PROPOSED REAR EXTENSION
3 SOUTHGATE, CHORLTONVILLE, MANCHESTER M21 8EA

HERITAGE STATEMENT





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PROPOSED REAR EXTENSION - 3 SOUTHGATE, CHORLTONVILLE

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared to accompany a Householder Planning Application for a first floor rear extension to improve the living accommodation for the house which is located within the Chorltonville Conservation Area. The proposed scope of works include for a new first floor rear extension to improve the usable floor space at first floor level with associated internal alteration works and changing a window to sliding/folding doors at the rear ground floor level.

1.2 The Heritage Statement gives an overview of the design proposals for the proposed first floor extension and associated works in relation to the Chorltonville Conservation Area and demonstrates that the proposals will have a minimal visual impact on the Conservation Area.

2.0 LOCATION & CONTEXT

2.1 3 Southgate is a semi-detached 3 Bedroom dwelling house located within the Chorltonville Conservation Area and the house is set back from the road on the Eastern side of Southgate with a small front garden and side alley to give access to the private rear garden. The existing house is a two-storey semi-detached house with a hipped roof and a 1½ storey outrigger with mono-pitched roof to the rear, together with a single storey lean to which forms part of the rear ground floor kitchen. The proposed design for the first floor rear extension is described in more detail in Items 5.1 & 5.2 below. The Chorltonville Conservation Area is characterised by arts and crafts residential properties that are generally set back from the tree lined roads. The front, side and rear elevations of the house are constructed from red brickwork at ground floor level with white textured render above at first floor level. Refer to Figs. 1- 3 below for photographs of the existing house and the photographs shown on Drawing No. P151/SP1.



Fig. 1 Front elevation to Southgate



Fig. 2 Side elevation to 5 Southgate



Fig. 3 Rear elevation to garden

3.0 CHORLTONVILLE CONSERVATION AREA & APPRAISAL

3.1 Chorltonville Conservation Area

3 Southgate is not a listed building, however it is situated within the Chorltonville Conservation Area which was designated in October 1991. The Chorltonville Conservation Area is centred mainly on the residential estate itself but also includes the original recreation area which had a bowling green, tennis courts, and children's playground for residents and today this area is the West Didsbury & Chorlton Football Club. The name Chorltonville derives from the name of the limited company which developed the estate during the early 1900s, when the first garden villages and garden cities, such as Letchworth and Welwyn Garden City were being constructed. The new garden village of Chorltonville was formally opened in October 1911 and was seen as a brave new architectural and social venture when it was built as it was based on the 'garden-village' ideas and provided well planned homes with space around them and large gardens to admit light, sunshine and fresh air 'for the health and well-being of the occupants'. A recreation area with a bowling green, tennis courts, and children's playground was also enjoyed by the original residents and this area is now West Didsbury & Chorlton Football Club. Refer to Appendix 7.1 & 7.2 for the a Map of Chorltonville Conservation Area and the 1911 Plan of the Chorltonville Estate with the location of 3 Southgate highlighted.

3.2 Conservation Area Character Appraisal

The architect Albert Cuneo designed 15 different house types for the Chorltonville estate, but by varying the details he ensured that each pair of semi-detached houses would be different from its immediate neighbour. Visually the houses look more like 1920s or 1930 style houses, while the numerous materials and architectural details used are typical of the Arts and Crafts style.
It is the setting of the houses, with grass verges and tree-lined roads which gives Chorltonville its special garden village character. The houses themselves are well-maintained and externally are virtually the same as when the estate was opened. They consist of a varied range of traditional houses, mostly semi-detached, constructed in brick, some smooth-finished and some textured. All have brick relieved by render at first floor level or down to the ground floor cills. A few are also half timbered on gables at first floor level. Originally all the roofs were plain red tiles but now some are grey with age and others have been re-roofed in red concrete tiles.
There are numerous details which give a special character to this area such as:-

- canted bays which have the side windows splayed at an angle; sprocket roofs, which have a gentler pitch towards the eaves;
- contrasting quoins, which are the large stones at the outside angles of walls;
- circular windows and arched openings to porches, with brick or tile voussoirs (wedge shaped bricks);
- chimney stacks which are cruciform in plan;
- glazed brick window cills;
- a variety of gable motifs;
- stained glass windows and corbelled brickwork which projects successively more in each course to support overhanging eaves or porch roof;
- The interiors of Chorltonville houses also have some simple design elements that ensure the concept of light, airy spaces is maintained with high ceilings; curved plaster window reveals; arched bay windows; cornices; well proportioned leaded light windows and generous, well-lit hallways with feature windows on the ground floor and window or roof light on the first floor.

