

Heritage, Design & Access Statement

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

4 Pine Road

***Didsbury
Manchester
M20 6UY***

for

Mr J Driver & Ms M Rajput

Rev P1 11.07.2022

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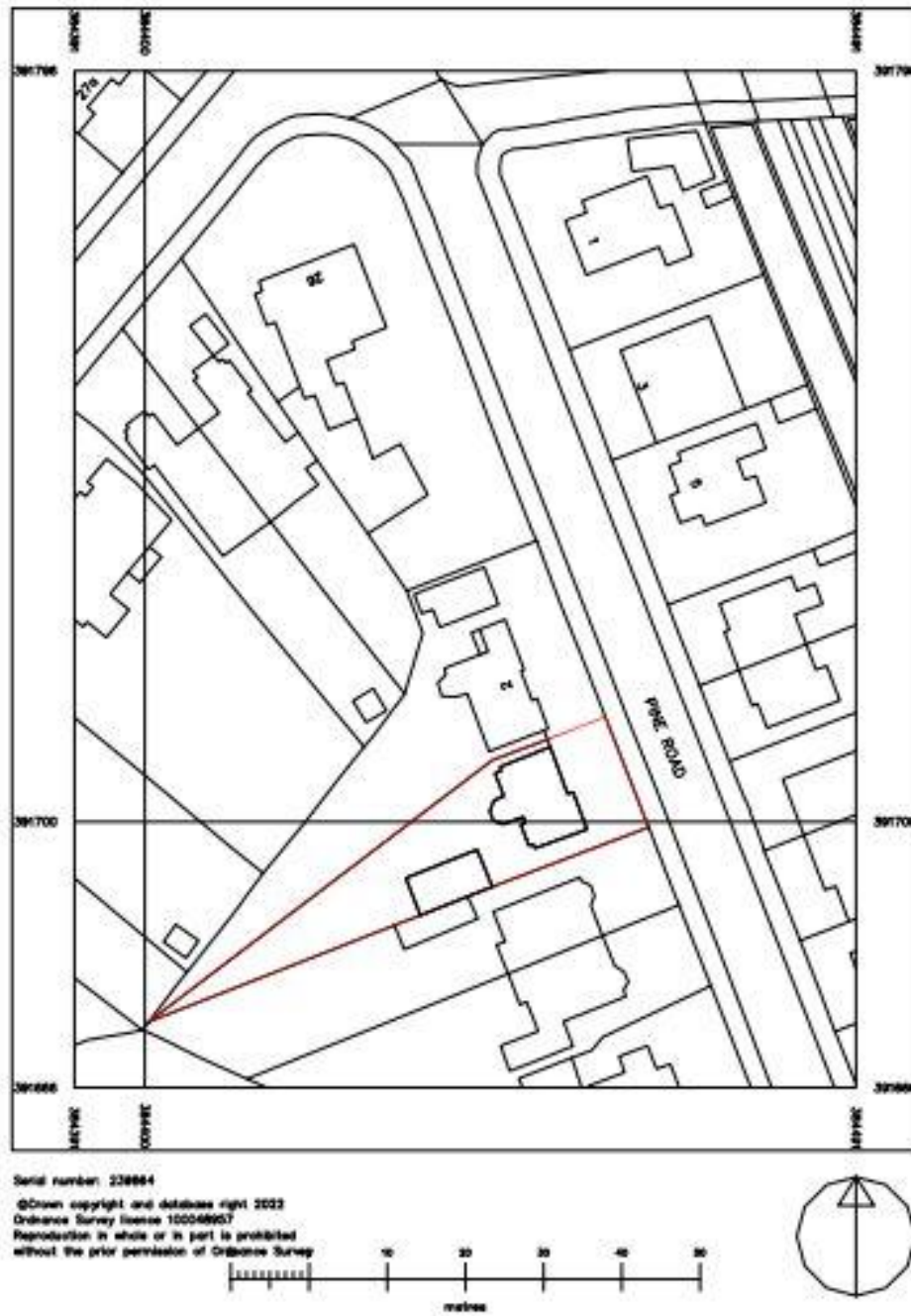
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Introduction

This statement accompanies and supports the Householder Planning Application, submitted on behalf of Mr J Driver and Ms M Rajput, for the construction of a new two storey extension at the rear of the above premises following demolition of the existing conservatory, bay window to kitchen and detached garage.

A new carport over the drive is proposed at the side of the premises to replace the existing timber garage.

Paragraph 189 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.



Site Boundary

_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

- 22 329 PL000 OS Location Plan
- 22 329 PL100 Floor Plans as existing
- 22 329 PL101 Elevations as existing
- 22 329 PL102 Block plan as existing
- 22 329 PL200 Floor Plans as proposed
- 22 329 PL201 Elevations as proposed
- 22 329 PL202 Block plan as proposed

1. Extent of development

The residential family dwelling, located in the Blackburn Park Conservation Area has accommodation over 2 upper floors and a part basement level.

