Heritage Statement

for

31 Old Lansdowne Road, Didsbury

By

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The Site

The proposed development site is 31 Old Lansdowne Road, Didsbury M20 2PA. The existing front and rear elevations are shown on the photos below.





Proposed Development

As per the Design and Access Statement prepared by Whitfield Architects, the proposed development is for the following:

"Extension and alteration works to the existing property, to provide a new single storey ground floor rear & side extension to create new kitchen, living & dining accommodation; a new rear raised garden terrace; and a new ground floor WC with new side window. In addition, the existing front and rear second floor dormers are to be renovated & improved including new external cladding, replacement flat roofs, new front & rear facing windows, and a new rear facing Juliet balcony."

Full details of the proposals can be found on the submitted drawings and within the supporting documents.

It is noted that there are similarities, regarding the extension and raised terrace and the demolition of the detached garage, with proposals with were approved and have been completed at number 33 Old Lansdowne Road in 2019 (ref: 124636/FH/2019).

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Heritage Designations

Listed Buildings

The property is not a Listed Building. The nearest listed buildings are a Grade II Listed Synagogue on Old Lansdowne Road (approx. 100m to the south of the property) and the Grade II Listed Former Withington Town Hall on Lapwing Lane (approx. 190m to the north northeast of the property).

Locally Listed Buildings

Manchester City Council does not provide a list of buildings which it considers to be important but have not been Listed nationally, often referred to as a Local List.

Conservation Area

The property is located within the Albert Park Conservation Area. The area was designated in March 1988.

The Conservation Area includes properties dating back to the 1800's with many properties especially around Palatine Road, Barlow Moor Road and Lapwing Lane dating from the Victorian era. It is believed that the properties on Old Lansdowne Road were built during this period.

Heritage Planning Policy

National level heritage focused planning guidance is located within the National Planning Policy Framework (NPPF). Paragraphs 207-210 contain the relevant guidance on determining planning applications which include historic designations.

As per paragraph 207, this Heritage Statement describes the significance of nearby heritage assets and any impact on these as a result of the proposed works. There has been no neglect or damage to a heritage asset to be considered and, any impact on nearby heritage assets has been considered below.

Regional planning policy is contained within **'Places for Everyone'.** Policy JP-P2 contains the advice regarding heritage. Whilst this policy is primarily aimed at much larger schemes and provides advice for the local authorities' when preparing their local plans, the relevant elements have been considered. As discussed below, the proposed development has considered the local heritage in design and materials proposed and has included opportunities to reduce greenhouse gas emissions as part of the works.

Manchester City Council's **Core Strategy** also includes relevant policy within Policy EN3. In line with this policy, the proposal complements the heritage features of where it is located and preserves the conservation by way of investment into the property.

Manchester City Council's website also includes details on the **Control of Development within the Albert Park Conservation Area**. This includes encouragement of property owners in the area to *"retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings…."*

In the Improvement and Enhancement section of the Conservation Area details, Manchester City Council state that:

"It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between

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them is retained. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and colour of materials.

The owners of properties will be encouraged to replace like for like when considering repairs to walls, roofs, windows and mouldings."