4.0 PLANNING POLICY & PLANNING HISTORY

4.1 National Planning Policy Framework

The revised National Planning Policy Framework (December 2024 with February 2025 amendment) sets out national policy on conservation and the historic environment. Section 16 of the NPPF (Conserving and Enhancing the Historic Environment) sets out the key issues relating to the proposed rear extension works works as follows:-

PARAGRAPH 207 - Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset & no more than is sufficient to understand the potential impact of the proposal on their significance.

PARAGRAPH 210- In determining planning applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

PARAGRAPH 212 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.2 Planning History for 3 Southgate & Adjacent Properties

There have been no Planning Applications for building work or development at 3 Southgate, however in the vicinity of 3 Southgate numerous planning applications for adjacent properties have been approved as follows:-

- Planning Permission for two storey rear extension at 2 Southgate (Ref. 135467/FH/2022) was granted in January 2023;
- Planning Permission for a hip to gable type roof extension with a new rear dormer extension and a single storey rear extension at 7 The Thorns (Ref.137766/FH /2023) was granted in September 2023;
- Planning Permission for single-storey side extension at 6 Southgate (Ref. 114907/FH/2016) was granted in February 2017;
- Planning Permission for conservatory at the side of 1 Southgate (Ref. 092610/FH/2010/S1) was granted in April 2010;
- Planning Permission for first floor rear extension at 4 Southgate (Ref. 073294/FH/2004/S1) was granted in November 2004;
- Planning Permission for new roof and increased height of rear store room at 1 Southgate (Ref. 039066) was granted in June 1991.

5.0 DESIGN PROPOSALS FOR THE REAR EXTENSION & ALTERATION WORKS

5.1 First Floor Rear Extension

The existing house at 3 Southgate has changed very little externally since it was built in the early1910s with some minor alteration works previously carried out internally at ground floor level to provide an open plan kitchen/dining area.

The applicant wishes to keep the existing building 'footprint' but improve the first floor layout by extending the rear first floor wall vertically and re-modelling the roof to give an improved layout with access to a rear bedroom direct from the landing. The proposed first floor rear bedroom extension will replace the existing mono-pitched roof to the 1½ storey outrigger with a new hipped roof to increase the internal height of the room to maximise the usable floorspace within the rear first floor bedroom and allow direct access off the landing area rather than through the existing bathroom; refer to Figs. 4 & 5 below. The width of the existing dwelling will not be altered as the extension is to remain flush with the existing side elevation of the dwelling and the eaves height of the 1st floor extension will reflect the eaves height of main dwelling and the roof pitch will also be hipped to align with the roof pitch of the main dwelling. Elevational alteration works to the rear ground floor include the bricking up of the existing ground floor double doors up to cill level to provide a window to the kitchen on the rear elevation and replacement of existing rear window to the Living/Dining Area with new sliding folding type doors to give an improved link to the rear garden area.

