



809 Wilmslow Road, Didsbury

Design & Access Statement and Heritage Impact Assessment

Prepared on Behalf of: Peter Hill and Gisella Alberici

Prepared by: EOHMA LIMITED

May 2022

Proposal number: 1926HILL

809 WILMSLOW ROAD, DIDSBURY

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Structure of Statement

The Design & Access Statement and Heritage Impact Statement is structured as follows:

Section 1: Introduction

- Outlines the purpose of the document and clearly shows the extent of the works for which permission is sought in drawn form

Section 2: The application property and surrounding area

- Considers the site and its surroundings in terms of the physical, social, economic and planning context

Section 3: Overview of proposed works

- Identifies the proposed works to the property

Section 4: The heritage planning context

- Outlines the heritage of the property and the planning context

Section 5: Historic background

- Presents the historic context of the site

Section 6: Significance of assets

- Sets out the proposed character areas, access arrangements

Section 7: Assessment of impact of the proposed scheme on heritage assets

- An assessment of the relative historical and architectural significance of the application site.

Section 8: Conclusion

- Offers our recommendations for the proposal

NB. This statement is not intended to be a full or complete record of the site

1.0 INTRODUCTION

1.1 Objective

This Design & Access Statement also incorporates the Heritage Impact Assessment required by the NPPF for proposals which affect the significance of heritage assets. The document has been prepared in support of a full application for planning permission and listed building consent. The proposed works are detailed on the submitted application drawings prepared by Eohma Ltd.

1.2 Statement Of Need

Peter Hill and Gisella Alberici are the applicant and owners of 809 Wilmslow Road. The property was purchased in 1998 and has been occupied since. Over the last few years they have seen a major new development to the side of their property. This has included the construction of a row of new homes. Adjacent to 809 Wilmslow Road is an access path which was formed from left over land from the development. The ownership of the strip has now been transferred into the ownership of 809 Wilmslow Road and their neighbours denoting the new land as a 'garden'. The boundary of the property has now changed and is no longer defined by the existing wall to the rear, which now forms part of the garden space.

Since the purchase, the owners have carried out minor works to maintain its upkeep but have delayed updating the property to reflect their lifestyle needs. Having waited a number of years for the ownership paper work to be finalised for the strip they now wish to make a few alterations to the property to increase the quality of their living environment. The inclusion of the strip adds space to the property footprint which they are keen to include within their demise and increase the property's potential as a family home.

Having been advised that listed building consent is required for the works, they have sought our assistance with the project. The works aim to respond as sensitively as possible whilst enabling the property to best reflect the character of the original house while bringing the property into the 21st century.

The proposed external works relate to the opening of the existing courtyard to the newly acquired garden area, replacement of existing access gate and entrance walling from Wilmslow Road to assist in establishing the garden space as private for security and legal reasons. The works propose the opening up of the existing courtyard wall to increase amenity space within the garden, access of light to the property and enable the flexible use of the space for the enjoyment of the owners. The proposed external works also propose to suggest treatments to the fabric of the existing building and newly formed area to ensure a habitable garden space is created that reflects the quality and standard of the property. The proposed works relate to the modernisation of the kitchen doors, existing master bedroom at first floor level, relocation of the door opening to the living room and a loft conversion.

The proposals are made where we have considered the effect of the creation of the new access to the gardens at not only 809 but also 17, 15, 13 and 11 The Grove and provide a functional strategy to managing access to the gardens being the main joint private access route from Wilmslow Road.

NB. Please note that permission was given at 11 and 17 The Grove to allow for formation of access to the new parcel of land Planning REF: 130680/FH/2021 and 124576/LO/2019. 809 Wilmslow Road currently has a much smaller amenity provision than its neighbours on The Grove. The modifications in this application seek to provide increased garden amenity for the property comparable with its neighbours. Similar alterations proposed in this application have been approved

by the Local Authority which include the demolition of perimeter walls, conversion of lofts, alterations to roofs and treatment works to boundaries (See: 125419/LO/2019 - 9 The Grove - Erection of a single storey rear extension including partial demolition of rear wall, 125516/LO/2019, 065923/LO/SOUTH2/02 - 11 The Grove - Conversion of loft to form additional living accommodation including installation of roof light - 2015/S2 - Outline application for development comprising: the erection of 42 no. dwelling houses).

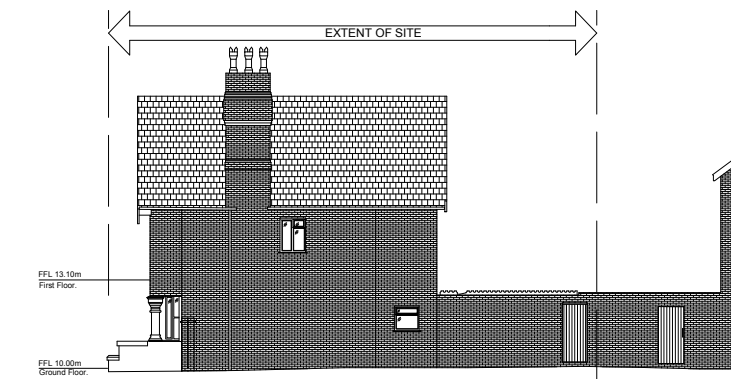
The following three pages show the key external and internal changes being proposed. This is followed by a detailed report which sets out how the local context, heritage and planning policy have been assessed and considered.

The proposals are in response to the new development to the rear.

1. Alteration of existing courtyard wall to provide improved garden amenity and security.
2. Replacement of existing security gate.
3. Creation of external wall to define new demise of ownership
4. Replacement of kitchen doors

Internal modifications

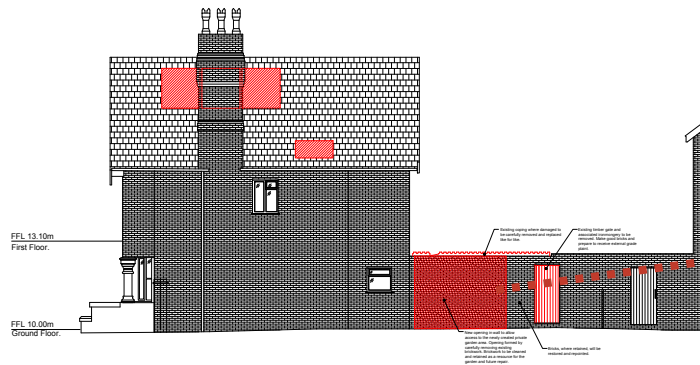
1. Upgrade of bedroom and office to create master suite
2. Relocation of door opening to living room
3. Conversion of loft to form bedroom and ensuite including upgrade of fabric and installation of ventilation to meet building regulations.



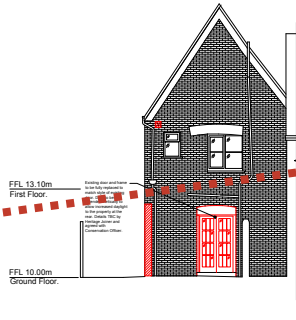
Existing Side Elevation (1:100)



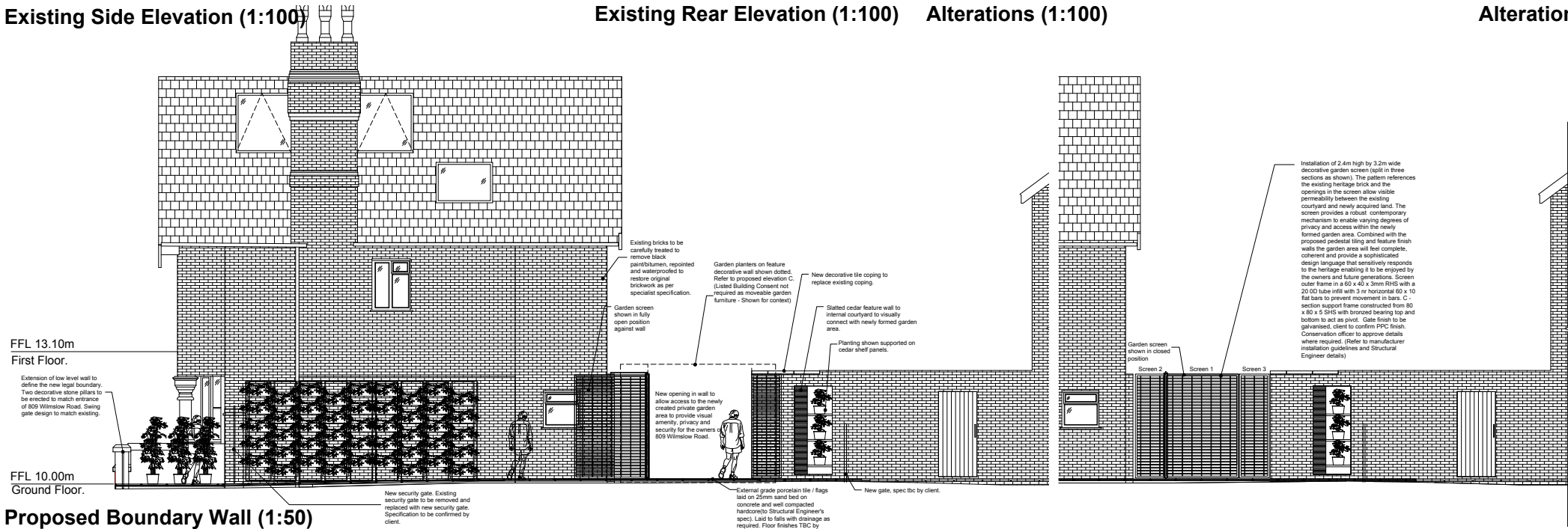
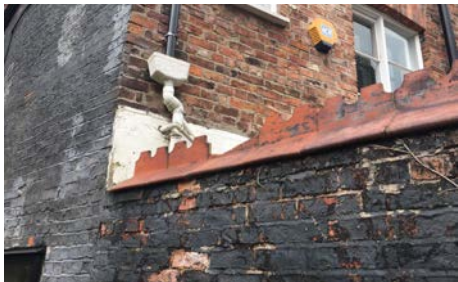
Existing Rear Elevation (1:100)



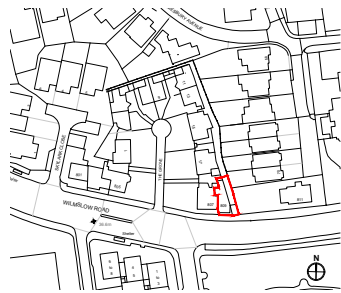
Alterations (1:100)



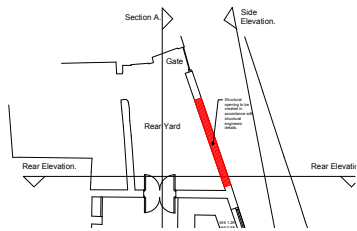
Alterations (1:100)



Proposed Boundary Wall (1:50)



Location Plan (1:1250)



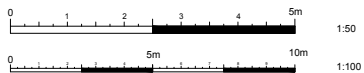
Wall - Demolitions (1:100)

This drawing is for statutory approvals only.

1. All works to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and British Standards.
2. The contractor MUST check all dimensions and particulars prior to commencement of work. All Structural Elements (Walls, Linings, Foundations ETC) affected by new work are to be exposed by the contractor and checked on site by the Local Authority prior to start to confirm ability to sustain new loads.
3. CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: Contractor to plan, manage and monitor construction work under their control so it is carried out without risks to health and safety. For projects involving more than one contractor, coordinate their activities with others in the project team - in particular, comply with directions given to them by the principal designer or principal contractor. For single contractor projects, prepare a construction phase plan.
4. All new skirting/architraves to match existing, unless stated otherwise by the client.
5. All electrical installations to the standards required by 'PART P' of the Building Regulations. GAS installation to be to 'Gas Safety' (Installation and User Regulations).
6. PARTY WALL ACT: where there is encroachment on neighbour's property or building within 3m or 6m of the adjacent Property, then permission MUST be obtained under the act.
7. All proposed brickwork and roof tiles to match existing.
8. Any existing Load Bearing Walls to be altered will be done so according to the Building Regulations.



THIS DRAWING IS INDICATIVE ONLY ALL TRADES TO CHECK DIMENSIONS ONSITE AND REVISE AS NECESSARY TO MEET RELEVANT BUILDING REGULATIONS.
ALL PROPOSED SURFACE MATERIALS WILL NOT AFFECT STRUCTURAL INTEGRITY AND CAN BE REMOVED.
THIS DRAWING IS FOR STATUTORY APPROVALS ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



