

0159

0159_00_701 59 NORTHEN GROVE, DIDSBURY, MANCHESTER, M20 2NN
+ design and access/ heritage statement

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REFER ALSO TO EXISTING AND PROPOSED DRAWINGS, ANNOTATIONS AND REPORTS SUBMITTED WITH THIS DOCUMENT AND APPLICATION

59 Northern Grove (NOVEMBER 2025)

A Existing bay window to front elevation with stone and brick detailing

B Front elevation with adjoining property

C Mix of window colours on rear elevation

D Rear elevation

E Detail of stone and brick detailing to front elevation



01 INTRODUCTION/ SITE AND APPLICABLE PLANNING POLICIES



01 Aerial view of the site and surrounding context



02 Aerial plan view of the site and surrounding context

INTRODUCTION

This document accompanies a **householder planning application** for a single storey side extension and replacement glazing at 59 Northen Grove, Didsbury, Manchester, M20 2NN. The property is located in the Albert Park Conservation Area.

This document aims to assess and demonstrate the character of the existing site, the existing property within it, the street scene surrounding it, and the impact that the proposals will have on the architectural character and appearance of the plot and its context. In presenting this information through text, photographs and illustrations, this document aims to provide a rationale and justification for the application. It should be considered alongside the supporting drawings, annotations and reports that have been submitted

with the application listed above.

APPLICABLE PLANNING POLICIES

This document has been prepared in line with the following Local and National Planning Policies and Guidance:

National Planning Policy Framework: Chapter 12: *Achieving well-designed places* and **Chapter 16:** *Conserving and enhancing the historic environment.*

Manchester's Local Development Framework Core Strategy Development Plan 2012 to 2027:

Core Strategy Policy DM1 (Development Management): *siting, layout, scale, form, massing, materials, detail, impact on surrounding area, amenity and accessibility.*

Core Strategy Policy EN1 (Design Principles and

Strategic Character Areas): *addressing design principles and reinforcing and enhancing local character.*

Core Strategy Policy EN3 (Heritage): *preserving and enhancing conservation areas and other heritage assets.*

Guide to Development in Manchester SPD, particularly the guidance stating that proposals should preserve or enhance the character of a conservation area and be informed by the wider context, townscape, architectural traditions and materiality.

Manchester City Council's Albert Park Conservation Area guidance. Has also been referenced.

THE SITE AND ITS CONTEXT

59 Northen Grove is located in the Albert Park Conservation Area, surrounded on either side by adjacent properties that appear to have been built around the same time. The site is bounded by parallel roads Burton Road and Clyde Road. The area is predominantly residential. According to historical maps, 59 Northen Grove was constructed around c. 1880.

The house (and its neighbours) is defined by a clear material and architectural character, seen across the conservation area. This includes extensive **use of red brick, orange-red brick, stone dressings, terracotta detailing and blue slate roofs.** Prominent local buildings are notable for their richness of detail, including string courses, eaves cornices, arches, decorative dressings and horizontal banding.

02 ASSESSMENT OF THE SITE IN ITS SETTING/ APPLICABLE PLANNING POLICIES



03 1890s OS map showing the site and adjacent properties. Source: Digimap

THE PROPOSAL

The existing house already has a clear architectural language, and the proposal has been developed to respond to that rather than compete with it. In particular, the flat roofed bay window to the front elevation is an important reference point in the composition of the house and establishes a clear sense of **horizontality** which has informed the design of the side extension. The extension has therefore been designed to tie in with the appearance of the existing dwelling through its **proportions, material palette and detailing**. The use of **complementary and detailed brickwork** is intended to sit comfortably alongside the existing masonry, while proposed **exposed lintels** reflect the **established character** and detailing of the house. The horizontal emphasis within the design helps reinforce the architectural relationship between the existing building and the

proposed works, including the visual connection back to the flat roofed bay to the front elevation. The overall approach is deliberately calm and consistent. It is intended to read as a natural continuation of the house rather than as an unrelated intervention.

KEY PLANNING GUIDANCE ASSESSED

The proposals have been prepared with careful reference to Manchester City Council’s publications mentioned at the start of this document.

LAYOUT AND SCALE:

The proposal is limited to a **single storey extension and associated alterations**, ensuring that it remains clearly subordinate to the host dwelling. Its scale and massing are intentionally modest so that the original building remains dominant and legible. This approach reflects the Council’s guidance that new

development in the conservation area should pay attention to the area’s architectural character, and that the wider area should be considered rather than just the site itself, looking carefully at how a proposal fits into its context and relating it to the elevations, form and massing of adjacent dwellings. The single storey height creates a minimal sense of additional mass when the proposals are viewed from the front elevation. Internally, the additional space creates a better proportioned kitchen/ dining space for the occupants that will enhance the time they spend together at home, with more natural light and a more immediate connection to the garden.