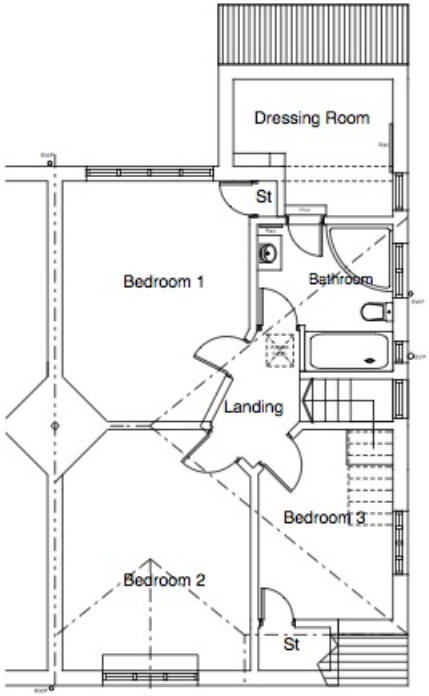


Fig. 4 Existing First Floor Layout

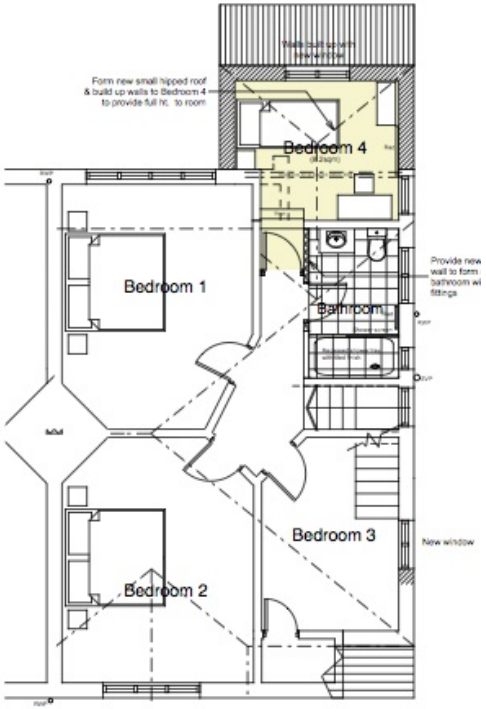


Fig. 5 Proposed First Floor Layout

5.2 Proposed Materials for the Rear Extension

The new external walls at first floor level will be finished in a white textured render finish to match the existing render.
The new windows to the rear ground floor kitchen and first floor bedroom are to be white pvcu double glazed type to match existing windows. The new sliding/folding doors to the ground floor living area on the rear elevation are to be double glazed aluminium frame with a white polyester powder coat finish. The new hipped roof covering will be finished with Sandtoft Lindum interlocking tiles with smooth finish in Rustic Red colour to match the existing roof. Eaves to the new roofs are to be finished with timber fascia painted in black to match existing fascia detail, with exposed rafters in black. Rainwater downpipes & gutters are to be black pvcu; all to connect into existing drainage system below ground level.
The proposed rear extension is to be aligned with the gable and rear elevations of the house in order to minimise any architectural impact on the conservation area; refer to Figs. 6 & 7 for the proposed side and rear elevations.



Fig. 6 Proposed Side Elevation



Fig. 7 Proposed Rear Elevation

6.0 SUMMARY

6.1 Conserving the historic environment

The design proposals outlined in Section 5 above respect the character and setting of the Conservation Area and the proposed rear extension and upgrading works to the house will help to ensure that the longevity of the building as a heritage asset continues.
The scale and massing of the proposed extension is sympathetic and subservient to the existing house and the massing of the upper floor extension is in line with both the gable elevation and the rear elevation which minimises any impact on the streetscape.
In view of the above it is felt that the proposed extension to the rear of 3 Southgate will have no significant impact on the historic character and setting within Chorltonville Conservation Area.