REV	DATE	DESCRIPTION	DRN	CHK

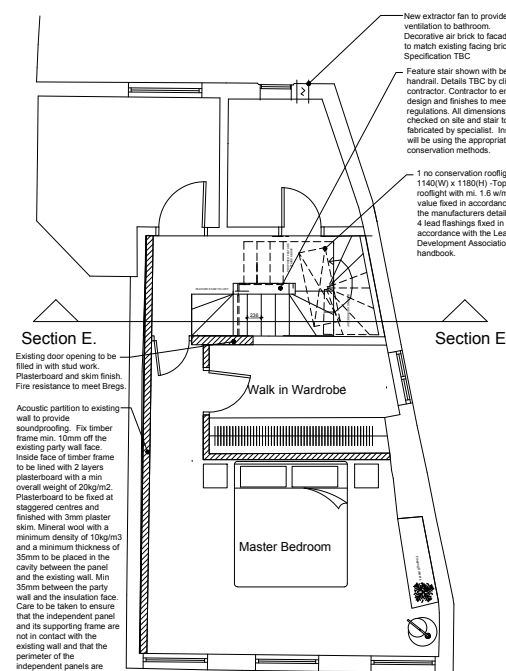
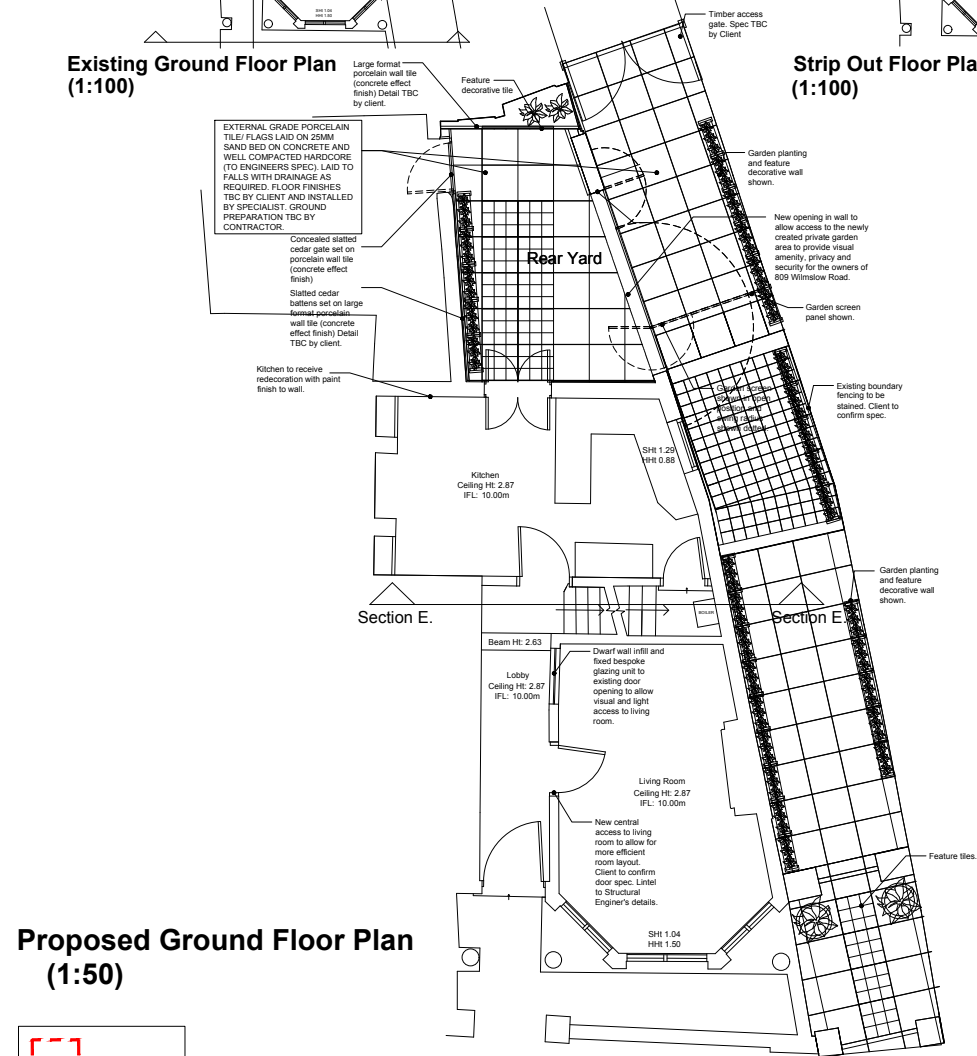
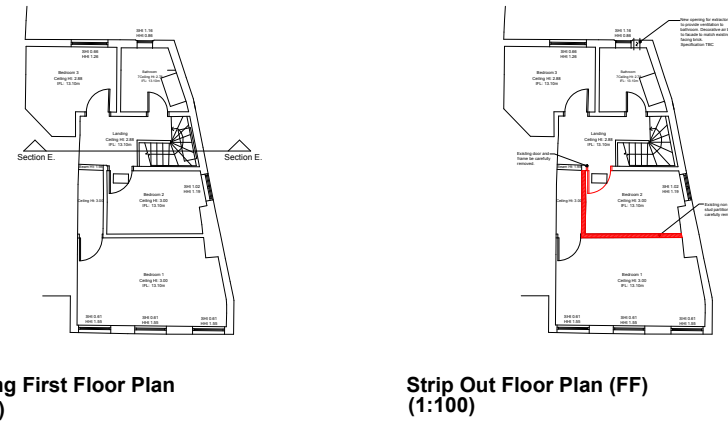
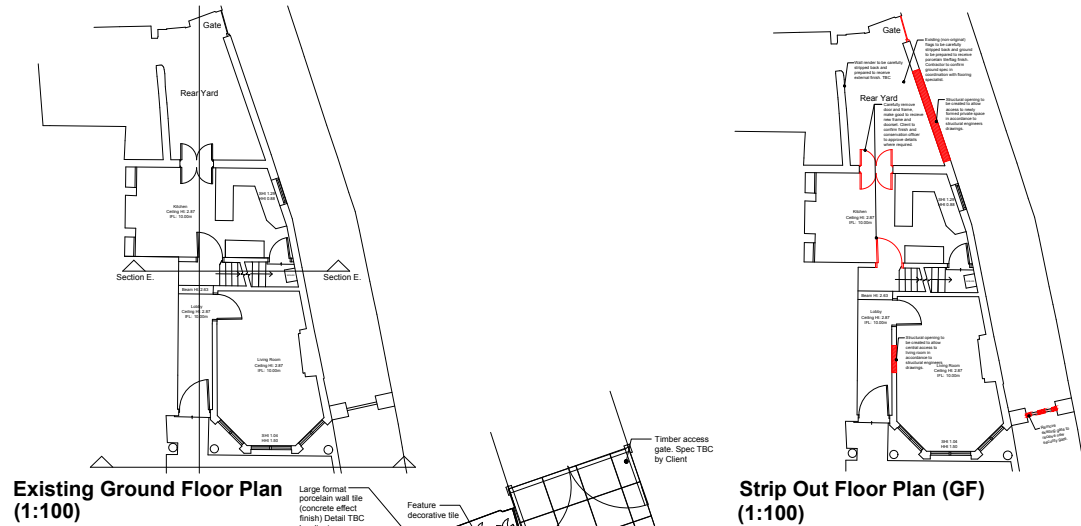
EDHMA
ARCHITECTS
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DRAWING TITLE		CLIENT	
Proposed External Works		Peter Hill	
ADDRESS		PROJECT	
809 Wilmslow Road, Didsbury		809 Wilmslow Road	
DRAWN BY	SCALE	DATE	DRAWING NUMBER
CHECKED BY	Scale@A1	MAY 2022	004

EXTERNAL IMPROVEMENTS

PROPOSAL: ADAPT WALL TO PROVIDE IMPROVED GARDEN AMENITY.

REASON: FOR IMPROVED AMENITY AND TO CREATE VISUAL / PHYSICAL CONNECTION TO NEW DEMISE.



This drawing is for statutory approvals only.

1. All works to be carried out in accordance with the Building Regulations and other statutory legislation to the satisfaction of the authority's inspectors. All materials and workmanship to be in conformity with the appropriate codes of practice and British Standards.
2. The contractor MUST check all design and specifications prior to commencement of work. All Structural Steelwork (in-situ, Fabricated or ETC) affected by new work are to be inspected by the contractor and approved by the Local Authority prior to start to conform ability to sustain the design load.
3. CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015. Contractor to plan, manage and coordinate construction work so that health and safety is carried out without risks to control and safety. For projects involving more than one contractor, coordinate their activities with others and ensure that in particular, the contractor with directions given to them by the principal designer or principal contractor, prepare a construction phase plan.
4. All new structures to match existing by the client.
5. All electrical installations to the satisfaction of PART 18 of the Building Regulations (Gas installations to be to Gas Safety (Installation and Use) Regulations).
6. PARTY WALL ACT: where there is encroachment on neighbours property or building within 3m or 6m of the adjacent boundary, then permission MUST be obtained under the act.
7. All proposed brickwork and roof tiles to match existing.
8. Any existing Load Bearing walls to be retained as according to the Building Regulations.

Non-original walls to be replaced to form new walk in wardrobe in master suite.

INTERNAL IMPROVEMENTS

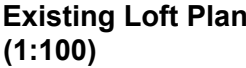
PROPOSAL:

A - IMPROVE ACCESS TO KITCHEN.
ALLOW REPAIR AND IMPROVEMENT.

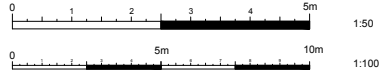
B- IMPROVE FUNCTIONALITY OF LIVING ROOM BY RELOCATING ACCESS.

C - MINOR ADJUSTMENTS TO NON ORIGINAL WALL TO FORM WALK IN WARDROBE AND SOUND INSULATED PARTY WALL .

REASON: IMPROVEMENT OF HOME FOR FAMILY USE.



THIS DRAWING IS INDICATIVE ONLY ALL TRADES TO CHECK DIMENSIONS ONSITE AND REVISE AS NECESSARY TO MEET RELEVANT BUILDING REGULATIONS
ALL PROPOSED SURFACE MATERIALS WILL NOT AFFECT STRUCTURAL INTEGRITY AND CAN BE REMOVED.
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DRAWING TITLE	CLIENT			
	Peter Hill			
ADDRESS	PROJECT			
	809 Wilmslow Road			
809 Wilmslow Road, Didsbury	DRAWN BY	SCALE	DATE	DRAWING NUMBER
	-	Scale @A1	MAY 2022	006
	CHECKED BY	REV.		
	-	-		



Loft to receive upgrade to fabric to create additional room.

INTERNAL IMPROVEMENTS

PROPOSAL:

D - CONVERSION OF LOFT TO FORM
BEDROOM AND ENSUITE.

REASON: IMPROVEMENT OF HOME FOR FAMILY USE.



2.0 THE APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The Property, Feature and Context

809 Wilmslow Road is a semi-detached dwelling set on the corner of a small grouping of detached and semi-detached properties located primarily around a cul-de-sac, and which were constructed around the same time. 809 Wilmslow Road, though part of the grouping, is one of the few properties that fronts Wilmslow Road directly, though it is connected by way of rights of way to the cul-de-sac. The properties 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 National Grid Reference for the site is SJ 84902 90419.

Whilst the properties are not identical they incorporate similar architectural features and use of external finishing materials, having been designed by the same architect. The general context and setting has changed considerably since the properties were originally constructed, and an external inspection indicates that over the years alterations and new development has been undertaken impacting upon the setting and external appearance of some of the properties to varying degrees.

2.2 Size

The site is approximately 0.03 acres and the existing building has a footprint of 50.2 sqm. The proposed parcel of land acquired by the client as part of the developer agreement is 37 sqm.



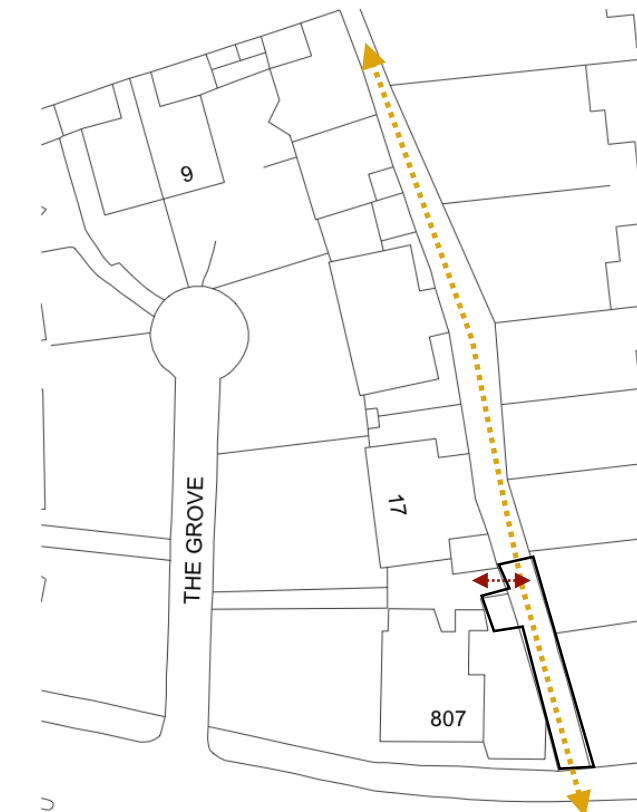
2.3 Character

The property is a two storey semi-detached building on a flat residential area fronting Wilmslow Road. The exact date of design and construction is not known, though as identified in the listing 'Irregular plan with tower to left and projecting wing to right (probably an early C20 addition), 809 is assumed to be a later addition.

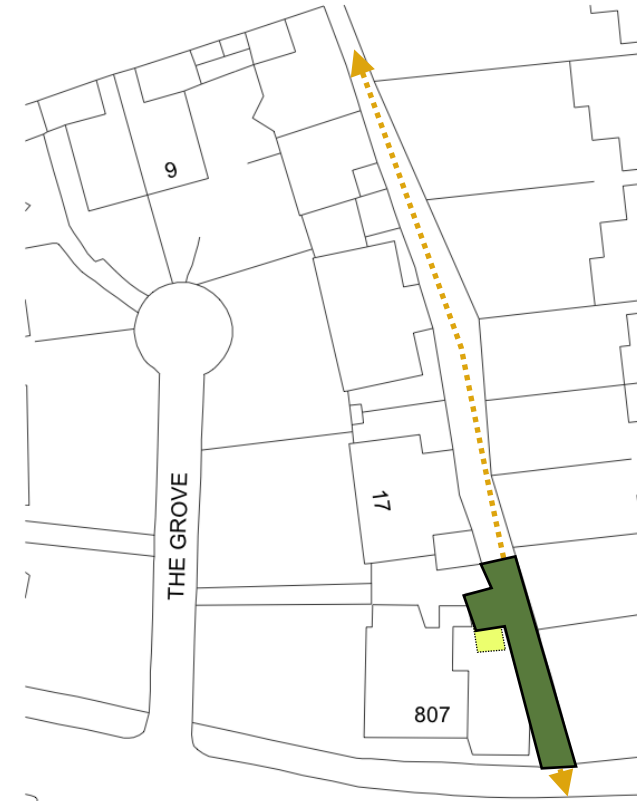
Existing Boundary, Access and Circulation



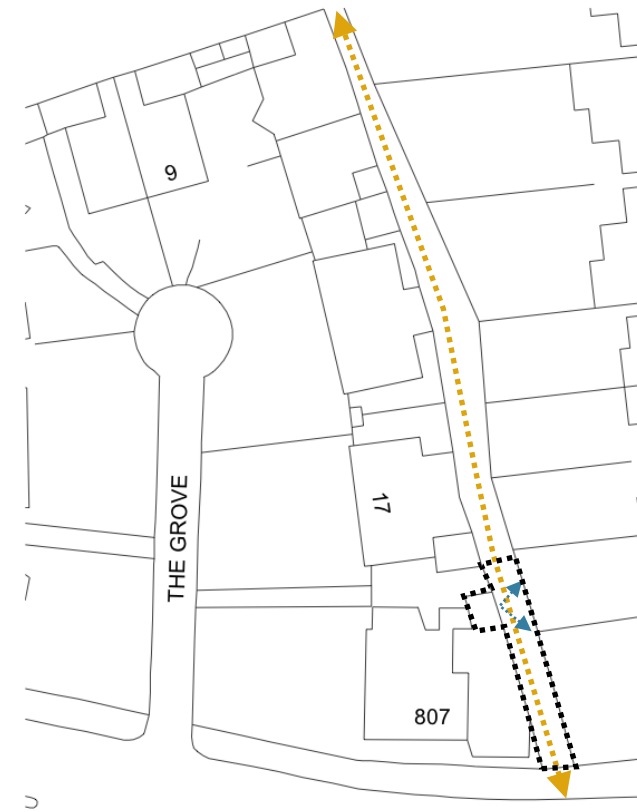
Proposed Circulation and Access



Proposed Private Land Boundary, Access and View



Proposed Access and Surveillance



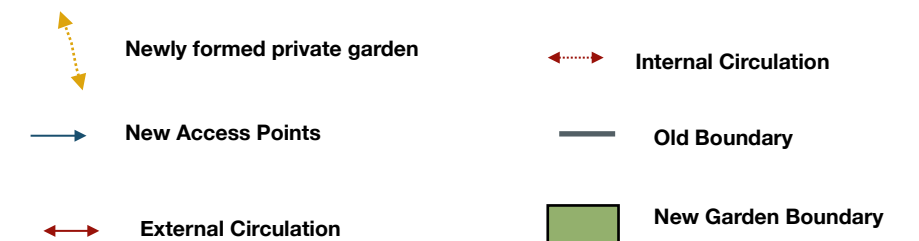
2.4 Access and Circulation

Pedestrian access to the property is taken from Wilmslow Road (A5145) which runs from Parrs Wood to Rusholme and passes through the centres of Didsbury, Withington and Fallowfield. This route is heavily trafficked and a main public transport corridor. There is no car parking space provision for the property on the main road and restrictions are enforced via double yellow street markings. The owners of 809 therefore park their cars on a nearby street and walk to their property.