IMPACT ON THE CONSERVATION AREA:

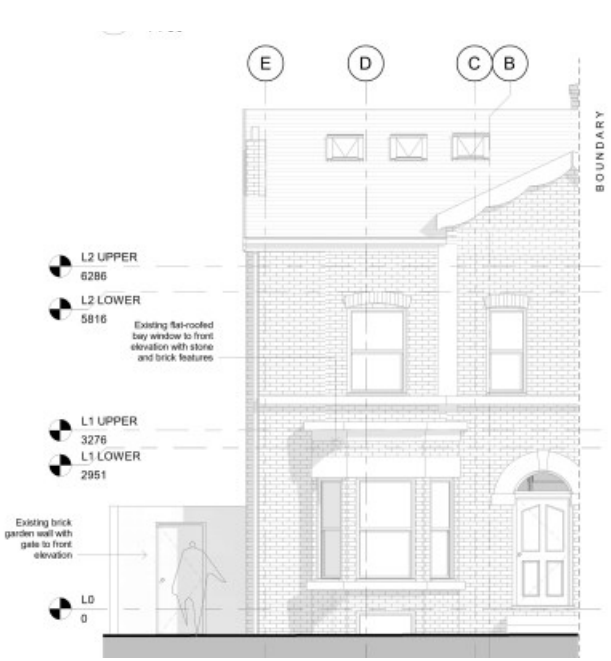
The extension has been designed to sit quietly within the plot and to respect the proportions of the existing house and its surroundings. The use of complementary brickwork, exposed lintels and a

strong sense of horizontality helps the proposal feel consistent with the host dwelling and with the broader character of Albert Park Conservation Area.

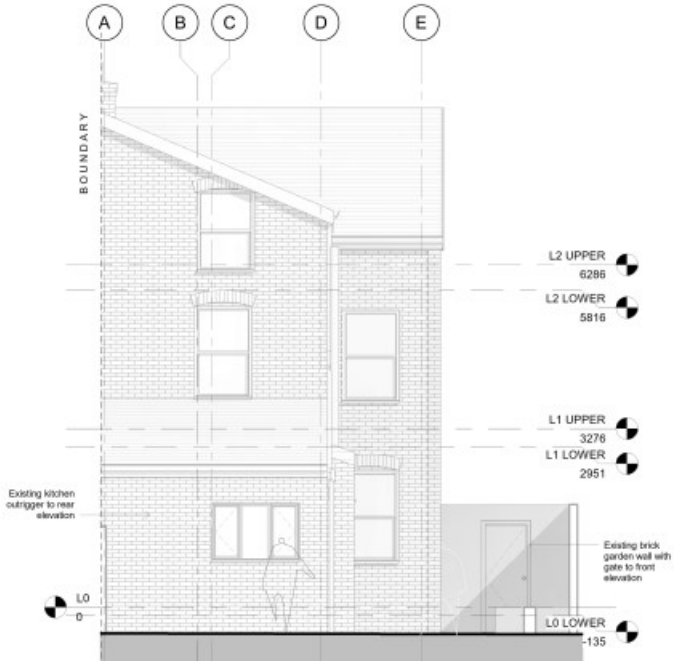
MATERIALS AND DETAIL:

Manchester City Council’s guidance for Albert Park Conservation Area makes clear that harmony should be maintained in relation to the type and colour of materials, and that the area is characterised by red or orange-red brick, stone and contrasting brick dressings seen typically on houses in the area. The proposal responds to that by using complementary brickwork chosen to work with the existing house rather than stand apart from it. Proposed lintels are intended to reflect the established architectural language of the dwelling and contribute to a cohesive appearance. The detailing is intentionally straightforward and respectful, avoiding visually discordant or overly assertive elements. The glazing

03 THE PROPOSAL



04 Existing front and side elevations



05 Existing rear elevation

colour and materials have been chosen to respect the host dwelling and existing and proposed material palette, and the existing mix of glazing colours at the rear. This approach aligns with the Council’s emphasis on retaining original character and detail, including attention to colour, materials and other external details.

The proposal has been developed with the aim of preserving the character and appearance of the **Albert Park Conservation Area** as follows:

it is limited to a **single storey form** and remains clearly subordinate to the original house;

it uses **complementary brickwork and brickwork panels** and **lintel detailing** that tie the extension to the appearance of the existing dwelling;

it adopts a sense of **horizontality** that relates to the established architectural language of the house,

including the **flat roofed bay window to the front elevation**;

it avoids inappropriate or visually discordant materials; and it has been designed with regard to the wider Albert Park context, including its late Victorian character and established material palette.

Overall, the proposal is a modest and sympathetic form of residential development which respects the character of the existing dwelling and sits comfortably within the Albert Park Conservation Area.