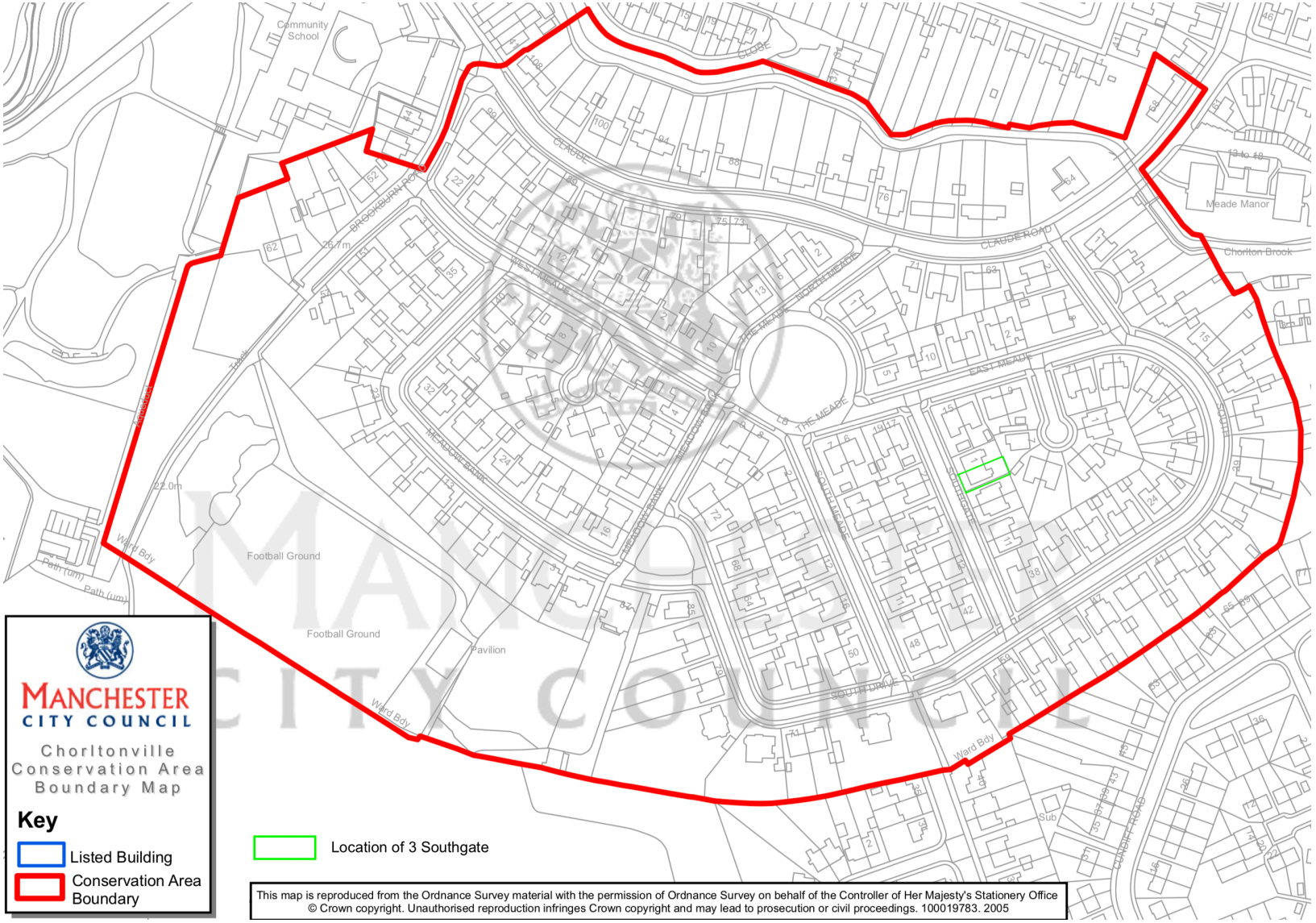
6.2 Heritage Summary

The scale and massing of the proposed extension is sympathetic and subservient to the existing house and adjacent buildings and uses the same palette of traditional materials & colours used within the conservation area and matches the materials used on the existing house.
The Heritage Statement demonstrates that the proposed rear extension and improvement works to the house at 3 Southgate have been sensitively designed to maintain the integrity of the existing building. The proposals will have no visual impact on the front elevation of the house and the streetscape along Southgate and therefore will have no significant impact on the historic character and setting within Chorltonville Conservation Area.