809 Wilmslow Road enjoys access to The Grove via rights of way through the rear of 807 Wilmslow Road. This is a somewhat impractical access point which is used on the rare occasion to access the area currently used as an additional communal refuse collection point. The Grove is a small cul-de-sac which connects to Wilmslow Road and which comprises a shared surface with no defined footways.

Whilst some properties have parking within the cul-de-sac, the subject site does not and consequently use of the shared surface is only for passage to the rear of the property with their dog.

The private space serving the property comprises an area to the front with a small hard surfaced area which creates a buffer zone between the active main road and the property. There is also one hard surfaced courtyard located to the rear of the property.





Externally the courtyard to the north-east is accessed from a shared pedestrian access through a secured gate. The courtyard can also be accessed via swinging doors from the kitchen diner and the cul-de-sac on The Grove.

The access to and from the property will not be changed as a consequence of the proposals. The subject site is however within a sustainable location, well served by public transport and within walking distance of a range of facilities. This is supportive of the general principle of investing in the improvement of this grade II listed building to facilitate its continued use as a dwelling within a location close to shops, services and public transport routes.

The main front pedestrian access into the dwelling is through a recessed doorway offset left facing Wilmslow Road. This leads into a hallway and staircase to the right providing horizontal and vertical circulation serving the living accommodation. Circulation space on the first floor is all on a single level serving the existing accommodation.

Circulation space on the ground floor is mainly on a single level. The living accommodation comprises a lounge, dining room and kitchen on the ground floor, with three bedrooms and a bathroom above. There is also a basement that is primarily accessed from the kitchen area.

Horizontal circulation space at the side and rear of the property will be improved as a result of the adaptations to the wall and general garden area. Vertical circulation will also be improved and extended to allow new access to the loft area.

2.5 Boundaries and New Parcel of Land

809 Wilmslow Road is positioned at the end of a run of terraced properties that face onto Wilmslow Road. Toward the frontage, boundaries are defined by small front gardens, gating and a variety of shrubbery bounded by low brick built walls. As an end of terrace property the eastern gable/side of the house forms the majority of the boundary to the side. The rear boundary to the property comprises a brick wall approximately 3 metres in height which also extends at right angles to mark the side boundary to the north-eastern courtyard.

The subject property is to be provided with a small area to the side, beyond its defined curtilage and current eastern boundary. This is the consequence of a planning agreement between the planning authority and the developers of new residential development which is now completed and is located to the north of Wilmslow Road, and east of 809 Wilmslow Road and its neighbours on The Grove.

The new boundary of 809 Wilmslow Road is now defined by the fence line of the recent adjacent development.

Access to the new land at the side of the property is made from Wilmslow Road via a security gate which was provided by the developers of the adjacent site. There is also a narrow gate from the north-eastern courtyard which provides access to the newly formed land and presently this small area is overlooked from a small window in the kitchen.

The north-eastern courtyard is only 13 sqm and the current opening is circa 70 cm. The newly formed garden strip is 37 sqm and is a narrow zone. It is considered that the current access gate provides inadequate connection of the existing courtyard space and garden strip. Due to the change in the urban layout of the surrounding area, the wall which originally formed a boundary for 809 no longer serves the same purpose, but instead restricts the functional use of the space as a garden. In addition to this, although the small window from the kitchen overlooks the garden, the presence of the wall removes primary lines of sight to the newly formed garden area, creating a blind spot for the occupiers to monitor the movement of children and pets from within the home.

809 Wilmslow Road has one of the smallest courtyards on The Grove and the opening up of the wall will promote a unified sense of garden space and enable the owners and their visitors to fully enjoy all aspects of the heritage.

2.6 Surface Treatment and Carriageways

The surface treatment to Wilmslow Road is hard surfaced in tarmacadam, has defined footways and street markings, and a variety of street furniture, bus stops, street lamps and road signage. There are convenient safe pedestrian routes to a range of shops and services. The surface treatment of The Grove is a crushed limestone, and the cul-de-sac is served by a single street lamp. The edge of the carriageway is defined by the transition to hedgerow, foliage and shrubbery comprising the various frontage properties.

3.0 OVERVIEW TO THE WORKS IN THIS APPLICATION

The proposals to be undertaken involve six separate and distinct elements and represent modest upgrades to the property to suit the needs of the home owners. They have been designed following a detailed assessment of their potential impact on the heritage asset of 809 Wilmslow Road and the wider St James Conservation Area.

It is concluded that the proposals do not impact in a negative way on the design and architectural features that make the asset special, nor impact adversely on the character of the Conservation Area. Furthermore, the proposals have a positive benefit ensuring this grade II listed building continues to be suitable for modern living, remains occupied and well maintained, and also addresses the requirements of the Crime and Disorder Act to ensure the newly created private space at the rear is overlooked, safe and secure.

The proposals involve:

3.1 Creation of opening in wall to private area

Alteration of wall to allow physical and visual access to the newly created private garden created as part of negotiations between the planning authority and developer during the approval process for the erection of new dwellings immediately adjacent to 809 Wilmslow Road formally known as St. James Park, Didsbury.

3.2 Replacement of existing security gate and creation of new boundary wall.

Replacement of existing security gate to private gardens and extension of existing boundary wall at front of property. The works involve the formation of a low level brick wall to define the garden at the front of the property as private land for security and legal reasons.

3.3 Replacement of existing door to garden.

The existing door from the kitchen to the courtyard is currently unfit for purpose and presents a safety issue. The clients would like to replace this with a more robust door that will provide access to the new garden area.

3.4 Relocation of door opening to living room

The creation of a structural opening within the existing living room wall to provide new access. The existing door frame and door is to be replaced with a glazed infill mounted on a dwarf wall.

3.5 Creation of new master bedroom suite on first floor

The creation of a larger master bedroom with walk in wardrobe on first floor level. This involves the replacement of existing non load bearing walls with new partition walls to form a walk in wardrobe.

3.6 Conversion of loft to form bedroom and ensuite

The creation of a structural opening to form access to roof space via new stair. Conversion of loft within the existing roof structure of the property. Replacement of existing roof light and addition of new skylights to roof.

It is assessed that works to the loft are carried out prior to works to the external areas to limit damage to the garden.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The application site includes 17 The Grove which is Grade II listed. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works which may affect its special interest.

Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed scheme involves minor works to the (eastern and southern external elevation) alongside internal alterations to the fabric of the listed building which will need to be considered by Manchester City Council. The local planning authority will also need to consider the potential indirect impact of the alterations upon the character and appearance of the St. James Conservation Area. Section 6 of this report considers these matters.

4.3 National Planning Policy Framework (NPPF)

Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was published on 24th July 2018, updated 19th February 2019 and sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'

In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through planning decision making. Unless material considerations indicate otherwise, local planning authorities are urged to 'approve development proposals that accord with the development plan without delay'. The NPPF (paragraph 117) is clear that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.

Section 16 of the NPPF deals with conserving and enhancing the historic environment.

4.4 Crime and Disorder Act

Relevant planning policies relating to crime reduction pursuant to Section 17 of the Crime and Disorder Act 1998, can be found in the National Planning policy framework and the Manchester City Council Local Development Framework core strategy. Paragraph 127 of the National Planning Policy Framework and Policy SP1 and attendant Core Development principles of the LDF are particularly relevant.

The general thrust of policies relating to the listed building and historic environment can be summarised as:

- a) Positive support for securing retention, restoration and continued maintenance by ensuring they have a beneficial use and importantly remain occupied

- b) Positive support to protect the general setting of the building

- c) Positive support to identify characteristics that make listed buildings and conservation areas special in order that they can be retained, and where appropriate enhanced

- d) Preservation means not harming the special interest of the building, and not requiring that the building remains fossilised and unchanged

- e) Intelligently managed change will be necessary to enable buildings to accommodate modern day needs if they are to remain occupied and be retained as heritage assets in the long term

The general thrust of policies relating to Crime and Disorder can be summarised as:

- a) The requirement to use the development process to prevent crime and disorder and anti-social behaviour
 - b) Positive support to create safe and accessible environments
 - c) Positive support to use features such as windows in the design process to provide informal surveillance as a means of preventing crime.
-

4.5 National Planning Practice Guidance (NPPG)

With regard to assessing substantial harm, National Planning Practice Guidance advises: ‘Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm. An important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.’ (Paragraph: 017 Reference ID: 18a-017- 20140306).

4.6 Historic England Guidance

Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

4.7 Historic England Advice Note 2: Making Changes to Heritage Assets

Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

4.8 Historic England Advice Note 3: The Setting of Heritage Assets

First published by English Heritage March 2015. This second edition was published by Historic England December 2017.

This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

4.9 Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

Manchester’s Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to support a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced.

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

Policy EN 1 ‘Design Principles and Strategic Character Areas’ states that ‘development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in the Southern Character Area ‘new development needs to retain the identity and focus of

activity associated with the historic District Centres.’

Policy EN 3 ‘Heritage’ advises that ‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains’. It acknowledges that buildings that are statutorily listed are protected under national legislation guidance and advises that an appropriate appraisal of issues relating to heritage assets must be taken out .

4.9.1 Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

The Manchester Unitary Plan is part of the adopted development plan for the area and is a key document for decision making regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are ‘saved’, which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.

DC19 ‘Listed Buildings’ is the key UDP policy of relevance to the proposal. It advises that ‘In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to

protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

DC18.1 'Conservation Areas' advises that the Council 'will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

1 the relationship of new structures to neighbouring buildings and spaces;

2 the effect of major changes to the appearance of existing buildings;

3 the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

4 the effect of signs and advertisements;

5 any further guidance on specific areas which has been approved by the Council'.

4.9.2 Supplementary Planning Document (April 2007)

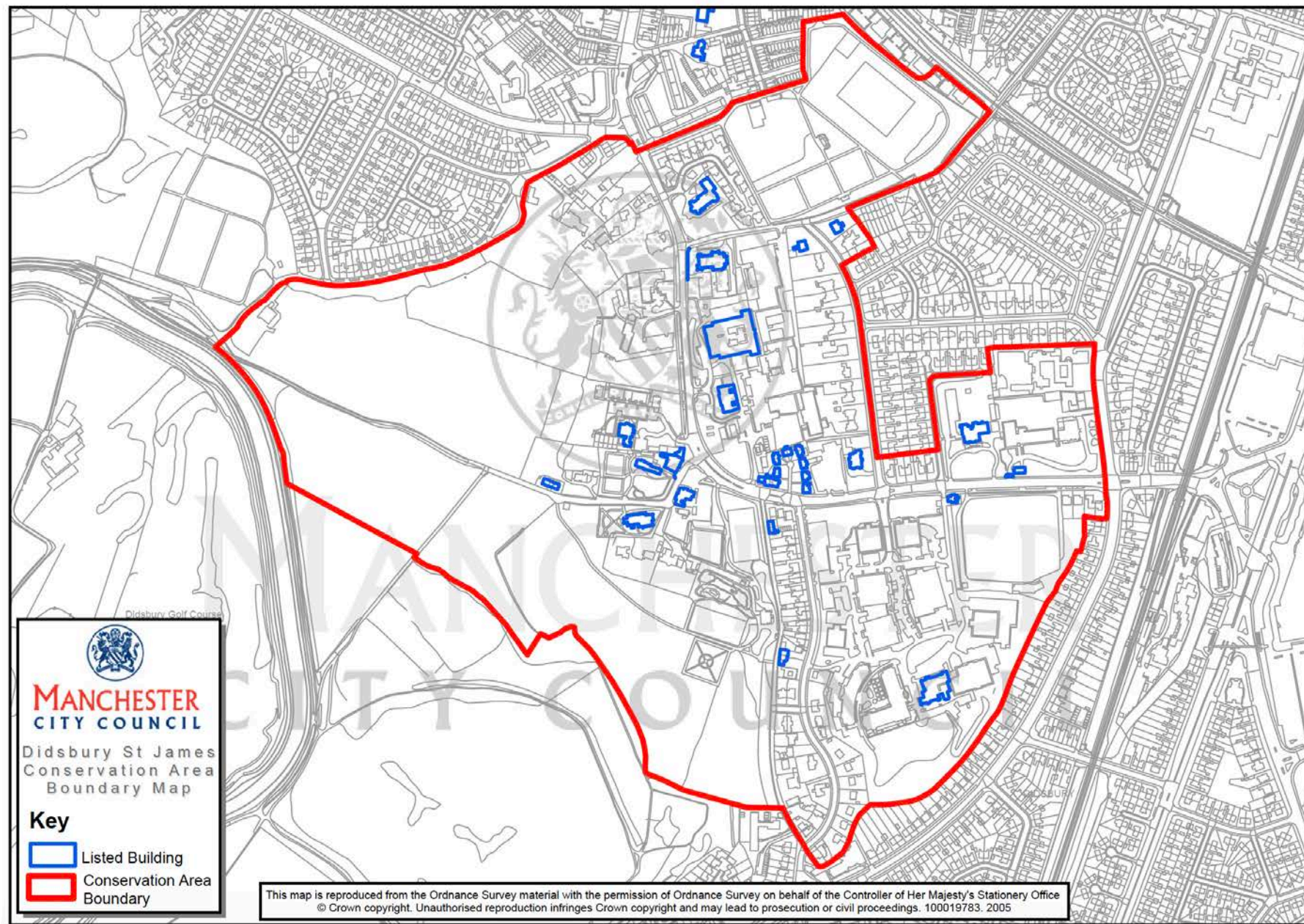
The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced.

