



P15 - 9 Boat Lane - Heritage Statement

Introduction

This Heritage Statement is submitted alongside the drawings, application forms, and other relevant information to support the application for the erection of a two story side extension to form additional living accommodation at No. 9 Boat Lane. This statement has been produced due to the application site being within the Northenden Conservation Area, and as such, affects the setting of a designated heritage asset.

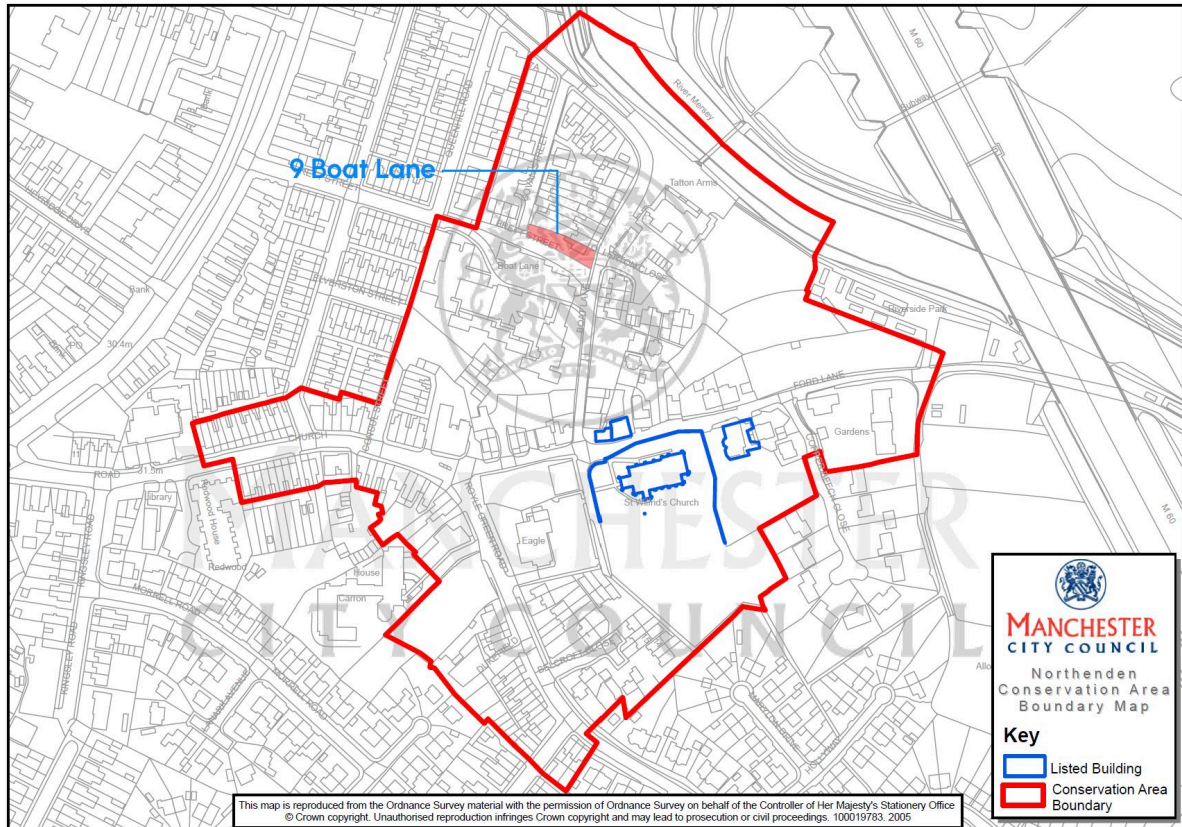
The National Planning Policy Framework (NPPF, 7 February 2025) states under 'Proposals affecting heritage assets' paragraph 207 that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

This statement seeks to describe the significance of the Northenden Conservation Area, and the impact of these proposals upon it.

Northenden Conservation Area

Northenden village sits around 6 and a half miles south of Manchester city centre, on the south bank of the River Mersey. The conservation area was designated by the city council in 1981, it centres around St Wilfrid's church, and covers around 7 hectares including some 19th century shops, houses and other buildings.



