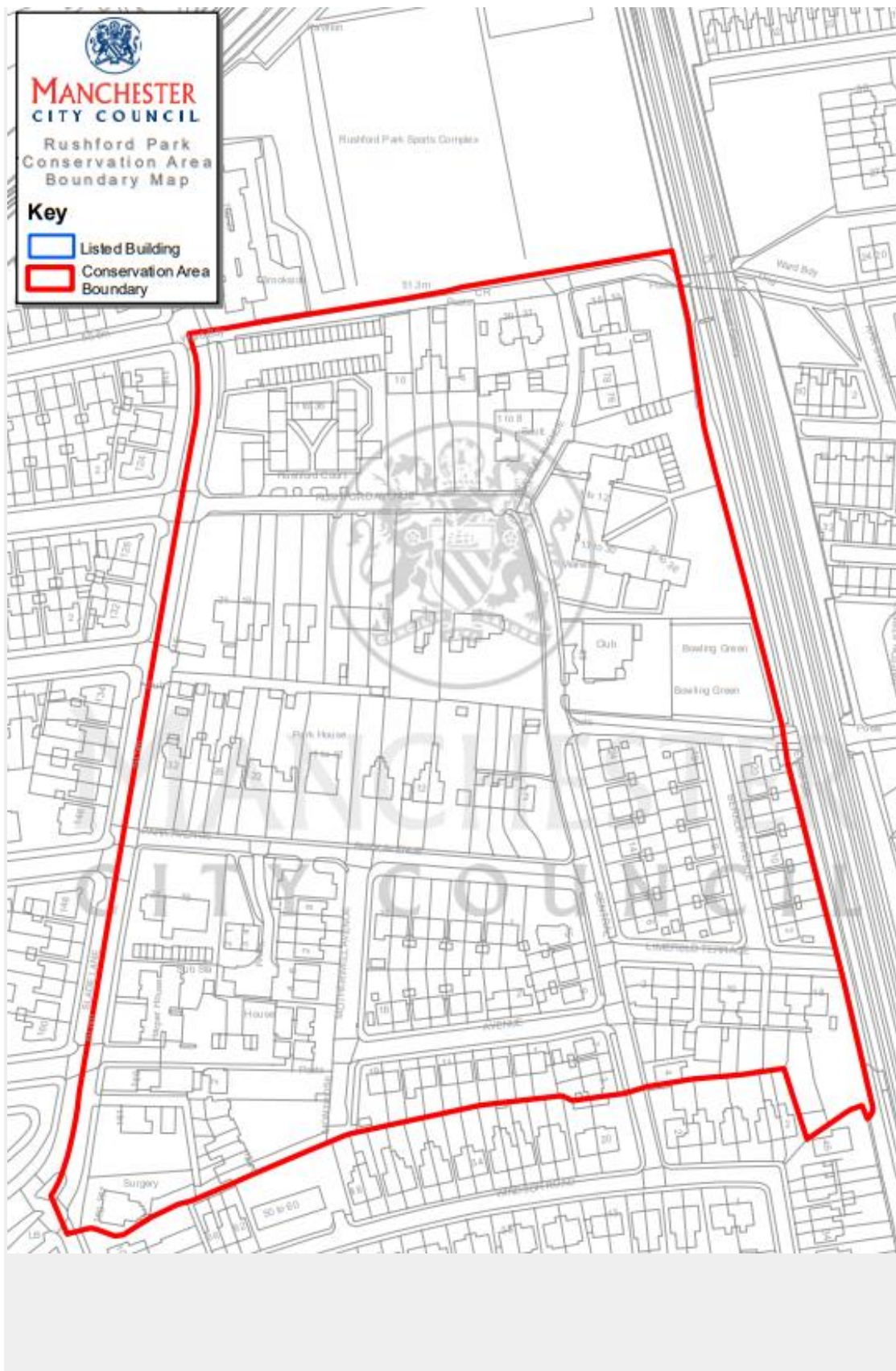
The following information has been retrieved from:

https://www.manchester.gov.uk/info/511/conservation_areas/1106/rushford_park_conservation_area

- 2.1 Rushford Park Conservation Area is located in 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. The conservation area was designated by Manchester City Council in March 1986.