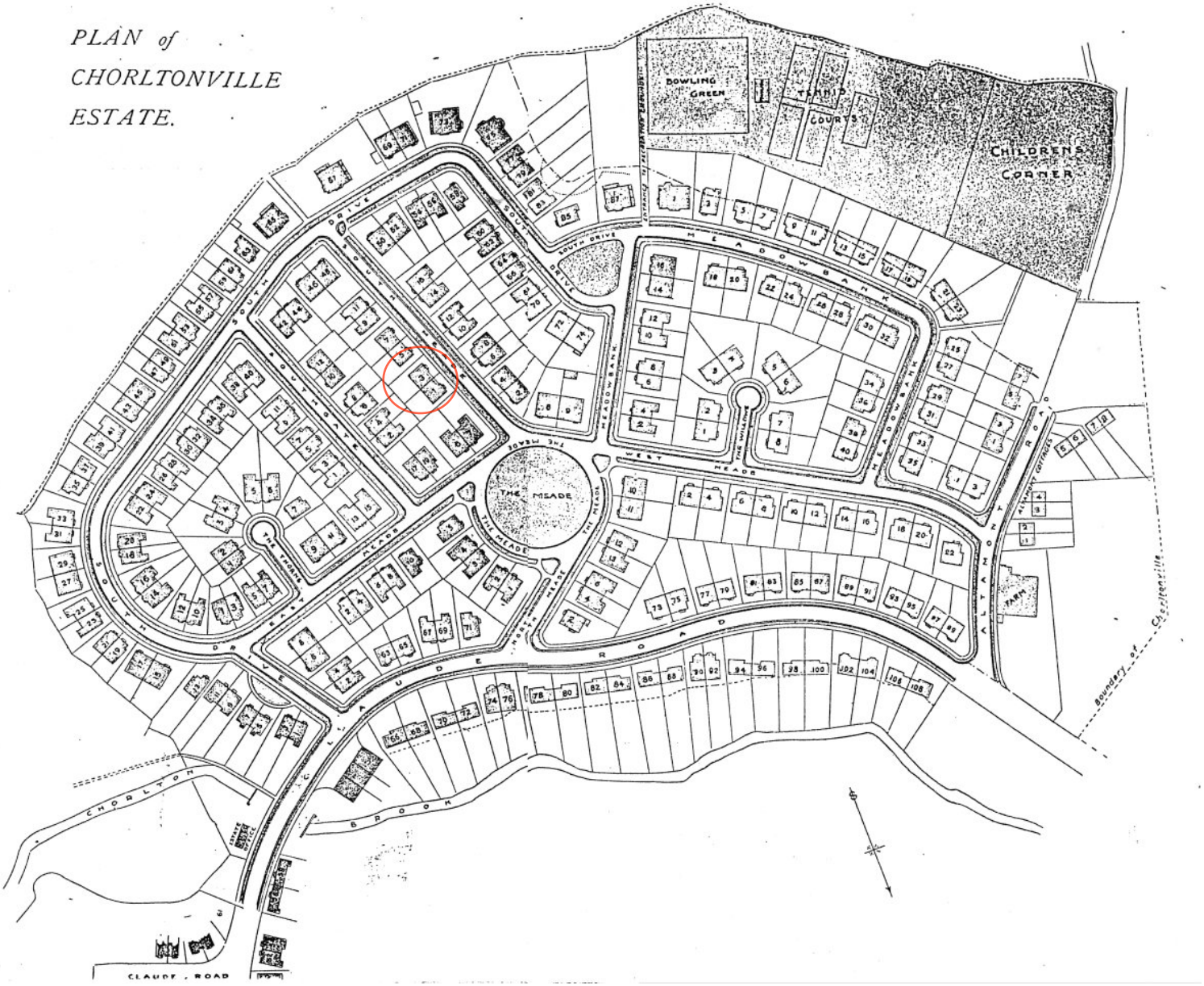
6.3 List of Drawings/Information submitted with the Planning Application

P151 / SP1	Site Photographs
P151 / 01	Location Plan
P151 / 02	Site Layout
P151 / 03	Existing Plans & Elevations
P151 / 04	Proposed Plans and Elevations
P151 / 05	Existing and Proposed Side Elevations
P151 / HS1	Heritage Statement (April 2026)

7.0 APPENDIX



7.1 Plan of Manchester City Council Chorltonville Conservation Area with 3 Southgate highlighted in green



7.2 1911 Chorltonville Estate Plan with 3 Southgate highlighted in red



7.3 Aerial View with 3 Southgate highlighted in red