



Heritage and Urban Design Consultation Response

Address: 2 Walsingham Avenue, Manchester, M20 2XG

Application Ref: 143856/FH/2025

Proposal: Relocation of the existing gate post and creation of a driveway

Case officer: Ciara Gettinby

Consultee: [REDACTED]

Date: 08/10/2025

1. Introduction

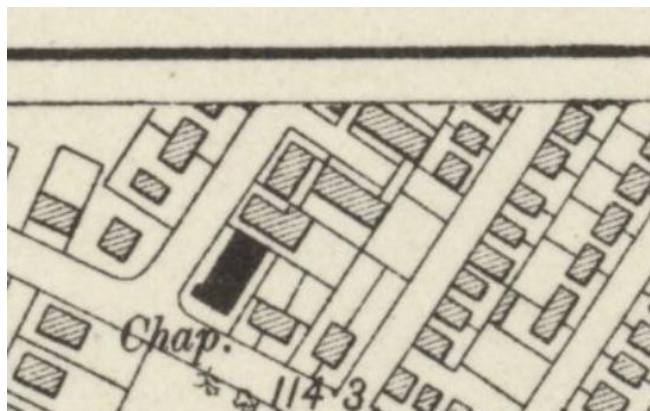
Number 2 Walsingham Avenue is located within the Albert Park Conservation Area, situated about four miles south of Manchester city centre in West Didsbury. This area is primarily residential and features district shopping centres on Burton Road and Barlow Moor Road. Additionally, there are schools, public houses, and several churches in the vicinity. The housing stock in this conservation area mainly consists of traditional red brick terraces along tree-lined streets, where red brick low-level property boundary walls are commonplace. Notably, several listed buildings seem to have been inaccurately recorded in the Design and Access Statement. The closest listed properties include the Synagogue on Old Lansdowne Road, the Church of St. Aidan on Palatine Road, No. 139 Barlow Moor Road, and Oak Bank at 112 and 114 Barlow Moor Road. All of these reflect the iconic Victorian and red brick style with retained boundary walls and stone copings, similar to those seen on Walsingham Avenue.

The property is an end-terrace, Victorian-style house featuring a lower single bay window, a common design element from the 1850s and 1860s. It features a setback front door, typically located on one side of the façade, and decorative brickwork above the entrance. Plain stone lintels are featured above the other windows. These architectural details highlight the property's historical significance and are consistent along all terraces on both sides of the avenue.

Although this area was first developed in the 1860s, the terraces, as a group, appear on survey maps dating back to 1892. The original low-level red brick wall with stone copings runs along all the terraces on the south side of the street, creating a historic pattern that contributes positively to the historic street scene, as they potentially dates to 1904. Additionally, the greenery seen in this and other gardens along the street, as well as across the conservation area, is a key characteristic of Albert Park and contributes to its verdant character.



1892 – National Library of Scotland



1904 – National Library of Scotland

2. Discussion

The NPPF (National Planning Policy Framework) 135, Chapter 12(f), states that planning policies and decisions should ensure that developments create safe and accessible spaces with high-standard amenity. Additionally, it reinforces heritage-related design concerns outlined in Chapter 16, specifically in sub-clauses C and D, which emphasise that designs related to heritage assets should be sympathetic to local character and history.

Developments should aim to be accessible and inclusive while also maintaining and/or enhancing the heritage significance and strong sense of place.

It is important to note that the adjacent approved development from 2017 (116563/FH/2017) did not deliver accessibility benefits, as the vehicle on the created driveway still protrudes onto the pavement, obstructing wheelchair access despite the removal of wall piers and garden. Furthermore, the 2017 application records only detail the situation post-removal and do not specifically mention the removal of walls.

The original walls and gardens are essential to the character of the conservation area, exemplifying 19th-century townhouse design and landscaping commonly found along the Avenue, in the surrounding listed properties, and throughout the conservation area. This continuous brick wall with stone copings along the south side of the Avenue create a strong sense of space and place, positively contributing to the street setting. Any loss or damage to the terrace boundary features would detract from the character and history of the street and conservation area. The removal of greenery would also contradict the character of the street and the conservation area, as greenery is prevalent along most streets.

The Manchester City Council Albert Park Conservation Area page states that “property owners in the area are encouraged to retain the original character and

detail of their houses.” Applications should therefore emphasise the aim of preserving both the buildings and the spaces between them to help retain historical features and overall character. In relation to this application, this includes preserving the original 1900s gateposts, walls, and copings.

The proposal would result in harm to heritage significance from the loss of a historic boundary wall, while this would be at the lower range given the size of the conservation area it is still material and not offset by providing a private vehicle space which is primarily a private gain and not a public benefit. The potential lack of accessibility provided as justification for this development outlined in the 'Parking Provision' section of the Design and Access Statement, would not be sufficient to outweigh the harm.

3. Policy Context

3.1 National Planning Policy Framework (NPPF) (2024)

Para 131 - Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 202 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 207 - 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 sufficient to understand the potential impact of the proposal on their significance.

Para 208 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 210 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Para 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.

1.1. Manchester City Core Strategy

Policy SP 1 – Spatial Principles

Policy CC9 – Design and Heritage

Policy DM1 – Development Management

Policy EN 1 – Design Principles and Strategic Character Areas

Policy EN3 – Heritage

1.2. Places for Everyone

Policy JP-P1 – Sustainable Places
Policy JP-P2 – Heritage

2. Position

The removal of the wall, posts and garden for the creation of a driveway would cause less than substantial harm to the character of the conservation area and the terrace street setting, and is not outweighed by public benefits as stated in section 215 of the NPPF.

Justifications based on accessibility requirements, as outlined in NPPF Section 135F and Policy DM1 of Manchester's Core Strategy regarding amenity space and accessibility, cannot be considered valid, particularly since vehicles would still protrude onto the pavement, even after the removal and replacement of the front wall, gate post, and garden as seen in the 2017 application for No. 1 Walsingham Avenue.

NPPF Section 135, parts C and D, as stated in Chapter 12, along with Sections 212 and 213, Chapter 16, reiterates that heritage assets and their setting should be sympathetic to local character and history. Removing the front wall and garden would harm the character of the conservation area as well as disrupt the street and terrace boundary alignment. The terraces and walls date back to the 1890s - 1904 and reflect the Victorian housing architecture and frontages of its time and thereby have heritage significance. Having a car parking space would detract from the frontages, and the over 100-year-old wall and garden would be lost, damaging the visual vernacular. This application does not positively conserve the property, street scene, or conservation area, which goes against the above policies as well Places for Everyone policy JP-P2.

In conclusion, while parking may be a concern in this area, adding front parking to this and other terraces along the street does not address accessibility needs due to space limitations and ultimately harms a heritage asset. This application conflicts with the National Planning Policy Framework (NPPF), the Places for Everyone (PfE) plan, and Manchester's Core Strategy in regard to the conservation of heritage and does not produce adequate public benefit. Unfortunately, the Design and Access Statement fails to justify and balance accessibility and heritage requirements, and the proposed parking provision would still be below acceptable standards.

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Planning (Heritage and Urban Design Officer)