5.0 SIGNIFICANCE OF HERITAGE

The Publication 'Conservation Principles: Policies and Guidance' (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.
- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.
- Communal Value which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory drawn sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative, symbolic or social. Compared with other heritage values, communal values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

An assessment of the significance of the interior and exterior of the building is made against these values below.



St James Conservation Area (Map)

Didsbury St James conservation area, nine kilometres south of the city centre, was designated in November 1970. It is centred on the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, and covers an extensive area. The boundaries include Ford Lane, Didsbury Park and Sandhurst Road to the north, the backs of properties on Parrs Wood Road to the south-east, a ditch draining the Mersey flood plain to the south-west and the River Mersey to the west.

5.1 Heritage Listing

The subject property and its immediate neighbours are included on the statutory list of buildings of architectural or historic interest as grade II and the listing description is set out in full in the appendix. Furthermore, the properties are also located within the wider St James Conservation Area. The listing summarises key architectural features of the property, noting that the property forms part of a pair of houses (807 and 809). The subject property, located on the right wing, has a recessed canted bay window at ground floor, the upper floor is carried on stone columns either side. Some features including a stone balcony with cast iron railings to the first floor window, ornamental half-timbering in the gable, steeply pitched roof, fenestration including the variety in window sizes, location and brickwork patterns are described. The property is said to be part of a small but distinctive settlement, built at that time for an immigrant North German community, and the architecture reflects North German vernacular style. It is the group value of the subject site and its neighbours that make it particularly special, a key feature being the historical interest associated with the developing cosmopolitan nature of 19th century Manchester society. (See Appendix for complete listing)

5.2 St James Conservation Area

The subject site lies within the St James Conservation Area, first designated in 1970. This covers an extensive area as there is no dominant building characteristic. There are some notable features however, it contains a large number of listed buildings, is noted for being well-wooded and leafy in character, and use of red brick with slate roofs predominate, though other external finishes are also prevalent. In developing proposals to improve the property it is important to ensure features that make the asset special are not compromised, the asset is enhanced and preserved for future generations, and that where possible over time as part of a wider programme of improvement, previous damaging alterations are repaired.



5.3 Listed Building Assessment

Pursuant to these objectives advice has been taken from an experienced professional who is experienced in assessing listed building proposals. The advice has been given following an external inspection of the property from public vantage points, and an internal inspection. The findings from the inspection which was carried out in September of 2020 have been incorporated within this Heritage Statement.

5.4 External Facing Brickwork & Exterior Detail

809 Wilmslow Road is assumed to be a later addition. This assumption is probably partially speculated from observations of the detail to the property, for example, the barge board being of a different style and the sandstone heads of the windows of 807 and other properties in the grove whereas 809 has been painted white. The property is constructed of brick with a slate roof and has decorative applied timbering. The property is distinguished by a recessed canted bay window at ground floor, the upper floor being carried on stone columns either side, balcony with cast iron detail and steep roof pitch. Windows are located on the main front facing southern elevation, and the rear and side elevations north and east respectively.

The brick is of a different variation and size and the windows to the front have lead glazing. Though this is very much in the same *North German vernacular style* as the grouping with influence of the arts and crafts. It is considered that the front elevation carries high significance. The wing to the right has (inter alia) a recessed canted bay window at ground floor, the upper floor carried on stone columns either side, a stone balcony with cast-iron railings to the left 1st-floor window, and ornamental half-timbering in the gable. Taking note of the detail to the brick course work.



5.5 Building Setting & Neighbouring Development

The setting of the building and its neighbours has changed considerably on its eastern side. A former surface car park has recently been re-developed and a modern housing development is now nearing completion.

The new development uses red brick, with slate roofs and steep gables. This replicates the design of some dominant buildings located within this part of the Conservation Area. Glimpses of these new properties are possible from 809 Wilmslow Road, though are screened by a 6ft timber fence.

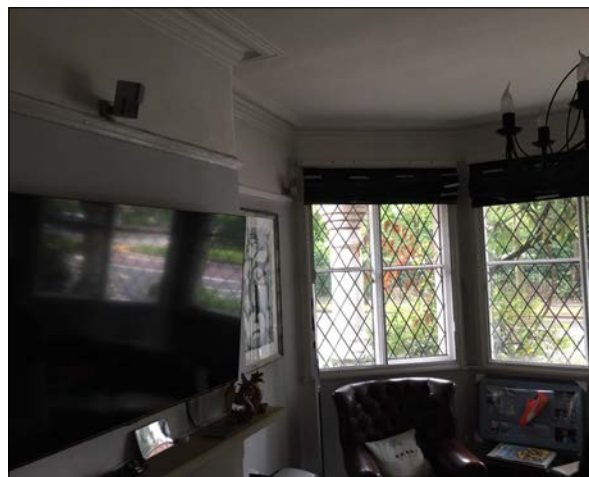
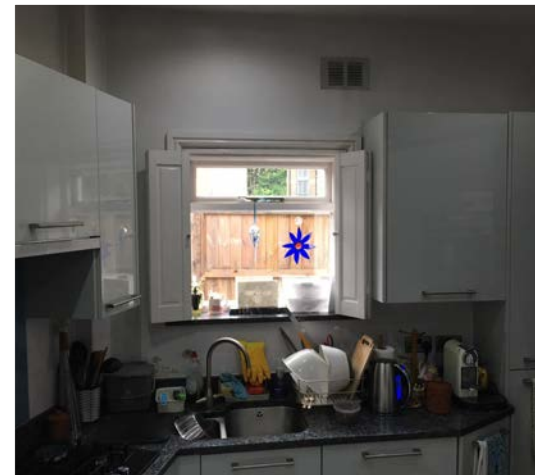
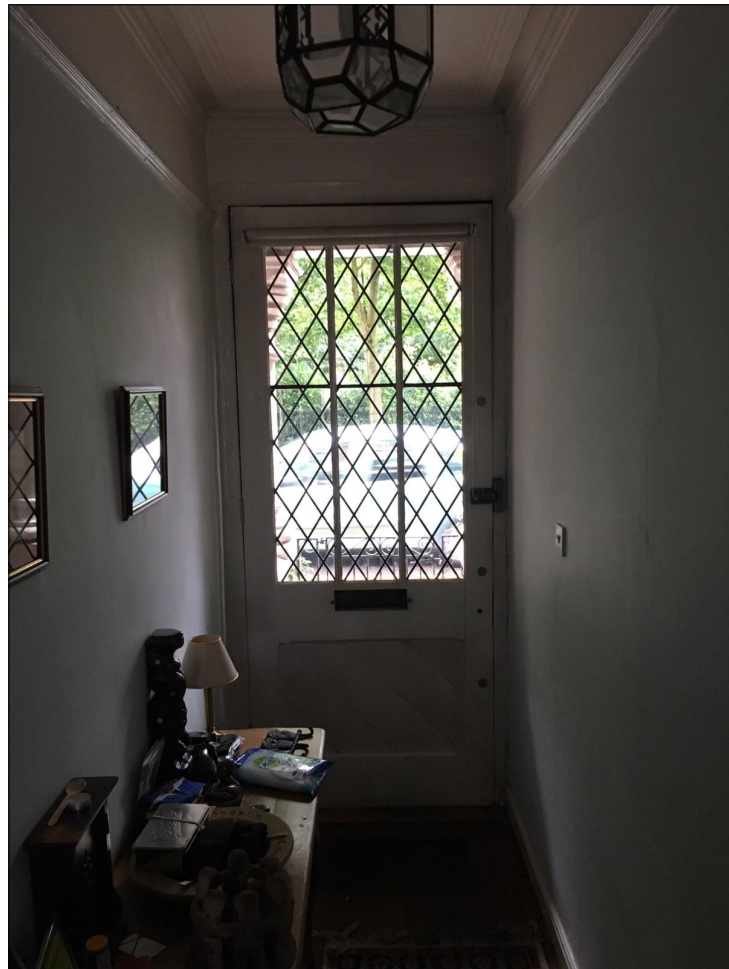
5.6 Side Elevation and Courtyard Wall

The side elevation of the building is painted brick. Showing some signs of deterioration and some spalling to some bricks and it is evident where interventions have been made. The chimney, however, to the top illustrates some stepped detail, a closer inspection of which is recommended once proposed works are underway. The elevation of the building continues through the existing courtyard wall, which is of red brick.

The brick wall is a continuous language that borders the land to the side, which has been gifted to the houses. There is indication that areas of the wall have been rebuilt over time. It is unknown at this stage when the existing boundary wall was built. The wall varies in height and in particular at this point is capped with a victorian clay copings.

5.7 Rear Elevation

The rear elevation is considered to not hold as much historical merit in its architectural detail as the front elevation. It is assumed from the scarring of the fabric, there has been alterations to the fenestration. This is highlighted on image (left). Brick header spans further, and there are areas of newer bricks indicating that this window opening would have been bigger.



5.8 Building Interior

The following describes the interior of the property.

5.9 Hallway

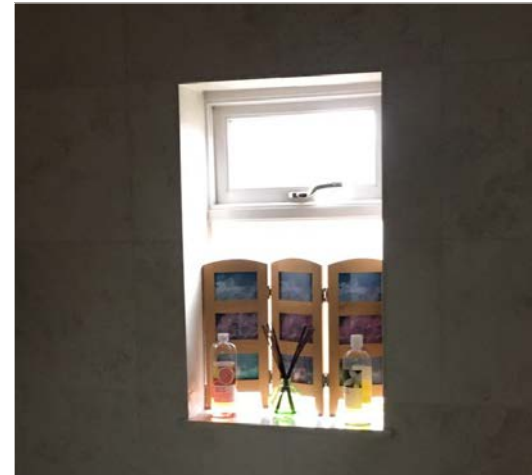
The floor to the hall is timber floor boards with a mixture of painted and papered walls with an acanthus leaf corbel, and cornice moulding to the ceiling. The front door being of timber, partially glazed with leaded glass. There has been a hatch that has been formed in the floor of the hall to the basement to allow access for washing machine.

5.10 Living

A mixture of painted and papered walls with cornice moulding to the ceiling and picture rail to walls. Fire place, with stove. Windows are single pane, with leaded detail. Assumed to be original with an additional secondary glazing with metal frame to the interior as seen to windows on first floor.

5.10 Kitchen

The kitchen has been modernised. Exposed brick surround with arched opening with in built cupboards to either side. Paint finish walls and ceiling with modern lighting and tiled floor. Kitchen is modern with contemporary fixtures, fittings and appliances. Doors to courtyard are timber frame with glazed panels. There is a wooden infill above the standard size doors. As seen in this style throughout the other properties in the Grove, the doors and windows are very slender and tall, therefore it is assumed that when this addition was done, the same style was adopted here and has been amended/replaced over time. The window in kitchen also illustrates to be a later addition. The existing kitchen fabric is considered to hold low significance.



5.11 Stairs and Landing

The cornice detail to the ceiling is suspected to be a modern addition. The roof-light over the stair in Georgian wire mesh safety glazing, illustrating that this is a later intervention. The other houses of this style in the group have light and tall stair spaces, therefore it is suspected this language was attempted in this later addition though not executed to the same standard.

5.12 Bathroom

The room has recently been remodelled with new window top opener. Signs of water ingress to ceiling.

5.13 Bedroom

Window is timber frame side sash with secondary internal metal frame and glazing. There are signs of water damage to the ceiling in this room. Observation from the outside indicates that this window may have been wider in the past, therefore the partition wall between the bathroom and bedroom may be a later addition. Original layout is unknown.

5.14 Office

It is assumed that the formation of this room is a later addition, this is due to the stud partition walls being of a modern construction, abutting the middle of the chimney breast. The window is timber frame, fixed panel with top opener to the left side. Secondary internal side sliding window has been installed. The current access hatch to loft is located in this space.

5.15 Master Bedroom

The windows are of original detail with some new furniture to match existing. Windows are single pane, with leaded detail. Timber frame side sashes. Internally a secondary metal frame side slide window has been installed later. The chimney breast has been divided into two with a newly added partition wall. The floor seems to slope down, this is to be inspected further on the survey and structural inspection.





5.16 Loft

Access to the loft is through a small loft hatch in the office room. Due to safety reasons a visual inspection was initially done from a ladder. Initial observations being that though the roof space seems relatively spacious, timber members have been added at a later date. There are some half built brick walls and one dwarf wall which is supporting the connecting roof.

Further investigations by a Structural Engineer as recommended by the heritage consultant have been carried out in order to determine the suitability of the roof to be converted to form habitable space. The details of which can be found in the 'Structural Investigation Report' included as part of the submission documents and can be summarised as follows:

'There are no structural reasons to preclude satisfactory conversion of the loft structure'.

5.12 Summary

This building is a later addition on to 807. It is unclear however, if the whole of the building is a later addition or if there are elements that may have been included in 807.

809 being developed at a later date, still continues the architectural language of its historical neighbouring properties. More so to the front elevation, seen as a continuation and extension of 807 and The Grove grouping, though the style and materiality have progressed with the style and availability present in the area at that time.

The rear and east elevation have been altered and though still stand with integrity would be considered to have a less significance to the grouping.

The boundary wall is a continuous wall that borders the grouping from the surrounding area. As mentioned, it is unknown the originality of the wall due to the formation of the development adjusting over time, however, with the boundary of the site now being moved, it is sensible to assume the purpose of the wall has changed. The wall itself, is varied in height, condition and stability throughout the length of the bounding properties.

