Heritage, Design & Access Statement

Prepared in support of a retrospective householder application
to be submitted for
a new garage to the side of

25 Parkfield Road South

Didsbury
Manchester

for
Mr & Mrs McDonald

Rev P1 12.05.2026

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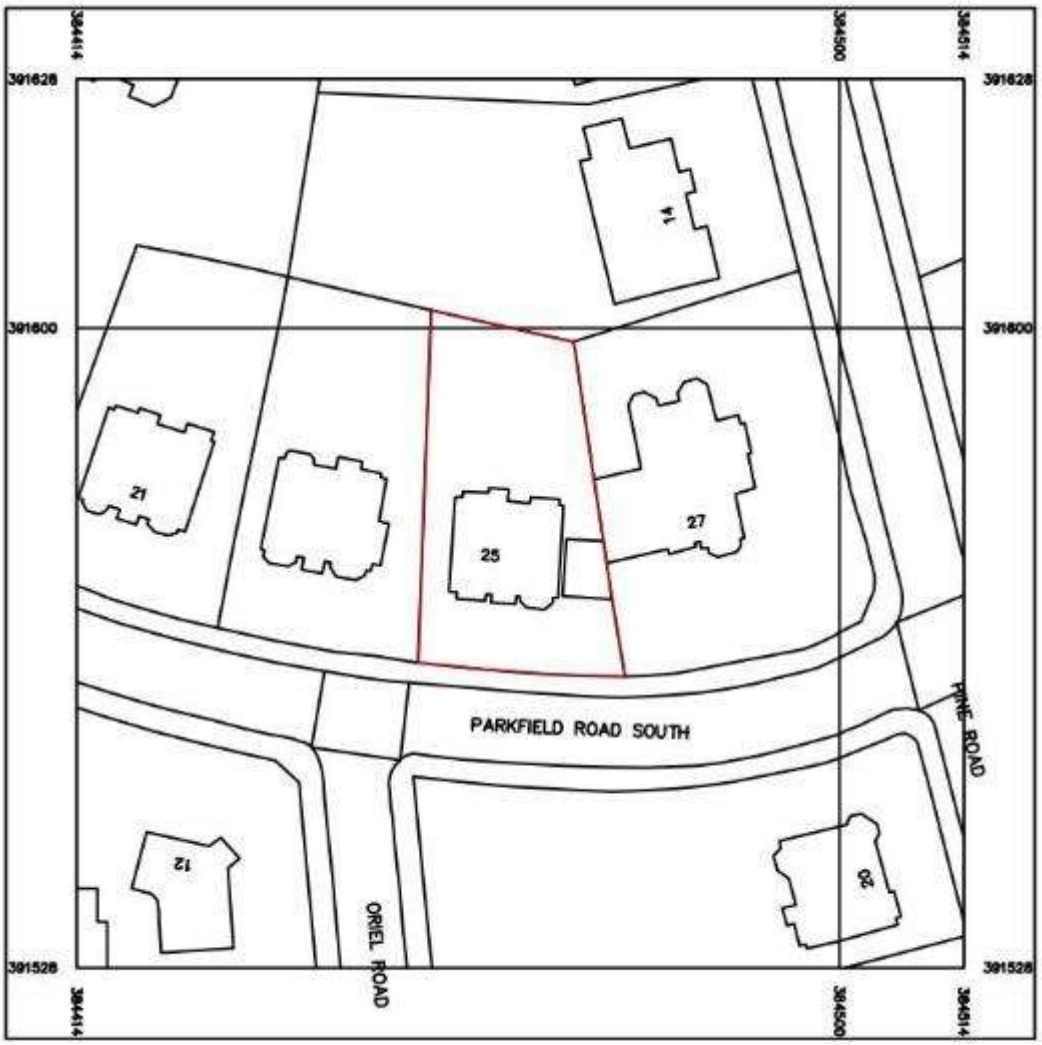
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Introduction

This statement accompanies and supports the retrospective Householder Planning Application, submitted on behalf of Mr & Mrs McDonald, for the construction of a new detached garage at the side of the above premises.
The new detached garage replaces the previous timber garage removed during the building works undertaken to the main house under consent ref. nos 132521/FH/2021 and 133791/JO/2022,

Paragraph 189 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance.



_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

26 537 PL000 OS Location Plan

26 537 PL100 As Built garage plans and elevations

1. Extent of development

The residential family dwelling, located in the Blackburn Park Conservation Area has accommodation over 3 upper floors and a full basement level.

The Blackburn Park Conservation Area was first designated in 1979. This predominantly residential Conservation Area is situated close to the centre of Didsbury. The Council's (on-line) conservation area assessment (CAA) explains the historical
development of the area, noting that it was developed in three principal phases as part of the suburban expansion of Manchester in the late 19th century and early 20th century, under the auspices of the landowner Charles Blackburn, who sold off relatively small parcels of land for new housing development. The historical character of the area is now largely defined by substantial houses with spacious gardens, but there is a wide variety of building styles and materials within the Area.

The existing property is not listed, and there are no listed buildings within the vicinity of the site.

There are no Registered Historic Parks and Gardens or scheduled monuments in close proximity.

The property is built of red/buff brick to the front, with a projecting mock timber frame gable over the bay windows on the front elevation, below a concrete tiled roof.
To the sides and rear elevations the walls are common brick with feature bands of red brick. The house has been completely refurbished by the current owners with building works taking place from 2022 -2025.

The Edwardian detached property has driveway access from Parkfield Road South, with access to a detached garage to the right hand side of the plot.
There is a garden area to the front behind a low brick wall, with larger mature gardens to the rear enclosed by a 2m high brick boundary wall.

The application to seek consent for the replacement detached timber garage built in the latter part of 2025



View from Parkfield Road South Road (Looking North)



Rear of 25 Parkfield Road South

2. Layout

The replacement garage sits in the same location as the previous structure, to the side of the house

3. Scale of the proposal

The proposed extension has a massing and height that is similar to the previous structure. The materials used for the external envelope is sympathetic to the previous structure, painted solid timber structural framing, timber panelled walls and doors below a clay tiled pitched roof.

4. Landscaping

The driveway and boundary treatments remain unaltered

5. Aesthetic treatment

The replacement garage reflects the style of the previous garage structure.

The current garage was beyond repair, and is replaced with a similar looking structure with black painted timberwork and a pitched clay tiled roof. The garage is set slightly back from the front line of the house and a little narrower so detached from the boundary.

6. Access proposal

The access to the premises remains unaltered and in its original form on the front elevation.

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7. Visual Impact Assessment

The topography and screened garden areas, and limited height of the single storey garage will ensure no loss of amenity for neighbouring premises.

This property is part of an established frontage to Parkfield Road South and forms part of a coherent group of houses at the entrance to the Conservation Area off Wilmslow Road.
However, given its relatively late historical development and isolated position in respect of the more historic properties within the Conservation Area, the property makes only a modest contribution to its character and appearance.

It is considered that the as built garage does not harm the prevailing character or appearance of the Conservation Area; not be seen as a particularly prominent element in the street scene and the considered design of the garage maintains the high quality of the built environment within this Conservation Area.

8. Conclusion

For the reasons set out above it is considered that the as built garage does not harm the character or appearance of the Blackburn Park Conservation Area, or its overall significance. Consequently, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the local and national policy objectives that seek to protect the significance of heritage assets.