A plan of the Conservation Area (Manchester City Council) can be seen below.



The area is described beautifully on the Council website, highlighting its character and detail as follows:

“The older houses in Rushford Park are mainly substantial family residences which are either detached, semi-detached or in terraces of three or more. The generous tree-planting is still much in evidence and creates the semi-rural character of the area.

Hawthorn Cottage, built around 1820, is a typical two-storey asymmetrical Georgian house with a canted or angled bay on the left. The finish is stucco, and the corners are emphasised by large quoins. The window heads are splayed and the cills project beyond the face of the wall.

The upper floor window cills are extended to form a string course, which expresses a clear distinction between the floors. The window frames are 20th century replacements of the original timber vertical sliding sashes, and now contain top-hung opening lights. Over the front door is a semi-circular fanlight surrounded by a projecting hood mould with decoration.

The later houses display similar details in varying degrees, but most are built in red brick. Vertical sliding sash windows, with or without a single, narrow, vertical glazing bar, are typically Victorian.

These may be seen on houses in Rushford Avenue, Park Avenue and in Montrose Crescent, where the upper floor windows have a projecting blue brick hood mould above the voussoirs, or arches, over the windows. At No. 4, an older house on the end of the terrace, this mould is absent, as is most of the decoration. The voussoirs are built of carefully tapered bricks called gauged brickwork.

The houses on Limefield Terrace are in groups of three with the centre one set back. The remaining original windows are vertical sashes with single glazing bars. The quoins and the voussoirs over the doors, which are pointed arches, are in buff brick, contrasting with the orange-red Manchester brick. Perhaps the most striking feature is the fretted barge boards; unfortunately, some of these are missing.

Edwardian houses centred on Sylvandale Avenue and Berkeley Avenue are closer together than the Victorian houses on Rushford and Park Avenues. The sashes in their windows are of dissimilar sizes, with the smaller and generally subdivided one at the top, and a large 'uninterrupted view' window below. They have 2-storey canted bays roofed over with half-timbered gables.

The panels on the bays between ground floor and first floor windows are decorated by rectangular outlines of moulded brickwork. Such moulded bricks also form string courses at first floor window cill and head heights.

The Levenshulme Catholic Club in Rushford Park, unusual in being non-residential, is the most decorated building in the conservation area, as seen in the bay windows and entrance detail.

The window mullions, which have 'candy-bar twist' and acanthus leaf capitals, support moulded semi-circular arches on bays topped by dentilled cornices. The painted brickwork of the remainder of the building is bland by comparison with these elaborate terracotta details.

The majority of garden frontages are marked by stone or brick walls with hedges behind, but some simply have hedges alone. Central Avenue is unique in having grass verges with street trees, which greatly contribute to the character of the area. Also on Central Avenue is a group of nine original Victorian cast-iron bollards, to keep vehicular traffic off the footpath leading under the railway embankment.

There is a further group of three similar bollards performing the same function at the end of Park Grove. A few examples of ironwork are evident in Rushford Park, but in general wrought-iron gates have not survived the test of time".

Illustrative images of Park Avenue



Looking west along the Avenue with leafy frontages



North side of Park Ave. Unsympathetic treatments



South side leafy frontages

3. THE HERITAGE ASSET

No 5 Park Avenue lies at the southern end of the Conservation Area and within a row of semi-detached houses (numbered 1-15). Park Avenue lies to the north of the block, Central Avenue to the east, the houses of Sylvandale Avenue to the south and Motherwell Avenue to the west.

The property itself is barely visible from the road due to overgrown vegetation hence the photos below use the front of No 9 for illustration, the properties being built in the same style.

Comprises a traditional semi-detached property built from traditional load-bearing brickwork and pitched slated roof.