The interior of the building holds little original detail. The layout has been amended and majority has been modernised, in some cases, such as the bathroom, not particularly in the most sensitive manner.

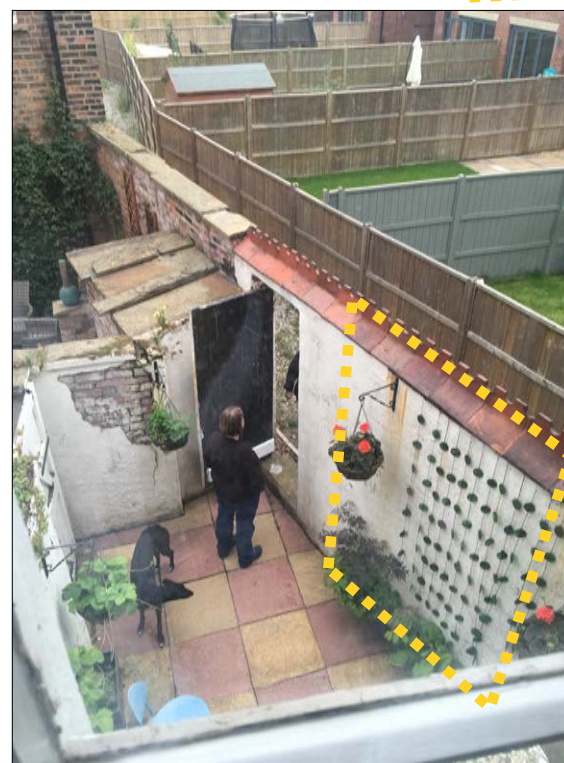
The roof space of 809 is a newer construction with additional temporary timber props that have been added in time. There are other houses in the grouping that have achieved loft conversions without disturbing the building's historic integrity.

It is considered that the main elements of significance of this property are;

- Elevational presence and appearance on Wilmslow Road holds high significance.
- Continuation of the architectural style that is present in The Grove holds high significance.
- The layout holds low significance due to the amount of alteration the building has endured and the fact this building was a later addition
- Existing historic fabric, there is minimal interior details that hold any substantial significance.

6.0 ASSESSMENT OF IMPACT ON HERITAGE ASSETS

The Listed Building proposal has five main elements. Each has been developed to ensure the special interest of the building is not compromised, whilst ensuring intelligently managed change to facilitate the continued use of the building as a family dwelling. This will ensure the heritage will be enhanced and improved for the long term.



6.1 Proposal 1: Creation of opening in rear wall to connect new private garden

The proposals are shown on plan 004 & 005. Alteration of wall to allow physical and visual access to the newly created private garden created as part of negotiations between the planning authority and developer during the approval process for the erection of new dwellings immediately adjacent to 809 Wilmslow Road formally known as St. James Park, Didsbury.

Structure

Incorporation of one new opening in the rear wall to allow access to the newly created private area. Erection of a moveable garden screen to allow flexible management of amenity and access.

Formation of opening

The opening will be formed by carefully removing existing brickwork, which will be cleaned and retained as a resource for the garden and future repair.

Treatment of Brickwork

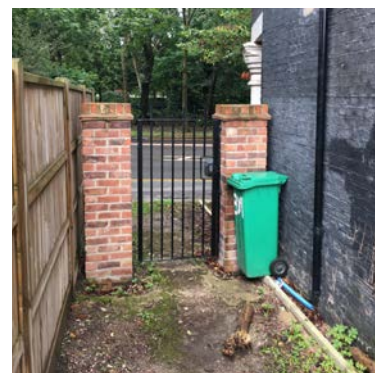
The existing rear wall is painted brick and is showing clear signs of deterioration. There are some signs of spalling to some bricks and it is evident where interventions have been made. The bricks, where retained, will be restored and repointed. The existing brickwork bond treatment will be retained.

Structural Support

A C-section support frame to form structural support for the movable screen which has been designed as a device to allow the existing courtyard to be opened up to the new garden space whilst providing visual amenity, privacy and security to the owners of 809 Wilmslow Road. The screen will be constructed of galvanised steel and references the brick pattern of the existing wall with black polyester powder coated finish that is sympathetic to the heritage of the property.

Assessment

- The proposals will not harm the special character of the building.
 - The historic boundary wall will be adapted to support in unifying the garden space which is currently divided in two. The installation of a permanent screen will promote visual amenity and security for 809 Wilmslow Road when both open and closed.
 - It is noted that the gate also acts as a contemporary reference to the historic boundary, which is now changed in line with legal documentation.
 - The existing brickwork removed will be reused to promote sustainability. Although, some of the bricks may not be in a state of reuse.
 - We believe that these changes are necessary to support the continued enjoyment of the heritage. All works done will be using the appropriate conservation methods.
 - There will be no impact on the character and appearance of the Conservation Area.
- Furthermore, the insertion of the opening is required to connect the comparatively small courtyard with the newly created private space to the rear of the property. Although there is window from the kitchen to the newly formed garden, by virtue of its location, only a very limited view of the garden is provided. The penetration of the wall is required to provide visual amenity to the newly formed garden.
 - The screen being a temporary structure highlights the sensitive intervention proposed in this area. The design references the proportions of the existing bricks that form the original boundary wall.
 - The principle of insertion of gating between brick walls is not only found at the subject site and its immediate neighbours, but is a characteristic of the wider conservation area. The insertion of the screen will not harm the special character of the building. The existing wall is and can support a moveable screen of this scale without disruption to the overall scale, massing, design and distinctiveness of the building. The screen design is contemporary, presenting a clear distinction between the heritage and later additions, in keeping with conservation principles.



6.2 Proposal 2: Replacement of existing security gate and erection of pillars to denote new legal boundary.

The proposals are shown on plan 004 & 005. Replacement of existing security gate to private gardens and extension of existing boundary wall at front of property. The works involve the formation of a low level brick wall to define the garden at the front of the property as private land for security and legal reasons.

New Security Gate

Existing security gate to be removed and replaced with new security gate of similar scale providing increased privacy to the newly formed garden area. Specification to be confirmed by client.

Extension of low level wall

Two decorative stone pillars will be erected to define the new legal boundary. The pillars will be identical to those already installed at the entrance of 809 Wilmslow Road and a swing gate of similar design to existing is to be hung.

Assessment

The insertion of the new security gate and low level wall will not harm the special character of the building elevation fronting Wilmslow Road. The current situation of a set back security gate at present is providing a space for passers by to litter. The erection of a low level wall will define the extent of the new legal boundary and establish the front garden as private space. The gate design is of a scale and type not only found at the subject site and its immediate neighbours, but is a characteristic of the wider conservation area. The new security gate design is in keeping with the general character of the subject site and neighbouring properties whilst asserting the connection with the proposals within the garden.



6.3 Proposal 3: Replacement of existing door to garden

Replacement of existing door to garden

It is proposed to insert a new timber frame door within the existing rear elevation opening in style to match existing window frames.

Door dimensions

The door will be specified to match dimensions of existing opening. Design will match existing door with additional glazing to increase natural daylight within kitchen.

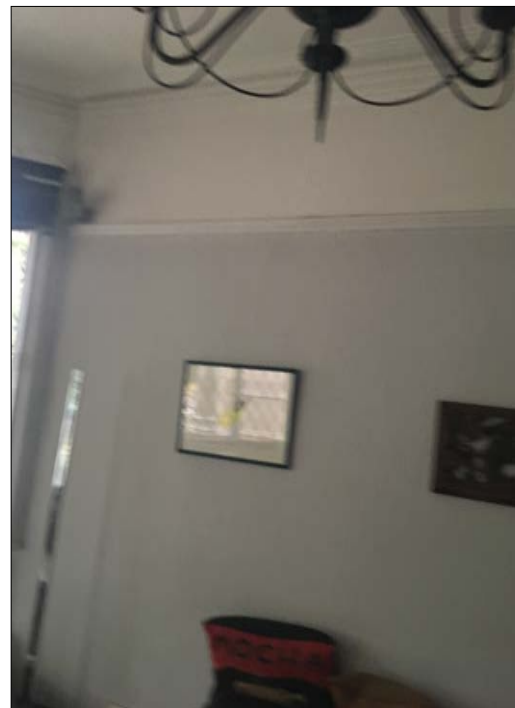
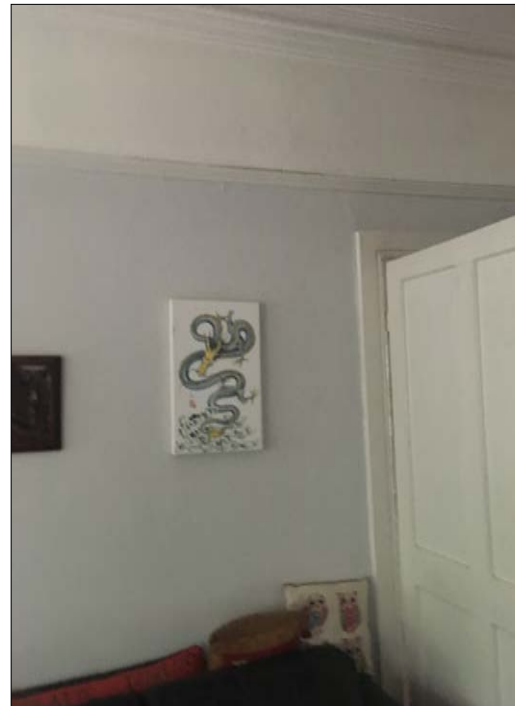
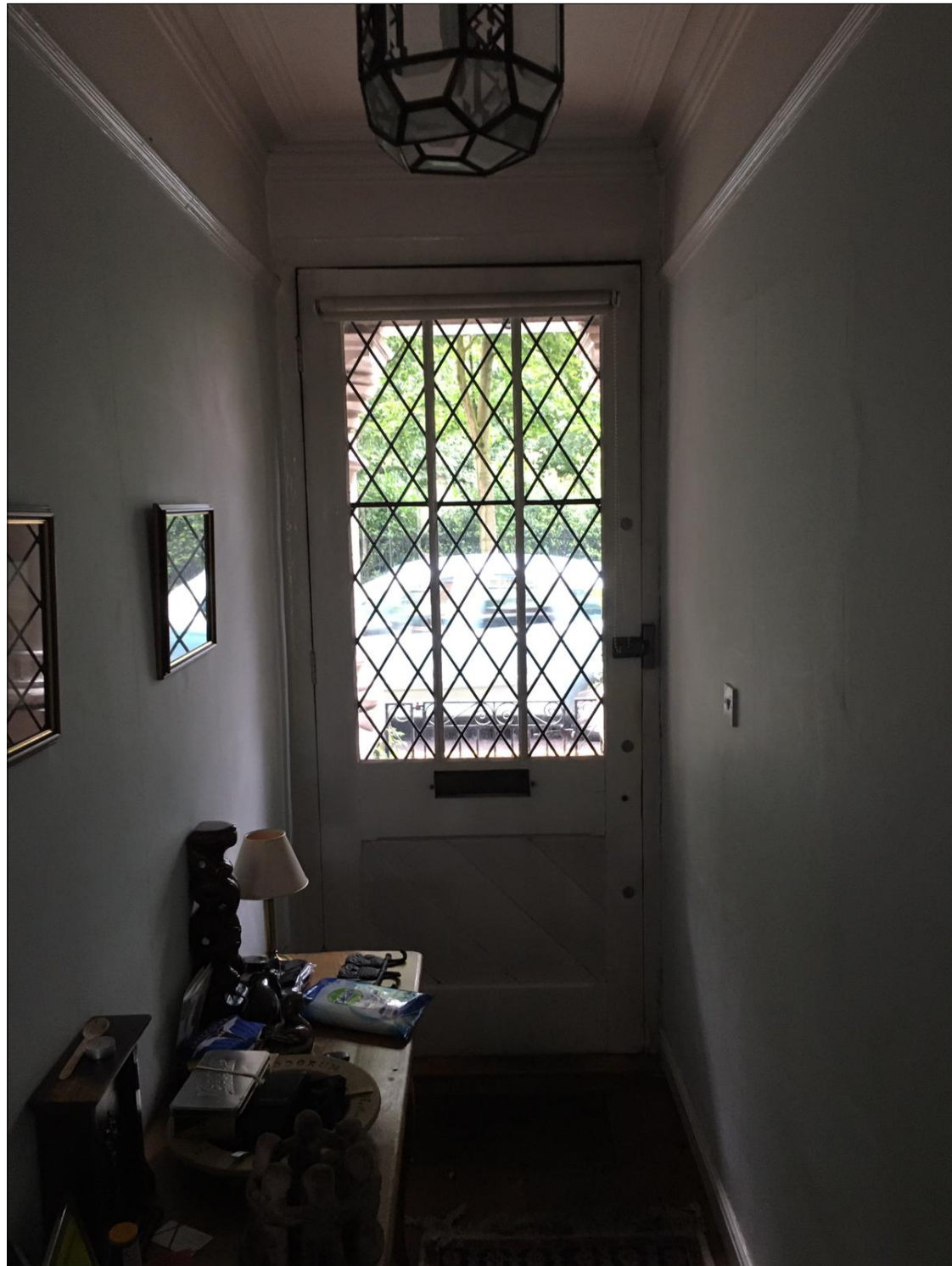
Materiality of door

The door will be constructed of timber, and painted white to match the existing door treatment throughout the property.

Assessment

The rear elevation is considered to not hold as much historical merit in its architectural detail as the front elevation. The replacement of the existing door with a new timber frame can be accommodated and will be an improvement to the existing building. The supporting alterations to the wall that form part of the general improvement of the garden will not harm the special character of the building.

The proposals will not harm the special character of the building. The original room proportions will remain undisturbed. There will be no impact on the character and appearance of the Conservation Area.



6.4 Proposal 4: Relocation of door opening to living room

The proposals are shown on plan 005. It is proposed to create a new structural opening within the existing living room wall to create a new entrance to the living room. The existing door frame and door is to be replaced with a glazed infill mounted on a dwarf wall. The changes will allow increased functionality of the living room space and maximise the layout potential.

Door dimensions

The new door will be specified to match dimensions of the existing opening. Design will match existing door with additional glazing to increase natural daylight within living room.