The Blackburn Park Conservation Area was first designated in 1979. This predominantly residential Conservation Area is situated close to the centre of Didsbury. The Council's (on-line) conservation area assessment (CAA) explains the historical development of the area, noting that it was developed in three principal phases as part of the suburban expansion of Manchester in the late 19th century and early 20th century, under the auspices of the landowner Charles Blackburn, who sold off relatively small parcels of land for new housing development. The historical character of the area is now largely defined by substantial houses with spacious gardens, but there is a wide variety of building styles and materials within the Area.

The existing property is not listed, and there are no listed buildings within the vicinity of the site.

There are no Registered Historic Parks and Gardens or scheduled monuments within the vicinity of the site.

The existing property has smooth red facing brick to the front ground floor level. With textured render to the upper walls and clay tiles vertically hung to the projecting bay. A projecting timber frame gable over the bay windows on the front elevation sits below a clay tiled roof.

To the side and rear elevations the walls are generally red smooth facing brick with clay tiles vertically hung to the projecting rear bay.

The Edwardian detached property has driveway access from Pine Road, with access to a detached timber walled garage to the left hand side of the plot.

There is a garden area to the front behind a tall deciduous hedge, with larger mature gardens to the rear enclosed by a mix of low brick boundary walling, mature planting and timber fencing.

The proposal is to extend to the rear of the premises following removal of the existing conservatory, bay window to the kitchen and the detached timber garage. The internal floor plan is to be re-modelled to create increased kitchen/living space at ground floor and an ensuited bedroom at first floor.



View from Pine Road looking North West



Rear of 4 Pine Road – conservatory and kitchen bay to be demolished



Front/side view of garage



Rear view of garage

Total site area including drive and garage - 635m²

Existing Basement Floor	- gross internal floor area:	29.6m ²
Existing Ground Floor	- gross internal floor area:	84.4m ²
Existing First Floor	- gross internal floor area:	80.0m ²
Total Existing GIA	- gross internal floor area:	194.0m²

Proposed Basement Floor	- gross internal floor area:	29.6m ²
Proposed Ground Floor	- gross internal floor area:	124.9m ²
Proposed First Floor	- gross internal floor area:	108.8m ²
Total Proposed GIA	- gross internal floor area:	263.3m²

2. Layout

The front door to the dwelling is on the main elevation of the building facing Pine Road. A driveway to the side leads to a path and gated access to the rear garden on the southern side elevation. The existing garage, to be demolished, sits on the southern boundary.

The proposed extension is to the rear of the premises with demolition of the bay window to the kitchen and the current conservatory.

The existing Hall is to be remodelled to isolate the new KLD room and enclose access to the basement

The new extension will create unified kitchen and living family accommodation, with immediate access to the rear garden.

At first floor the remodelled existing bathroom will provide access to a new en-suited bedroom with glazed doors leading to a small balcony on the west elevation. Windows in the roof and to the north/south walls will offer supplementary daylight.

Amenity space to the side and rear provides parking, cycle and refuse storage and the private garden to the rear improves in size with the removal of the garage.

The building lies on a relatively flat site. The ground floor level is elevated above external ground level by approximately 300mm

3. Scale of the proposal

The proposed extension has a floor plan, massing and height that echoes the adjacent dwelling to the south (No.6 Pine Road). The extension is subservient to the existing building on the site. The materials used for the external envelope will be sympathetic to the existing building, matching brickwork, vertically hung tiles, new steel framed windows, quality rainwater goods, and a grey EPDM flat roof over the Living room with a clay tiled roof to match the existing main roof above first floor level.

4. Landscaping

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

The existing brick boundary wall /hedging treatments will remain.

5. Aesthetic treatment

The proposed extension is of a traditional appearance generally, the existing materials, - facing brickwork, vertical clay tiles and clay roof tiles - are to be utilized on the external envelope, with black steel framed double-glazed windows and doors to serve the new rooms. A flat roof with lantern rooflight will provide a contemporary addition to the rear of the dwelling.