DESIGN:

In keeping with the Victorian concept of façade design, the elevations of the extension demonstrate the materials, embellishments and features observed in the front elevation and adjacent and surrounding dwellings—such as handmade red brick, stone lintels, decorative brick panels and

proportional glazing. The aluminium copings match to the proposed glazing. As a whole, the proposal has been designed to be in keeping with the property, and the adjoining and surrounding dwellings, with detailing elements designed to tie together the horizontal and vertical patterns seen in the architectural character of the area.

ACCESS:

There are no changes proposed to the existing means of access to the property. Pedestrian and vehicular access arrangements remain as existing.

As a householder proposal, the development does not raise any unusual access issues. The accommodation created by the extension will be accessed internally from the existing house and will function as part of the dwelling in a practical and straightforward way.

LANDSCAPE:

The existing vegetation in the garden of the property is unaffected by the proposals.

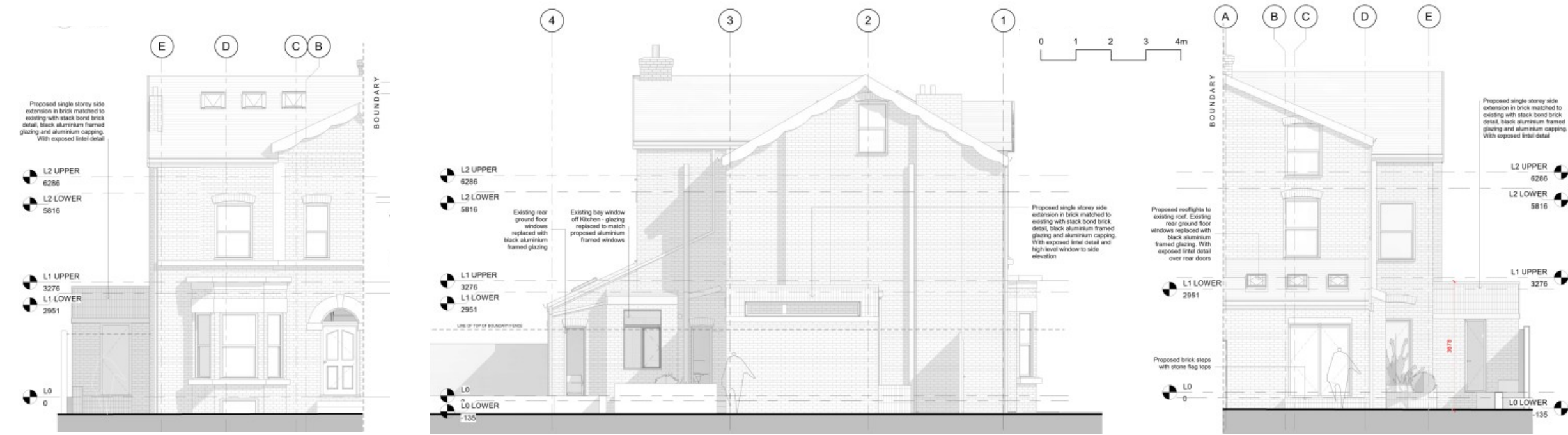
AMOUNT:

The proposed extension will add 10.6m2 of additional footprint to the dwelling, increasing the footprint from 64m2 to 74.6m2. This will increase the proposed site coverage from 29.9% 34.5%.

SUSTAINABILITY MEASURES:

The new dwelling will adopt a fabric-first approach to sustainable building design (meaning the external envelope will be as thermally efficient as possible within the type of materials used and envelope thickness available). In terms of reaching local amenities, it is possible to access Burton Road high street on foot, and public transport links are within walking distance. Recycling and refuse storage

03 THE PROPOSAL



06 Proposed front and side elevations

provision are maintained as they are at the existing property.

‘PRESERVING AND ENHANCING’:

As has been described, the proposals aim to preserve and enhance the character of Albert Park Conservation Area by according with the scale of the host and surrounding dwellings, the use of defining elevational features and materials observed in them, and the level of craftsmanship expected of the local architecture that defines the character of the area.

CONCLUSION:

The proposals clearly demonstrate that the local and national planning policy requirements set out in this document have been adhered to sensitively—the proposed scheme has been designed to respect and enhance the asset of its setting, both in the chosen materiality, massing, scale, elevational patterns and

use of features noted in the adjacent and surrounding properties. In recognition of the guidance parameters mentioned, the proposals aim to adhere respectfully to the protected characteristics and historical features of the Albert Park Conservation Area, without neglecting the fact that the extension is of the present time—with some elements of contemporary design influence that reference the Victorian elevational details.