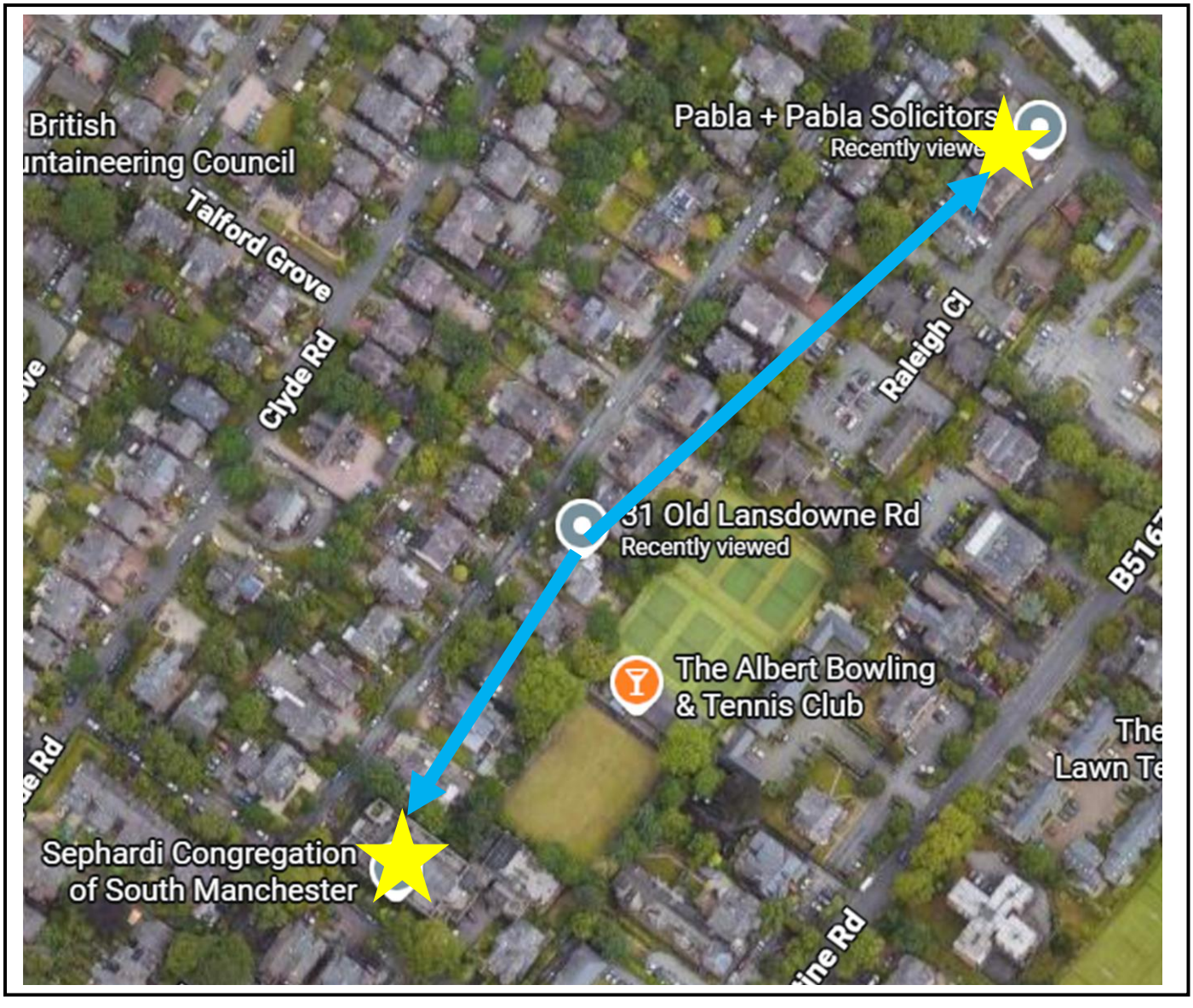
Further detail is provided regarding specific materials, finishes, design elements and boundary treatments.

These policies and guidance have been considered against the proposed development below.

Heritage Assessment

Whilst the property is not a listed building, any impact on the nearby listed buildings and the Conservation Area in which the property is located has been considered.

There are a number of properties and trees between the property seeking planning permission and the nearest listed buildings. There is a limited, if any, line of sight from either of the listed buildings to or from the proposed works, as shown on the image below.



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As such, there is a negligible, if any, impact on the setting or views of the listed buildings as a result of the proposed development works. Whilst the proposal includes the raising of the land to the rear of the property, it is not expected that this will increase the impact on the listed buildings as the height will not increase beyond the buildings or trees which currently shield the views.