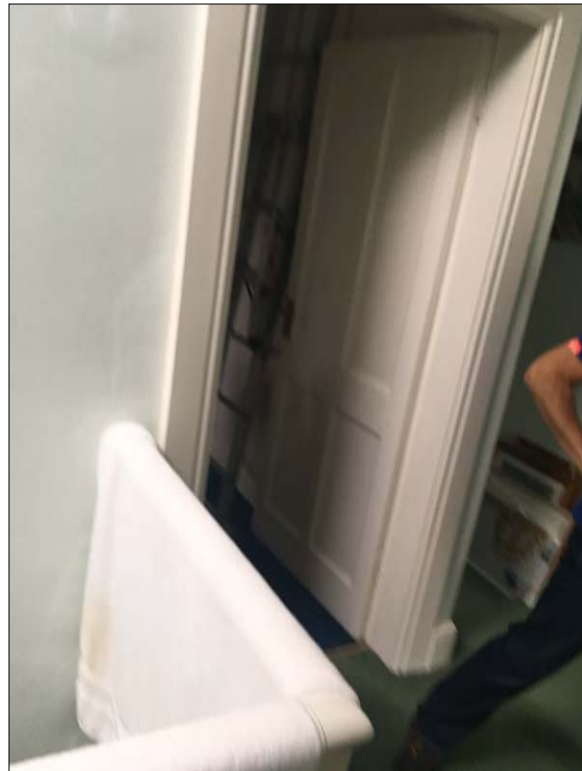
Materiality of door

The door will be constructed of timber, and painted white to match the existing door treatment throughout the property.

Assessment

The repositioning of the door forms part of the general improvement of the property and will not harm the special character of the building. The replacement of the existing door with a new timber frame and glazed infill can be accommodated and will be an improvement to the existing building's layout.

The original living room proportion will remain undisturbed. There will be no impact on the character and appearance of the Conservation Area.

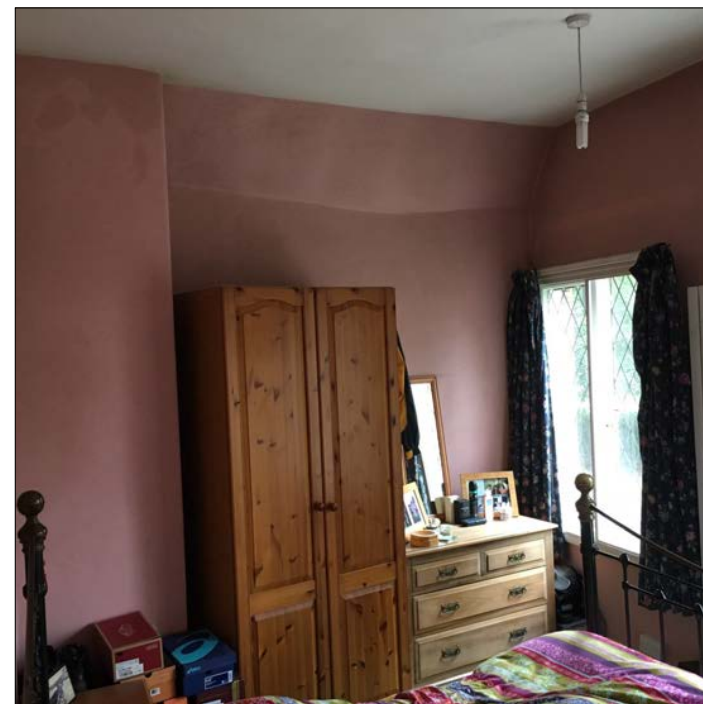
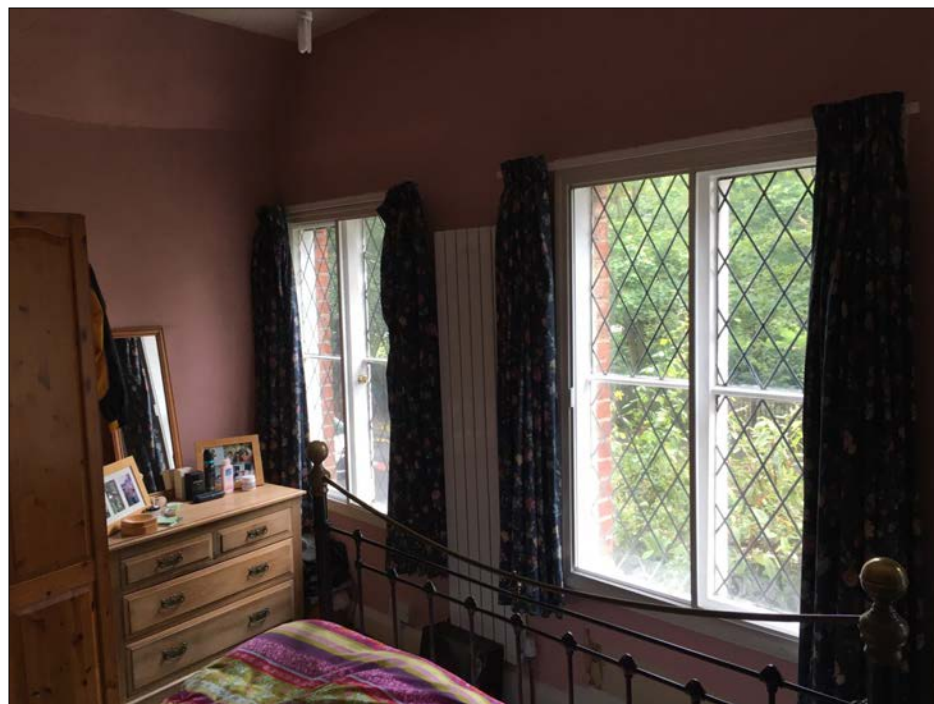


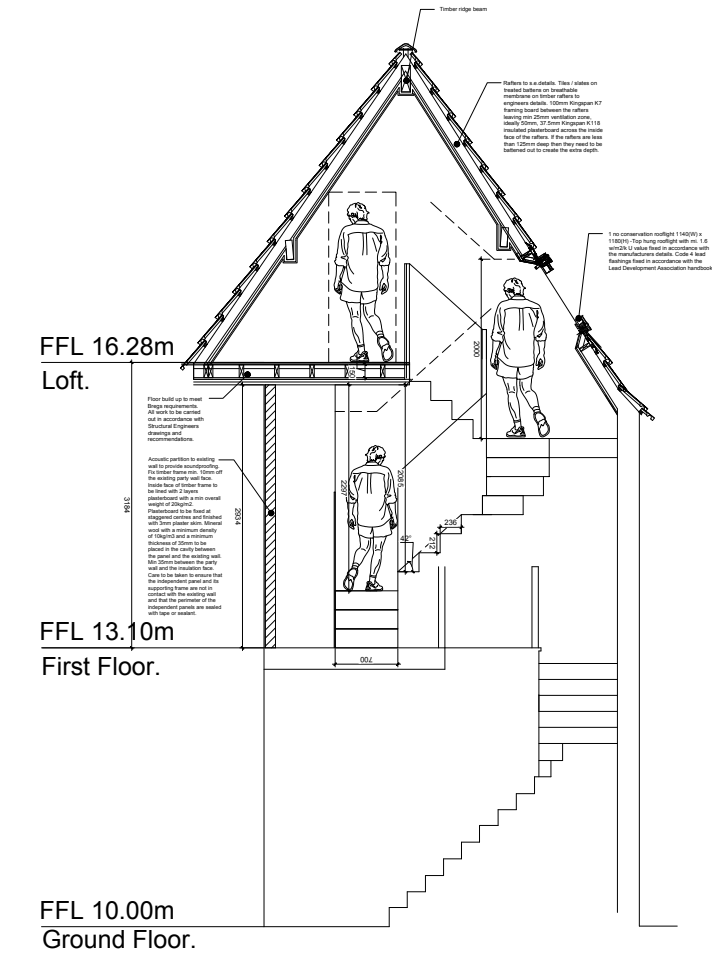
6.5 Proposal 5: Refurbishment and modernisation of master bedroom suite

The proposals are shown on plan 005. It is proposed to create a new master bedroom with walk in wardrobe on first floor level. The walk in wardrobe is to be formed by converting the existing office space.

Removal of recently formed stud wall

The existing non-load bearing stud wall, currently forming the office, is to be carefully removed. The non original partition walls that are removed will be replaced with new stud partition walls to form walk in wardrobe. The new partition walls will not have any interference with the existing windows.





Proposed Loft Section EE (1:25)

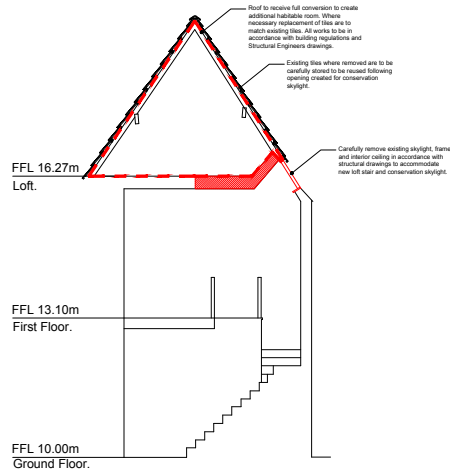


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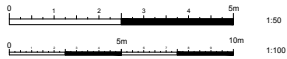
Existing Section EE (1:50)

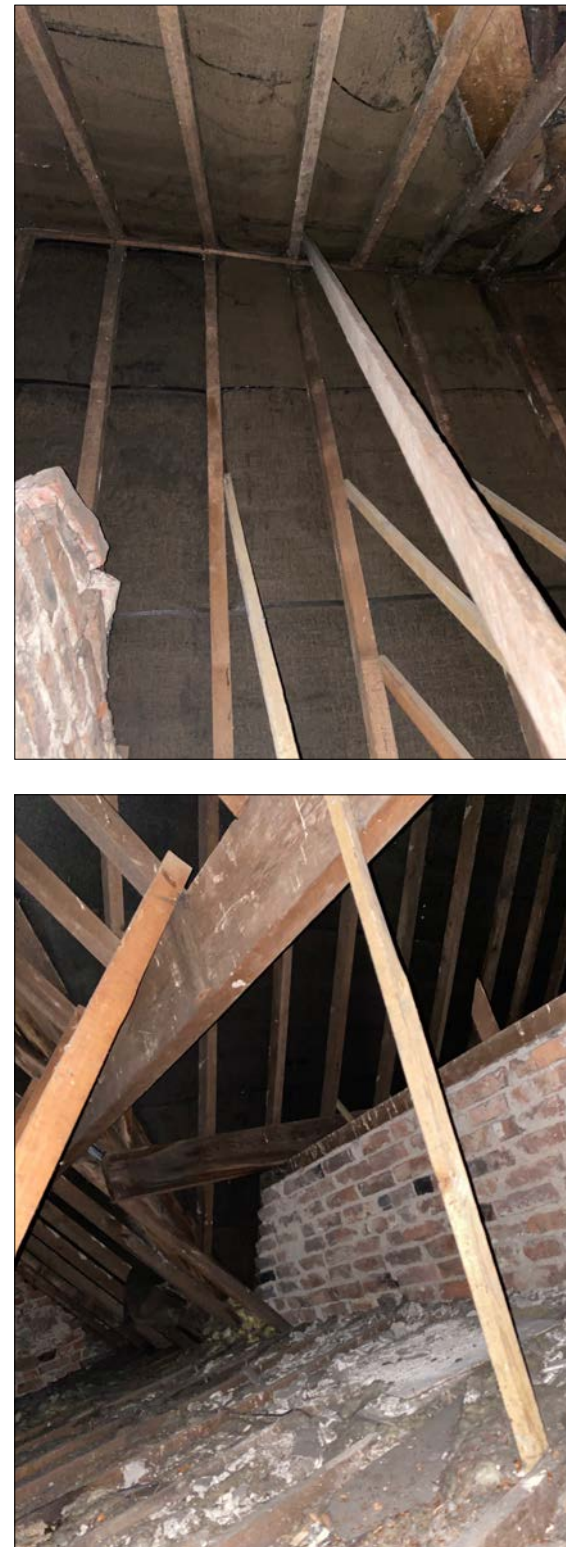
THIS DRAWING IS INDICATIVE ONLY ALL TRADES TO CHECK DIMENSIONS ONSITE AND REVISE AS NECESSARY TO MEET RELEVANT BUILDING REGULATIONS.
ALL PROPOSED SURFACE MATERIALS WILL NOT AFFECT STRUCTURAL INTEGRITY AND CAN BE REMOVED.
THIS DRAWING IS FOR STATUTORY APPROVALS ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



This drawing is for statutory approvals only.

1. All works to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Building Inspector. All materials and workmanship is to comply with the appropriate codes of practice and British Standards.
2. The contractor MUST show all dimensions and particulars prior to commencement of work. All Structural Elements (Walls, Lintel, Foundations ETC) affected by the work are to be exposed by the contractor and checked on site by the Local Authority prior to start to confirm ability to sustain new loads.
3. CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2016. Contractor to plan, manage and monitor construction work under their control as it is carried out without risk to health and safety. For projects involving more than one contractor, coordinate their activities with others in the project team or particular comply with directions given to them by the principal designer or principal contractor. For single contractor projects, prepare a construction phase plan.
4. All new walling/partitions to match existing, unless stated otherwise by the doc.
5. All electrical installations to the standards required by PART P of the Building Regulations. Cables/insulation to be to 'Class Quality' (insulation and used/Regulations).
6. PARTY WALL ACT: where there is an easement on neighbouring property or building within 3m of the adjacent Property, then permission MUST be obtained under the act.
7. All proposed brickwork and roof tiles to match existing.
8. Any existing Load Bearing Walls to be altered will be done in accordance to the Building Regulations.





Ventilation

The loft will be naturally vented through manual opening conservation roof lights. Ventilation to the ensuite will be provided by a mechanical fan vented through the roof. The opportunity will be taken to provide ventilation to the existing bathroom via a mechanical fan vented through the external elevation. A decorative air brick is proposed to match existing facing brick.

Creation of Ensuite

A new ensuite is proposed toward the rear of the building. Modern bathroom appliances will be used and drainage will be connected to existing foul and rainwater goods.