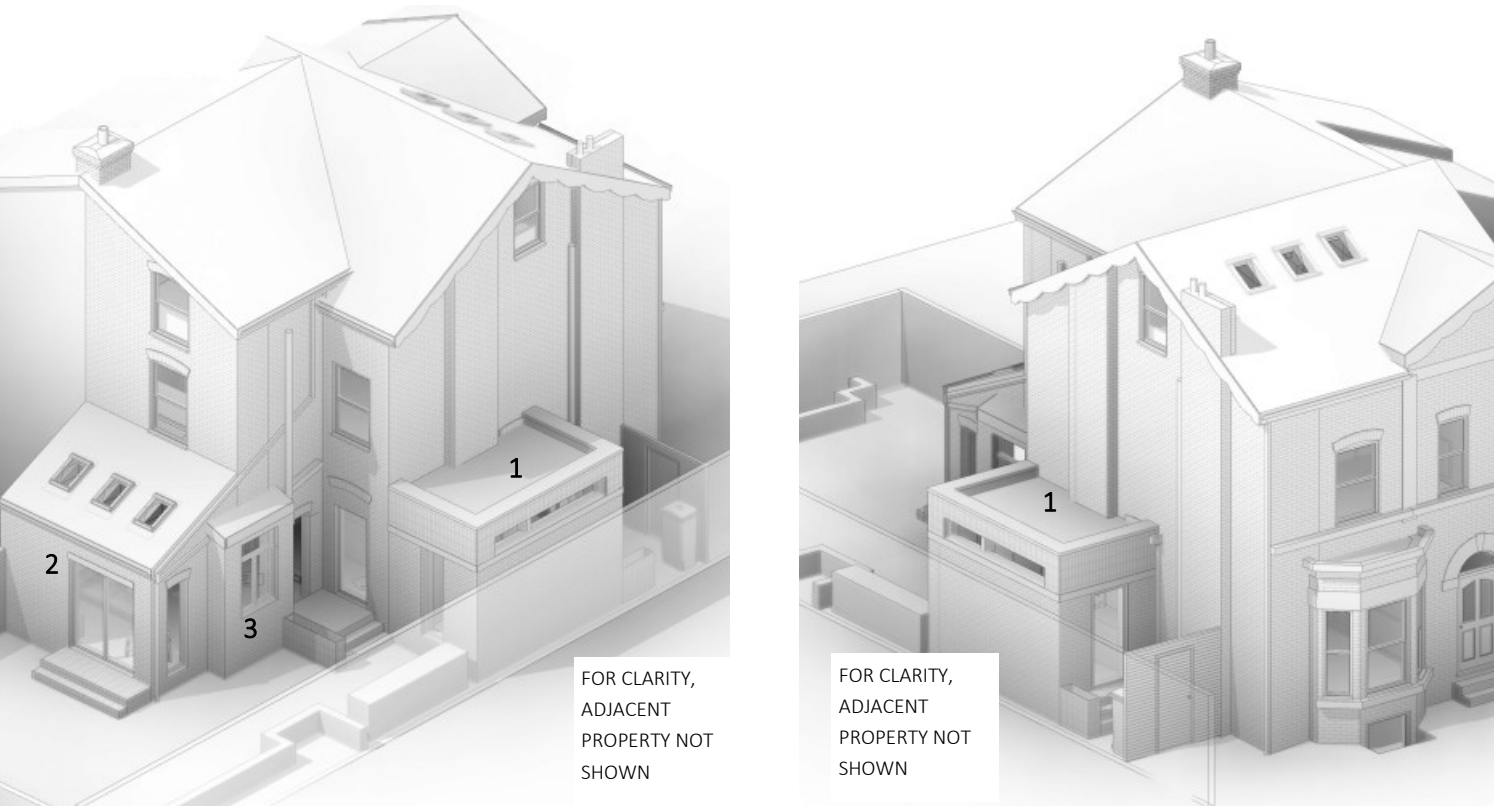
This document helps to describe the character of the proposals, whilst clearly justifying why they do no harm, and could be viewed as an enhancement to, the character of Albert Park Conservation Area.

Whilst a contemporary addition, the proposed material palette and architectural style of the dwelling is befitting of not only the character and age of the surrounding properties, but also of the conservation area context.

07 Proposed rear elevation

For these reasons and those established throughout this document, we feel that the application should be considered for approval.

04 AERIAL VIEWS/ ARTISTS IMPRESSION



08 Proposed rear and front aerial views showing the proposed extension and terrace in context

- 1 Proposed single storey side extension with feature window, stack bond brick panel and stone lintels
- 2 Existing ground floor rear and kitchen outrigger glazing replaced. Stone lintel added over doors to rear
- 3 Existing bay window glazing replaced to match proposed



09 Artist’s impression of the proposed extension and alterations

+ end

another architecture + interiors limited

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