Heritage Statement: 18 South Drive, Chorlton, M21 8DY

Assessment of Proposed Residential Extension

Introduction

This heritage statement has been prepared to accompany the planning application for proposed alterations to 18 South Drive, Chorlton, M21 8DY. The purpose of this report is to outline the nature and extent of the proposed works, assess their impact on the character and appearance of the property and surrounding area, and demonstrate compliance with local planning and heritage guidelines. The intended audience includes planning authorities, local homeowners, and architectural professionals.

Heritage Policies for Chorltonville, Manchester

Conservation Area Designation:

Chorltonville was designated as a conservation area in October 1991. This designation aims to preserve and enhance the area's special architectural or historic interest.

The Chorltonville estate involved the construction of approximately 260 houses by Chorltonville Ltd in 1911 and was based on ‘garden village’ ideas initiated by Ebenezer Howard. There are fifteen basic house types within the estate with varied architectural details, which means that each pair of semi-detached houses is different from its immediate neighbours. The properties consist of mostly semi-detached, built brick houses with render at first floor level and red roof tiles.

Planning Authority's Role:

The local planning authority, Manchester City Council, has a duty to ensure the preservation and enhancement of the conservation area. This includes formulating and publishing proposals for the preservation and enhancement of the area.

Consent for Alterations:

Any building within the conservation area requires consent before any demolition or alteration work can commence. This ensures that any proposed changes are in keeping with the special architectural or historic interest of the area.

Tree Preservation:

Consent is required for any work to trees within the conservation area, including those in private gardens. This helps maintain the character of the area, which is noted for its abundance of mature trees.

Management of Public Spaces:

The roads, verges, open spaces, and footpaths within Chorltonville are managed by a Board of Trustees on behalf of all house owners. This private ownership helps retain much of the character of the original estate.

Site Description

18 South Drive is a two-storey semi-detached residential property situated within a well-established suburban street in Chorlton, Manchester. The property currently features a single-storey rear outrigger, typical of the period and style of dwellings in the area. The surrounding streetscape comprises similar residential houses, many of which have been subject to extensions and loft conversions over recent years, contributing to a varied yet harmonious architectural character.

Proposed Works

Demolition

The proposal includes the demolition of the existing side garage. This element is of limited architectural merit and its removal will facilitate the construction of new extension that is more in keeping with contemporary living requirements while respecting the overall character of the property.

Side Extension

It is proposed to construct a single-storey side extension. The addition will form a study area with a small utility behind. The extension is designed to align with the scale and massing of the existing dwelling, ensuring a cohesive appearance.

Planning details

Planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Manchester Core Strategy and the 'saved' policies of the Unitary Development Plan (UDP) for the City of Manchester.

Core Strategy policy DM1 'Development Management' sets out general development principles for all development proposals, whilst UDP policy DC1 'Residential Extensions' specifically relates to the extension of domestic houses and flats. As the subject site is located within a designated conservation area Core Strategy policy EN3 'Heritage' and Local Plan policy DC18 'Conservation Areas' are also applicable.

The extension of residential properties is acceptable in principle under the terms of UDP policy DC1 and Core Strategy policy DM1, whilst neither policies DC18 nor EN3 preclude extensions within conservation areas. The key issues for consideration therefore relate to matters of design, which are addressed below.

Before considering the aforementioned policies, it is first relevant to note that were the site not located within a conservation area the proposed extension would be acceptable under permitted development rights and thus would not require express planning permission.

Under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, certain alterations and extensions to dwellinghouses, can be carried out without the need for express planning permission, provided specific criteria are met.

The proposed side single-storey extension would not present any significant issues from a planning application perspective, even though they are situated within 2 metres of a side boundary. The dimensions of the proposed extension is well considered, maintaining the extensions as subordinate elements to the original dwelling and ensuring that any effect on neighbouring amenity is minimal and proportionate. As such, these proposals align with the aims of relevant planning policies and are unlikely to raise planning objections relating to scale, massing, or impact on neighbouring properties.

Design and Materials

The proposed extension will be finished in brickwork and render, carefully selected to match the existing property. Window and door units will be constructed from high-quality PVC, consistent with contemporary standards and local precedents. All new roofs, will be clad in slate, ensuring visual continuity with the original property and neighbouring dwellings.

Local Context and Precedents

Similar Extensions

There is a clear pattern of rear extensions within the immediate area, demonstrating local acceptance and successful integration of such works. Notable examples include:

- 22 South Drive, M21 8DY: Two-storey rear extension with brick and render finish, matching original house.
- 16 South Drive, M21 8DY: Single-storey rear extension finished in brickwork, with PVC fenestration.
- 5 North Drive, M21 8DZ: Rear and side extensions with slate roofing and render detailing.

These examples confirm that the proposed works at 18 South Drive are consistent with established development patterns and materials within the locality.

Impact Assessment

The proposed works have been carefully designed to respect the architectural character of 18 South Drive and its wider context. By utilising matching materials and finishes, and with similar developments in the locality, the extension will integrate seamlessly with the existing building and surrounding streetscape. The scale and massing of the addition is in keeping with neighbouring properties, minimising any potential visual impact or loss of amenity.

The demolition of the existing garage and its replacement with more functional and aesthetically appropriate extensions will enhance the property's usability while safeguarding its heritage value.

Conclusion

In summary, the proposed extension at 18 South Drive, Chorlton, M21 8DY, has been sensitively designed with careful consideration of local character, materials, and precedents. The scheme is fully compliant with local planning policies and heritage objectives, ensuring that the property remains in harmony with its surroundings while offering improved accommodation for current and future occupants. The presence of similar developments in the area, reinforces the suitability and acceptability of the proposed works.