Assessment

The proposed loft conversion is proposed within the existing roof line and as such will not harm the special character of the building. At present the house is a three bedroom semi detached however, one of the bedrooms is currently used as an office as it is too small. The conversion of the loft will enable the property to maintain the number of total bedrooms, however provide more well proportioned and generous spaces which can accommodate the requirements of modern living requirements. The loft space will have a dual function as an office and bedroom which is complementary to the property. The creation of the loft will require the existing roof fabric to be upgraded to modern standards which supports the continued enhancement and maintenance of the heritage whilst converting a non useful space into a habitable living space. The design treatments proposed add to the enjoyment of the heritage and the surrounding conservation area.

Furthermore, there are no structural reasons to preclude satisfactory conversion of the loft structure.

7.0 CONCLUSION

It is considered that the works proposed for the property will not harm the special character of the building.

Referring to the observed elements of significance for this property;

Elevational presence and appearance on Wilmslow Road - *high significance*

The works proposed do not impact on the significance of the elevational presence and appearance on Wilmslow Road. The works to the existing wall will not be visible from Wilmslow Road or from The Grove. It will be behind the bounding timber fence of the newly completed development which sits to the East. The new security gate that is stepped behind the elevation of the property will be designed in a sensitive manner.

Architectural Style - *high significance*

Continuation of the architectural style that is present on The Grove is not being affected by the proposal. The new doors to the rear of the property do not affect the rear elevation as the existing doors are to be replaced with doors of similar style see drawing 007. The only element that could be considered a change in the architectural language would be the alterations to the boundary wall, however, with the change in circumstance, due to the impact of the recently completed surrounding development, it is considered that the approach is a sensitive one.

Existing layout - *low significance*

The layout of the building has undergone alteration throughout the building's life time. The new interventions enhance the usability of the building and achieves an improvement to the circulation throughout and around the building. The proposal allows the newly formed garden space to be incorporated into the property's usable area whilst also improving the security of the shared space.

Existing historic fabric

There are minimal internal details that hold high historic significance. However, the removal of part of the external wall and making a new opening to create access from first floor to the loft has been acknowledged. The proposal considers the approach of these interventions and have opted for techniques that are respectful and sensitive to the building's structure and fabric.

All elements of the proposal are to be conducted with the appropriate conservation techniques and approach.

8.0
APPENDIX

The Listing

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 458265
Legacy System: LBS
Legal
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

807 & 809 WILMSLOW ROAD

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1270537
Date first listed: 06-Jun-1994
Date of most recent amendment: 02-Aug-1994
Statutory Address: 807 AND 809, WILMSLOW ROAD
District: Manchester (Metropolitan Authority)
National Grid Reference: SJ 84902 90419

Details
MANCHESTER

SJ8490 WILMSLOW ROAD, Didsbury 698-1/25/663 (North side) No.807 and 809 Formerly listed as: WILSMLOW ROAD, Didsbury (North side) No 807 The Grove

GV II
Pair of houses. Probably c.1870. Mostly brown brick in header bond, with some red brick, sandstone dressings, and some applied "half-timbering"; slate roofs. Irregular plan with tower to left and projecting wing to right (probably an early C20 addition). North German vernacular style. Two storeys except for 3-storey tower, 2:3:3 windows, with some red brick bands. The centre has a doorway to the left, with a trefoil stone head, a large 3-light casement to the right, and 3 windows at 1st floor (1, 2 and 1 lights) each under a gablet projected from the roof, the centre larger. The tower to the left has a canted bay window at ground floor, 2 single-light windows at 1st floor, another single-light window at 2nd floor under a projected steeply-pitched half-dormer roof, corbelled corners, and a tall steeply-pitched hipped roof (the return side has, inter alia, 2 similar gableted windows at this level). The wing to the right has (inter alia) a recessed canted bay window at ground floor, the upper floor carried on stone columns either side, a stone balcony with cast-iron railings to the left 1st-floor window, and ornamental half-timbering in the gable. Part of small but distinctive settlement (The Grove) said to have been built for immigrant North German community; rare example of domestic architecture reflecting cosmopolitan nature of C19 Manchester society. Forms group with items in The Grove (q.v.) and Nos 803-5 Wilmslow Road (q.v.).

Listing NGR: SJ8490290419

DESIGN

4.15 | KEY SITE BOUNDARIES

THE DIDSBURY HOUSE HOTEL

PJ Livesey has undertaken early consultation with the Hotel as a considerate developer in order to ensure that the development responds, wherever possible, to the Hotel's operational requirements and to secure a good working relationship with local neighbours.

The Hotel has confirmed that their main issues relate to the potential sensitivity of new housing adjoining the hotel which has an outdoor seated area adjoining one of the function rooms to the west which is used by customers for socialising and at events. The Hotel expressed a desire for the development to respond to their operational requirements and aspirations to improve the outdoor area and enhance the existing canopy system for the benefit of patrons.

PJ Livesey has fully taken onboard the views of the Hotel and undertaken detailed noise modelling including noise sampling of a major event where people have used the outdoor space into the evening. This has informed a set of mitigation requirements for a limited number of residential properties including enhanced glazing with specific acoustic properties and mechanical ventilation where necessary. The noise assessment demonstrates that the new housing and the hotel can satisfactorily co-exist without giving rise to any unacceptable impacts in terms of amenity.

In addition to this, PJ Livesey has been provided by the Hotel, plans detailing its future aspirations to enhance the outdoor area for use of patrons and install an improved canopy. This would allow use of the space in bad weather and provide some minor additional acoustic mitigation. In order to facilitate this the Hotel would require an additional strip of land of approximately 1 metre deep and the existing boundary wall would require moving and rebuilding. PJ Livesey has volunteered to provide the additional land necessary to allow the Hotel to implement its proposals.

As a consequence of the above the existing wall, which is judged to be listed based on its association with the listed Hotel building, will require demolition and rebuilding. The opportunity will be taken to increase the height of the wall relative to the application site and PJ Livesey is continuing to hold discussions with the Hotel on the precise arrangements.

BOUNDARY WITH THE GROVE

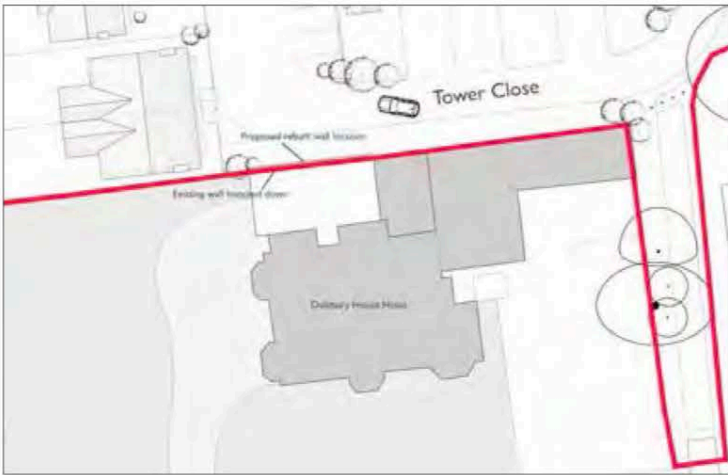
PJ Livesey has engaged with a number of the residents from the Grove at the public consultation event in November 2014 and at a further session held especially for these residents in March 2015. The application proposals have been tested to ensure that the development gives rise to no amenity issues in respect of light or overshadowing.

PJ Livesey is aware of the desire from a number of residents to ensure maintenance access to the rear of their properties. This is currently only possible by accessing via the application site through agreement with the University as landowner.

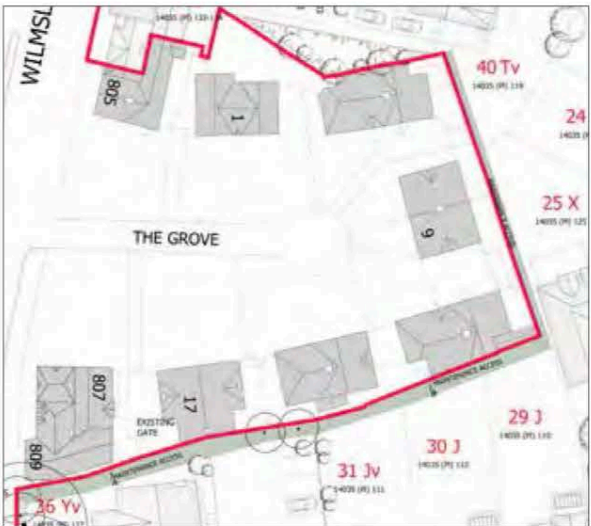
As such a maintenance strip is proposed which would wrap around the eastern and northern boundaries of the boundary wall with the Grove. The precise details for maintenance access will continue to be discussed with residents and PJ Livesey is in discussions regarding the specific details regarding ownership and ongoing maintenance.

The submitted drawings indicate that the maintenance strip will be gated and accessed from Wilmslow Road however following further consultation the possibility of providing individual garden areas to the rear of existing properties is being further investigated and will be discussed in due course with residents and the Council. However this would require new gateways to be made in the existing listed wall.

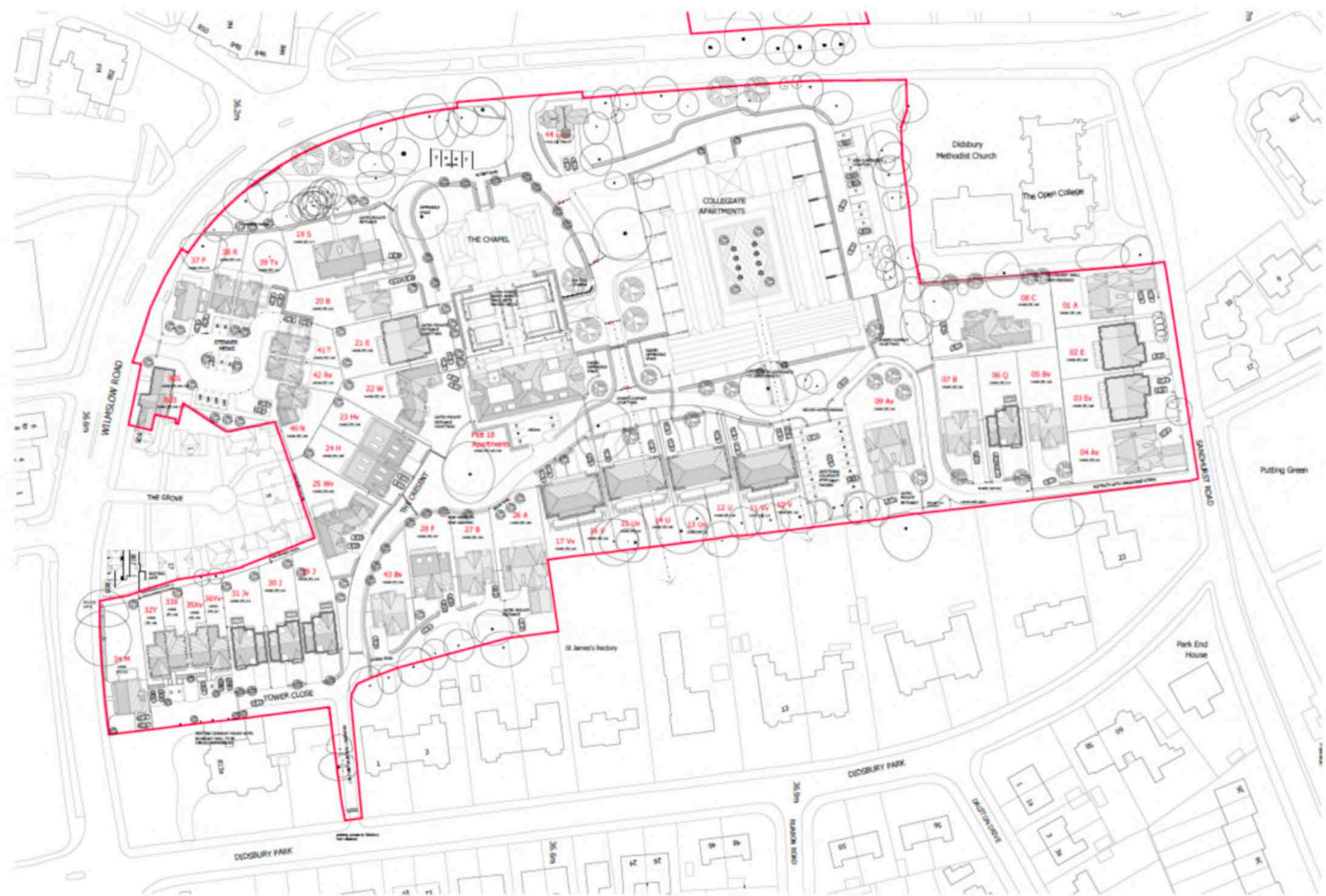
PJ Livesey is committed to ensuring an access solution which takes account of all residents. This is a benefit of the scheme and will allow easy access to ensure future maintenance of properties.