The extension will have no impact on the Pine Road street scene

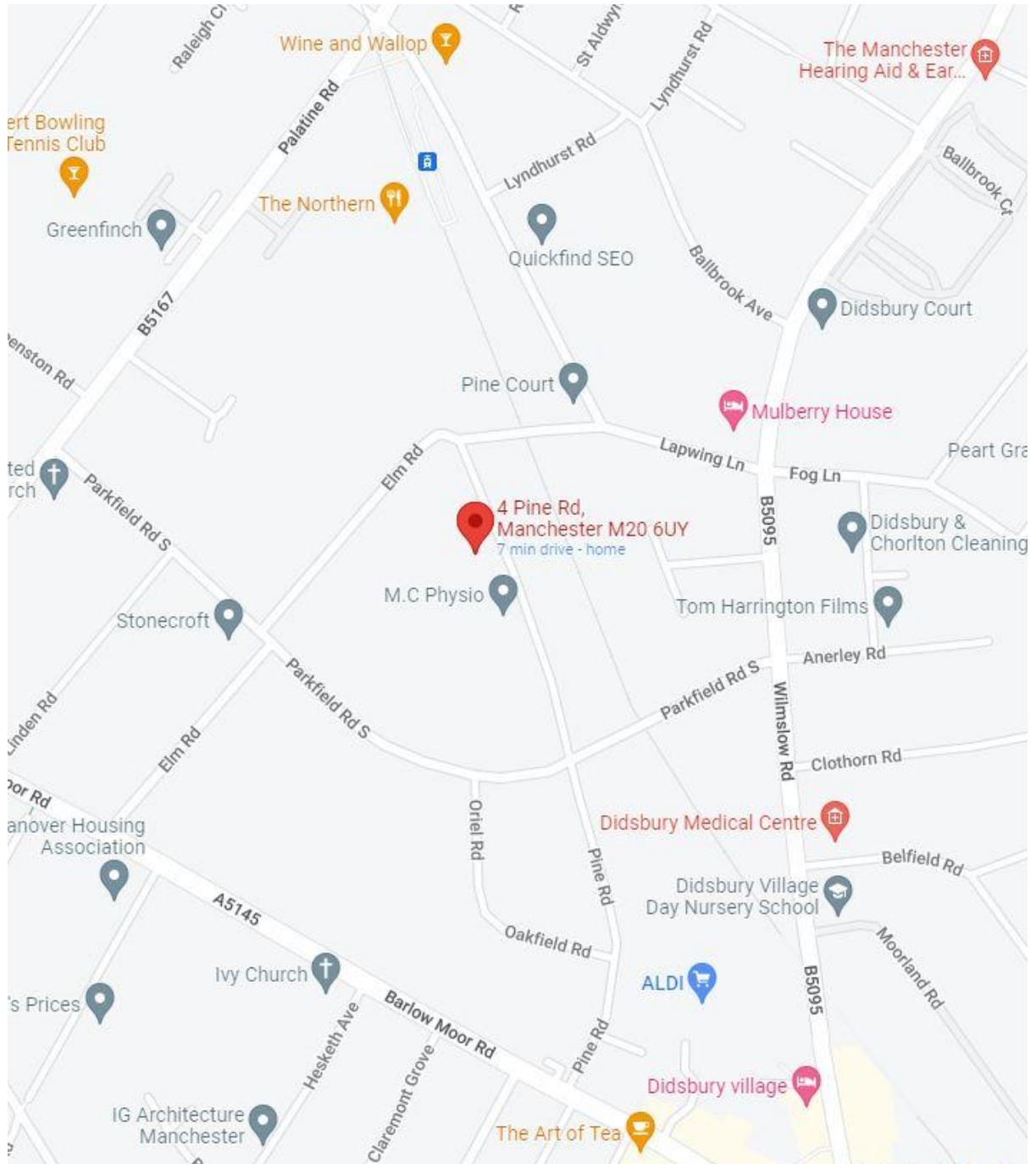
6. Access proposal

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

The extension will have access from the existing Hallway, or alternatively external access will be available from the garden via a new stepped approach.

7. Context

Site Context Plan



The site is located on Pine Road, in a line of similar detached 2 / 3 storey Edwardian premises with well screened rear garden areas.

The dwelling is located to the north of Didsbury Village, with a full range of amenities and transport links available.

8. Visual Impact Assessment

The topography and screened rear garden areas, and limited outward looking fenestration will ensure no loss of amenity for neighbouring premises.

Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed development on the character and appearance of the Blackburn Park Conservation Area.

This property is part of an established frontage to Pine Road and forms part of a coherent group of houses within the Conservation Area.

However, given its relatively late historical development and isolated position in respect of the more historic properties within the Conservation Area, the property makes only a modest contribution to its character and appearance.

The rear elevation is not a prominent element in the Conservation Area and the proposed extension will not be seen in the context of the wider Conservation Area. It is therefore considered that whilst the alterations to the rear elevation will result in some changes to the overall appearance of the property, they will not adversely impact on the character or appearance of the Conservation Area. It is therefore considered that the proposed extensions will not harm the prevailing character or appearance of the Conservation Area; they will not be seen as particularly prominent elements in the street scene and the considered design of the proposed extensions will maintain the high quality of the built environment within this Conservation Area.

9. Conclusion

In conclusion the applicant is striving to modify and extend an existing building in a manner that fits comfortably within its environment and that complements the surrounding architecture. The applicants' brief is to largely retain the existing building, which has good quality facing brickwork detailing and extend to the rear to create extended Kitchen/living accommodation at ground floor level and an ensuited bedroom at first floor level that has a long life span, that meets, as a minimum the current building legislation requirements for quality of construction and thermal performance, which represent a worthwhile investment, and can be implemented without imposition on the neighbouring buildings.

In terms of footprint and massing the proposal is not a significant increase on the existing building footprint. The proposal responds well to its context, utilizing the existing aspect whilst seeking to maintain privacy for the occupants and the neighbouring residents.

For the reasons set out above it is considered that the proposed development will not harm the character or appearance of the Blackburn Park Conservation Area, or its overall significance. Consequently, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the local and national policy objectives that seek to protect the significance of heritage assets.