Map of Northenden Conservation Area with application site highlighted
 Courtesy of https://www.manchester.gov.uk/_data/assets/file/0010/123310/northenden_conservation_area_map.pdf

Northenden is thought to date back to the Saxons, having a church recorded in the Domesday book of 1086, and being one of the few disembarkation points on the Mersey flood plain between Stockport and Stretford. A ferry boat crossing was installed in Northenden in 1641, and a ford crossing in 1642, increasing the importance of the village and giving the names of two key routes, Boat Lane and Ford Lane. These routes intersect near the church, and formed the plan of the village, with properties built along these two lanes.

These two crossings remained the only routes to the city centre until 1862 when Palatine Road was opened, with a bridge crossing. At this time, Northenden was a rural village, towards the turn of the century semi-detached houses were built for those who could commute to the city centre.

By the time the new suburb of Wythenshawe was complete in the 1940s, Northenden no longer had a rural character. Palatine Road had been developed for shopping and commercial use, relocating the centre of the village, and many of the early cottages around the church were removed.

Buildings of Note

Listed Buildings

There are four listed buildings within the conservation area, St Wilfrids Church, The Old Rectory, Northern House, and its adjoining cottage. These buildings are all clustered to the centre of the conservation area, with no visual links to the application site.



Clockwise from top left; The Old Rectory, St Wilfrid's Church, Cottage attached to Northern House, Northern House 2026

Tatton Arms

Although not a listed building, the Tatton Arms is deemed an important building within Northenden and to its residents. The Tatton Arms is an historic public house dating back to around 1874, and replaced an earlier public house known as the Boat House Inn. The building and the site have been vacant since 2007, a planning application was approved in 2021, which will be outlined below, however work is yet to commence and the building remains boarded up.



Tatton Arms 1971 (L) and 2026 (R). Courtesy of Manchester Libraries (L)

Boat Lane Terrace

The application site is the last house along a row of terraces on Boat Lane. The row of terraces first appear on an OS map dating 1890, but not on the 1870 map suggesting they were built somewhere between these dates. The boundary lines and uses of the terraces appear to have changed over the years, with some properties being used as shops, and other commercial uses, as well as houses. The row of terraces is now completely residential, with alterations to the front elevations indicating alternative past uses for the buildings.



Boat Lane Terraces 1957(L) and 1959 (R)
Courtesy of Manchester Libraries

As seen in the images above, the row of terraces was constructed of brick, with slate tiled roofs, vertical proportioned windows, stone cills, and arched brick lintels. Over time, changes have been made to the properties, as seen on the images below. Five houses, including the application site, have been rendered, possibly due to weathering of the bricks. Window proportions and materials have changed, altering the uniformity once apparent down the row of terraces. A garage has been added to the opposite end of the terraces, some chimneys have been removed, and an entrance covering has been added over one front door.



Boat Lane Terraces 2026

Developments near the application site

Within the conservation area, a number of newer developments have been complete, or approved and yet to be developed, in the proximity of the application site. The characteristics and architectural styles of the approved developments vary significantly, offering very little consistency within the conservation area.

- Ollerton Close development, opposite the application site, approved in 1990
- Govan Street development, behind the application site, approved 1998
- Boat Lane Care Home, adjacent to the application site, beyond the pedestrian route, approved 1989
- Coach Houses, opposite the application site, approved 2012
- Tatton Arms Development, as discussed above, approved 2021 construction not started.
- Races Development, Boat Lane approved in 2020 and re-submitted, currently awaiting decision.

