Heritage Design and Access Statement

In support of a Planning Application for

Proposed single storey rear extension

38 Northern Grove, West Didsbury, Manchester M20 2NW

for

Mr & Mrs Atkinson



Introduction

38 Northern Grove is located within the Albert Park conservation area in West Didsbury.

The Albert Park Conservation Area is principally an area of domestic dwellings, but also includes a shopping area, schools, public houses as well as a number of places of worship.

The area was designated as an area of conservation in March 1988.

Northern Grove is made up of mainly three storey late Victorian semi detached properties, some of which have been converted to apartments.

36 & 38 Northern Grove Is an infill development creating a pair of 2 storey semi detached properties situated on the western side of Northern Grove.

The premises were built in the late 1980's following planning consent ref 027318 dated July 1986

The property's appearance is not typical of the dwellings located within the neighbourhood, comprising of a concrete tiled pitched roof, red/brown multi facing brick with brown upvc framed windows.

The premises have off road parking to the front with a path to the side of the house leading to an enclosed rear garden area.

The property's boundary is formed by a low brickwork wall to the front, a 1m high timber fence to the left-hand front and to the shared boundary with no.36, and a 2mhigh timber fence to each side of the rear garden.

To the south of the premises lies no 40 Northern Grove, a 3 storey late Victorian property split in to apartments, extended to the rear and side, with a wide driveway separating the building from the shared boundary with no.38

To the north side of the premises lies no.36 Northern Grove, the adjoining semi detached property . This property had rear single storey flat roof extension added in 2016 (planning ref 112644/FO/2016).

Proposed Works - Design Statement

The proposal aligns with Manchester City Council's goals for sustainable development, character retention, and supporting family housing.

The proposal respects the architectural and visual qualities of the locality. The modest rear extension will also enhance the long-term viability of the dwelling as a family home.

The current living area is east facing onto Northern Grove, with low levels of natural light from mid morning onwards.

The application seeks consent to construct a new single storey extension to the rear west facing aspect of the property with rendered blockwork external walls and a tiled pitched roof to match the existing extension to no.36 in length.

Grey aluminium framed double glazed doors would be installed to face the rear garden, with aluminium framed double glazed roof lights.

The extension will create an enlarged kitchen / living dining area on to the rear garden with significantly improved levels of natural light.

There will be no windows in the side elevation facing the side of no.40 Northern Grove.

The scale and position of the extension is designed to avoid overshadowing or overlooking neighbouring properties (following Core Strategy policies SP1 and DM1).

The on site parking space would be retained as existing, together with access to the rear along the southern boundary.

Access Statement

The new extension will be constructed at the same level as the existing Ground floor level to facilitate step free access within the dwelling and a low threshold step to the rear garden area.

Site Photographs.



View of Site from SW.



Existing front/side elevation to no.38



rear elevation of no.38



Side elevation of extension to no.36



view to rear of no.38 Northern Grove

Summary

The extension mirrors the addition to no.36 Northern Grove previously approved by the planning department at Manchester City Council.

The proposed works will create an enhanced ground floor living area to the western side of the premises, designed in a manner to replicate the extension to the adjoining semi detached property, and provide a much improved living area with good levels of natural light.

There is no loss of amenity for the residents of no.40 as there are no side facing windows proposed. There is an existing tall boundary fence providing privacy, and the extension proposal is only single storey. The proposed external materials employed are low key and consistent with other premises locally.

The extension will sit comfortably within the site area and retain a generously proportioned external amenity area for the occupants.

The extension will not be visible from the highway and therefore have no adverse impact on the streetscene and character of the conservation area.

The proposal aligns with policy goals of upgrading existing housing stock to meet modern standards, thus preventing the need for new, disruptive development elsewhere, reducing pressure on the area.

We respectfully request that the application be supported by the Planning Department.