There are no proposed changes to the boundary treatment of the property which helps to maintain the overall views of the Conservation Area along Old Lansdowne Road.

Each element of the proposed works, and the impact on the Conservation Area, has been considered below and assessed against relevant planning policy and guidance.

Rear and Side Extension

The proposed rear and side extension is modest in nature. Due to it being set back from the front of the house, it will have limited visibility from the public street and therefore, doesn't have a negative impact on the views of the Conservation Area up and down Old Lansdowne Road. There is additional screening due to the mature trees along Old Lansdowne Road. As shown on the image above, there is limited, to no, view of the extension to the listed buildings and it will not impact any key views of these heritage assets including from The Albert Bowling and Tennis Club.

The extension will provide more space for daily living as well as the addition of a downstairs WC. There will be improved access to the rear garden by way of bi-fold doors. Whilst these are not of a traditional design, it is considered that, given their location on the rear of the property, away from public view, they will not have a negative impact on the Conservation Area or other heritage assets. Whilst not bi-fold doors, the works to neighbouring number 33, also included a more modern design of rear doors which was considered acceptable.

Two existing windows will be removed for the works which are proposed for reuse, including within the WC. Any new window openings which cannot reuse existing windows will be as per the existing windows within the main house. Black rainwater and foul drainage goods will be used, where necessary, as existing. As any replacement products will be as per the main house, there will be no greater impact on the Conservation Area compared with the existing.

The proposed extension will not remove or detract from the key features of the property or the local area and it is considered that the rear and side extension will have limited impact on local heritage assets.

Raised terrace

A new raised terrace is proposed to provide level access to the garden from the proposed extension. The height of this is reflective of the design of the property where the ground floor is above the ground level. As this is to the rear of the property and not expected to be visible from the listed buildings, it will have a negligible, if any, impact on the Conservation Area or the setting and views of the listed buildings.

The raised terrace will not result in the loss or distract from the key features of the property including the window or roof styles and overall, is not expected to have a negative impact on the Conservation Area or local listed buildings.

Replacement dormers

The replacement of the existing dormers includes new cladding, roofing, windows and the addition of a Juliet balcony to the rear. As can be seen from the drone images overleaf, the age of the existing dormers means that

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they are in need of replacement to ensure there is no damage to the property. The replacement works include for the design and materials to match the existing roof and windows. The full details of the materials proposed is included within the Design and Access Statement.







The works also allow for the installation of new insulation which will improve the energy efficiency of the property supporting the 'Places for Everyone' aim of reducing the Carbon Dioxide emissions from heritage assets.

The dormers propose metal framed windows, these will be coloured to match the cladding proposed for the surrounding dormer. It is considered that this will have limited impact on the views of the Conservation Area due to their location on the second floor, away from typical views down Old Lansdowne Road due to the height.

The Juliet balcony to the rear dormer will have limited impact on the public views of the conservation area due to its location and will enhance the natural light and ventilation within the attic room.

Overall, it is considered that these works will not impact negatively upon the conservation area and will help to ensure a high quality of design and general upkeep and appearance of the property.

Demolition of the Garage

The garage which was on site has been demolished due to health and safety concerns with an unstable roof and walls. Whilst the age of the garage is not known, it is not thought that it was original with a modern roller shutter door installed. The garage provided limited positive contribution to the conservation area due to its design and structural stability. The replacement of this garage with an extension is designed to match the existing property will provide a positive contribution to the conservation area compared with the garage.

It is also noted that planning permission was granted for no. 33 Old Lansdowne Road to demolish the garage on the property to make way for the proposed ground floor extension. As such, it is considered that there is precedent for the demolition and that it has not negatively impacted upon the heritage of the area.

Conclusion

Overall, it is considered that the proposed works are in line with national, regional and local planning policy and guidance regarding heritage and will have limited, if any, negative impact upon the local heritage assets. The works will enhance the existing property whilst reflecting the local heritage and design features preserving the overall aims of the Conservation Area.

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