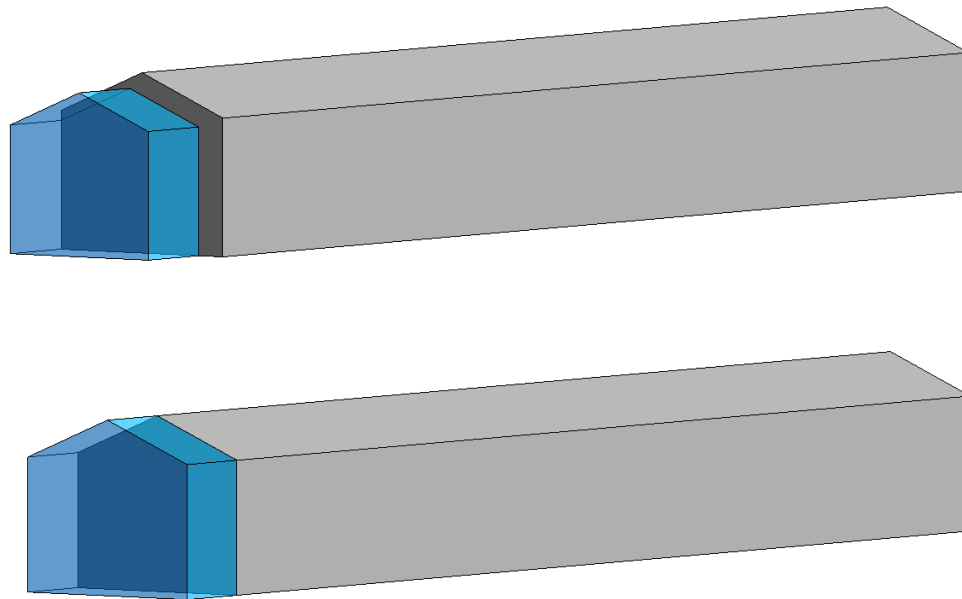


Clockwise from Top Left Ollerton Close, Govan Street (Courtesy of Google Maps), Coach House on Boat Lane, Boat Lane Care Home

The proposals

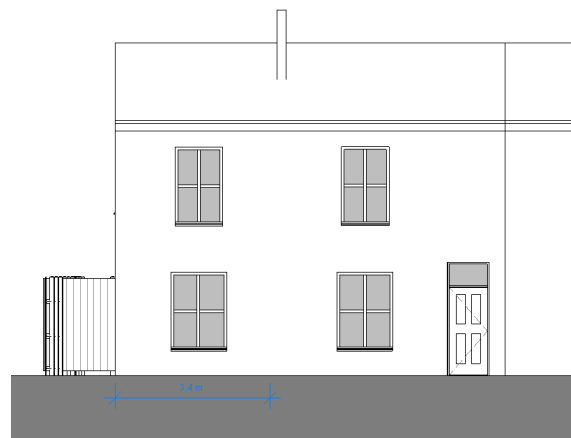
Scale and Massing

The proposed extension has been kept in line with the existing row of terraces. It is acknowledged that in general the planning department has a preference for extensions to be subservient to the main dwelling. In this case it was felt that stepping the proposals in, and lowering the roof line would be detrimental to the existing row of terraces, and the character of the conservation area. It is proposed that the building line and roof line continues, so that the extension is read as a continuation of the existing houses. As explored in the simple massing studies below.



Simple massing studies showing the impact to the row of terraces of an extension which is subservient to the main dwelling (top) compared with one which continues the existing lines of the row of terraces (below)

The extension is proposed to stop 1.3m from the boundary, the extension width is approximately 3.4m. The intention is for the extension to replicate the proportions of window element of the front of the property. The existing property width is 5.1m. The width of properties along the row of terraces varies, as indicated on the location plan and the photos above, it is therefore felt that a longer front elevation on No9, Boat Lane would not feel out of place along the terrace.



Planning - Proposed Front Elevation A

Materials

The existing property has been rendered, as has the adjoining neighbour and three additional properties along the terrace. The submitted design proposes that the extension is rendered to match the main dwelling, as well as the adjoining neighbour. The render will offer a visual continuation of materials, with no break where a new material is added, and thus further enforcing the proposed extension to be read as a visual continuation of the existing row of houses.

The roof is proposed to be tiled, to match the existing house in grey slates.

Windows

As discussed above, the original windows in the row of terraces was vertically proportioned sash windows. Most of these original windows have been replaced with UPVC, and some with windows of different proportions.. The existing house has timber effect UPVC sash windows, and it is proposed that these would be replicated on the extension. The proposed windows will be in the same colour as those of the existing house, anthracite grey UPVC.

Conclusion

Within the Northenden Conservation area, there are no leading architectural styles or characteristics. This has been further compounded over the years by a range of new developments in varying architectural styles. There is a clear precedent for development within the conservation area, with a range of new developments in varying architectural style further compounding the lack of defining characteristics.

The intention of the design for these proposals has been to continue the row of terraces and therefore reduce the visual impact of the proposed extension to the row of terraces. This has been achieved through continuation of the building line and the roof line, with materials, windows and proportions all replicated from the main dwelling.

It is felt that the design therefore minimises any impact on the history and heritage of the area.