PROPOSED WALL LOCATION



PROPOSED GROVE BOUNDARY





Land Registry
Transfer of part of registered title(s)

TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

1	Title number(s) out of which the property is transferred: LA236603 LA44988 and GM603010
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land on the north side of Wilmslow Road Didsbury Manchester The property is identified ☒ on the attached plan and shown edged red and hatched brown ☐ on the title plan(s) of the above titles and shown:
4	Date:
5	Transferor: P J LIVESEY LIVING SPACE LTD (Company Number 3175509) whose registered office is at Ashburton Park Ashburton Road West Trafford Park Manchester M17 1AF <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 3175509 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: 6 Transferee for entry in the register: GISELLA BENEDETTA ALBERICI and VINCENT KELLY <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Land Registry's Public Guide 18 – Joint property ownership and Practice Guide 24 – Private trusts of land for further guidance. These guides are available on our website www.landregistry.gov.uk

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants

7	Transferee's intended address(es) for service for entry in the register: 809 Wilmslow Road, Didsbury, Manchester M20 2QR and 17 The Grove, Didsbury, Manchester, M20 2RG
8	The transferor transfers the property to the transferee
9	Consideration ☐ The transferor has received from the transferee for the property the following sum (in words and figures): ☒ The transfer is not for money or anything that has a monetary value ☐ Insert other receipt as appropriate:
10	The transferor transfers with ☒ full title guarantee ☐ limited title guarantee
11	Declaration of trust. The transferee is more than one person and ☐ they are to hold the property on trust for themselves as joint tenants ☐ they are to hold the property on trust for themselves as tenants in common in equal shares ☒ they are to hold the property on trust: as set out in a declaration of trust dated 2020 and made between Gisella Benedetta Alberici and Vincent Kelly and the registered proprietors from time to time of numbers 5,7,9,11,13,15 and 17 The Grove, Didsbury, Manchester M20 2RG and 809 Wilmslow Road, Didsbury, Manchester, M20 2QR
12	Additional provisions Definitions

- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

PART 1 Particulars and Definitions

1. **Development:** means the Livesey development at the former Manchester Metropolitan University site Didsbury Manchester for the purpose of identification only edged blue on the Plan

PART 2 Interpretation

Where in this Transfer the context so admits:

1. Words importing one gender include all other genders and words importing the singular include the plural and vice versa
2. The expressions "the Transferor" and "the Transferee" include their respective successors in title
3. Where for the time being there are two or more persons within the meaning of the expressions "the Transferor" or "the Transferee" obligations expressed or implied and made or to be made by or with that party are made by or with those persons jointly and severally
4. References to Part are references to the relevant part of this Transfer

PART 3 Recitals

1. The Transferor is registered at the Land Registry as proprietor with an Absolute Title of the Development
2. The Transferor has agreed with the Transferee for the transfer of the Property for the consideration and on the terms and conditions which follow

PART 4 Agreements and Declarations

1. Subject to the provisions of the Defective Premises Act 1972 the Transferor shall not be liable or responsible for damage suffered by the Transferee or a visitor or employee of the Transferee or any other person to their person or goods by reason of the act neglect or default of any other owner or occupier of the Development or of the contractor employee or licensee of the other owner or occupier or by reason of theft or otherwise from the Property or any other part of the Development or by reason of a defect in a fixture fitting pipe wire or staircase or the absence of lighting in or upon the Development or any part
2. The Transferor may at any time release waive or modify covenants imposed by the Transferor upon the Development
3. Whether by implication prescription or otherwise the Transferee shall not become entitled to any right of light or air which would restrict or interfere with the free use of other property for building or otherwise

4.

PART 5 Rights reserved for the benefit of other land

The following rights are excepted and reserved to the Transferor:

1. The right for the Transferor and the owners of other properties on the Development at reasonable times except in the case of emergency and whenever possible on giving reasonable notice to enter the Property for the purpose of executing works of construction repair decoration reinstatement replacement renewal alteration addition or improvement to or upon any other part of the Development the work being done with reasonable despatch causing as little disturbance as possible and making good all damage caused
2. The right of support and protection for all other parts of the Development from the Property
3. The free and uninterrupted right of use passage and running of soil water electricity gas and other services in common (where appropriate) with the Transferee from and to all other parts of the Development through the cisterns tanks and Service Installations now or within the period of 80 years from 1 January 2016 constructed in or under the Property
4. All other rights easements quasi-rights and quasi-easements (other than of way) as are now enjoyed by any other part of the Development in respect of the Property

PART 6 Covenants by the Transferee with the Transferor

1. The Transferee for the purpose only of affording to the Transferor a sufficient indemnity covenants with the Transferor that the Transferee and those deriving title under the Transferee will at all times perform and observe covenants whether positive or restrictive which may be contained or referred to in the documents mentioned in the title registers of the Transferor's Title Number and which relate to the Property and are still subsisting and capable of being enforced and will indemnify the Transferor against all actions proceedings costs claims and demands resulting from future breach non-performance or non-observance

PART 7 Restrictive covenants by the Transferee

The Transferee with the intent to bind the Property and any person who may be for the time being the owner of an estate or interest in or the occupier of the Property or any part **COVENANTS** with the Transferor and further as a separate covenant with each of

the owners for the time being of the other properties on the Development (all of whom the Transferor and the owners of other properties on the Development are in this Transfer collectively called "the Covenantees") for the benefit of the property respectively vested in the Covenantees and each and every part:

1. Not to erect or plant any additional boundary features or make any alterations or additions to any existing boundary features even where there are none at the date hereof
2. Not to erect any aerial satellite receiving dish or like apparatus without adhering to the rules set out in the planning portal of the local authority relating to satellite, tv and radio antenna
3. Not to store on the Property and not to bring on to the Development any boat caravan or commercial vehicle
4. Not to use or occupy the Property for any purpose other than as a garden
5. Not to affix hoardings advertisements or notices of any description
6. Not to do or omit to do or permit or suffer to be done or omitted to be done in or about the Property or any premises used for the purposes of but not comprised in the Property anything whereby the Transferor may become exposed to liability to pay any penalty damages compensation costs charges or expenses and to keep the Transferor indemnified against liability in that respect
7. Not to use the garden(s) of the property for any purpose other than quiet rest and recreation
8. Not to allow the height of any hedges on the Property or separating the Property from any other part of the Development to exceed 2.5 metres in height

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

13 Execution

EXECUTED as a Deed by
P.J. LIVESEY LIVING SPACE LTD
acting by

Director.....
James Woodmansee

in the presence of:

Signature of Witness

Name of Witness

Address

Occupation

SIGNED as a Deed
by the said **GISELLA**
BENEDETTA ALBERICI

Signature of Witness

Name of Witness

Address

Occupation

SIGNED as a Deed
by the said **VINCENT KELLY**

Signature of Witness

Name of Witness

Address

Occupation



REVISIONS		
Rev	Date	Description
Rev A:	Nov 17	Up-dated to suit site conditions. DMM



WARNING
Critical Dimensions required by Consultants/
Contractors/ Subcontractors must not be scaled
from this drawing. Dimensions required are to be
obtained from the drawing office

The Grove Maintenance Strip Plan

105- 00- 6107/A

Scale 1:500 @A4 Date Oct 17
Drawn DMM Checked

**MMU-Didsbury Campus,
Wilmslow Road
Didsbury,
Manchester, M20 2RR**

P.J.Livesey Living Space Ltd
Ashburton Park
Ashburton Road West
Trafford Park
Manchester M17 1AF
Tel : 0161 873 7876
Fax : 0161 848 8671
design@pjivesey.co.uk

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The P. J. Livesey Group Ltd
www.pjlivesey-group.co.uk

Scale 1:500



105-00-6107-The Grove - Maintenance Strip Plan.dwg

Issued by: DMM



1.1st Revision (1888-1914) County Series

National Grid 1:1250 1st Revision [TIFF geospatial data], Scale 1:1250, Tiles: sj8490ne-6,sj8490se-6,sj8590nw-6,sj8590sw-6, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <<https://digimap.edina.ac.uk>>, Downloaded: 2019-05-08 11:42:12.263





3. 3rd Revision (1924-1951) County Series 1:2 500

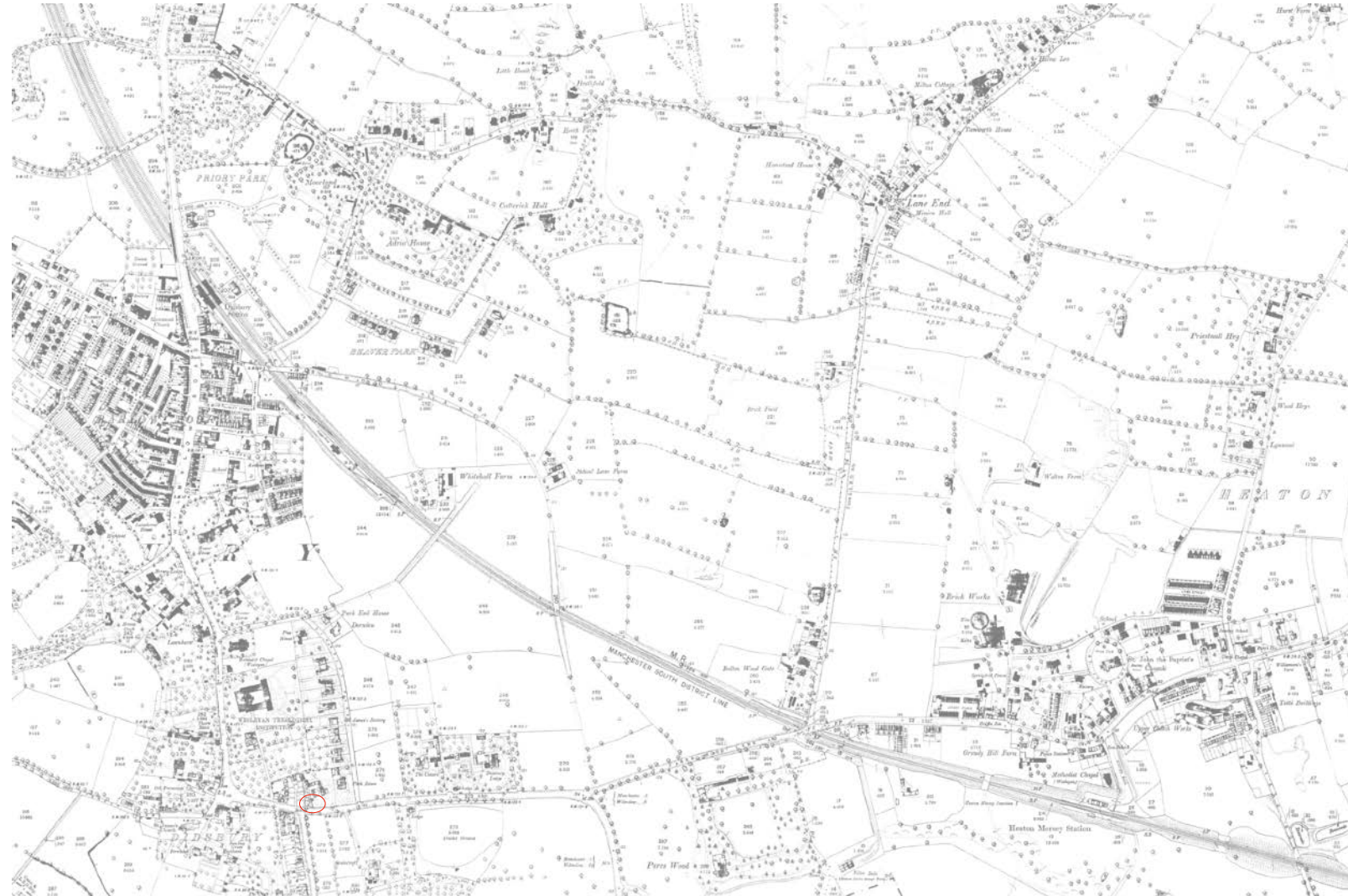
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4.2nd Revision (1906-1939) County Series 1:2 500

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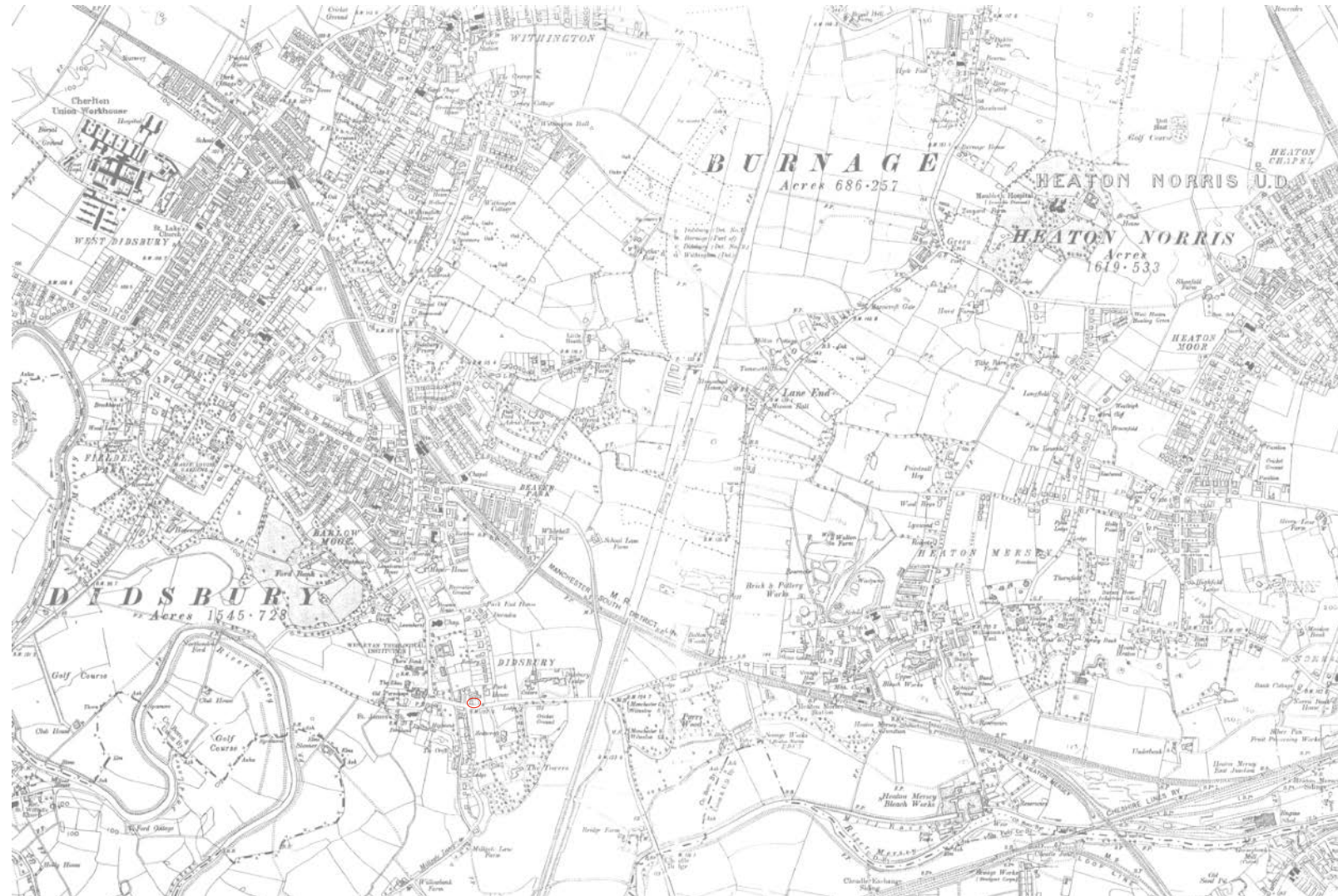




7.Product: 1st Edition (1853-1904) County Series 1:2500
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8. Product: 3rd Revision (1922-1969) County Series 1:10 560
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9. 2nd Revision (1903-1950) County Series 1:10 560

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10. 1st Revision (1888-1914) County Series 1:10 560
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1st Edition (1846-1899) County Series 1:10 560

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