Front elevation: To the front (RHS) is a two storey bay with pitched roof and Tudor boarding to the gabled apex. To LHS recessed entrance with canopy. Elevation graced with stone and brick detailing

Gable elevation: formed with common brickwork.

Rear elevation: two storey common brickwork painted. Single storey bay with glazed rooflight. Brickwork arched heads to openings.

Roof. Pitched with weathered rosemary tile covering.

Externally:

Rear: small enclosed garden to the rear with brick out building. Dense vegetation.

Front: Garden enclosed by overgrown hedging and vegetation.

Refer to existing drawings: R-0735-01



Detail at No 5



No 9 Park Avenue
With similar detailing to No 5
(No 5 being obscured)



The rear elevation
Brickwork painted



The gable elevation
Brickwork with isolated painted areas

4 PROPOSALS

Refer to proposed drawings R-0735-02, 03

The proposals allow for the following:

1. Retention and restoration of the front elevation.
2. Front garden. Removal of hedging and provision of a new drive and crossover.
3. Provision of a two-storey extension to the rear.
4. Provision of dormer to the rear for study/bathroom.
5. Internal remodelling.

The proposals allow for the removal of the existing out buildings and the provision of a two-storey extension with pitched roofs.

The extension is built in traditional load bearing brickwork with brick and stone features to reflect the architecture of the existing building.

At rear roof level a dormer construction has been formed to accommodate the need for additional living accommodation.

5 IMPACT ASSESSMENT

5.1 Assessment of Assets

5.1.1 Whilst the existing house is clearly a fine period building, we would suggest that there are two serious negative impacts within the existing structure and layout:

1. The property has become run-down.
2. The brickwork to the rear has been masonry painted defacing the original structure.

5.2 Proposals and Justification for the Development

5.2.1 This section addresses the justification for the scope of the overall development using a recognised set of assessment criteria. These proposals are supplementary to the above impact assessment and seek to provide the necessary background and policy justification to support the application proposals.

5.2.2 Proposals

The proposals allow for the provision of a two-storey extension to the rear with pitched roofs and flat roofed dormer within the rear roof elevation.

Built with traditional brick, stone detailing with materials in keeping with the Conservation Area. The extension has been detailed to reflect the details of the existing house.

Fabric affected and significance – The main impact on the existing building is the provision of a two-storey extension to the rear and dormer.

Potential impact – These proposals have a positive impact on the Conservation Area, given that the frontage is being restored to its former glory and with materials in keeping with the Conservation Area.

Mitigation – The proposals have been designed to ensure that the impact from street level is minimised.

5.2.3 Justification

1. What is the need for the development?

To create modernized family accommodation.

Can the development needs be met in a different way?

Not easily to achieve this level of family accommodation

3. What are the benefits of the new work?

To provide extended family living accommodation and therefore improved amenity.

4. Will the benefits outweigh any harm?

Yes, because it restores the front elevation which faces onto the street. Added to this the new crossover will allow within curtilage parking and remove traffic off the street.

5. Can you avoid (mitigate) any minor impacts on the heritage?

No, minor impacts are, at this stage, envisaged.

6. Is the scale, design, materials proposed for any new works appropriate?

It is considered that the proposed extension has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character of the Conservation Area or conflicting visually or technically to the existing property.

7. Is any new work in the least damaging place?

The proposals are in keeping with the area. The redevelopment of the building will allow for the preservation of the original historic building and ensure its architectural distinctiveness within this unique location.

6 CONCLUSION AND RECOMMENDATIONS

- 6.1 It is clear from details above that the Rushford Conservation Area is a significant Heritage Asset.

It is quite clear that the Rushford Conservation Area is well conserved enclave which has suffered relatively little large scale change in recent years. The Council guidelines suggest that any unsympathetic development must be avoided. It is cognisant that change does occur but guards against damaging alterations.

It is hoped that the proposals put forward with appropriate detailing and aesthetics will form a significant contribution.

We commend these proposals to you.