Heritage Statement

for

155 Burton Road, Didsbury

By

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TriVantage

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The Site

The proposed development site is 155 Burton Road, Manchester, M20 1LD, a residential property.

Photo courtesy of Whitfield Architects



Proposed Development

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

"Alterations to existing boundary wall to garden and driveway. Existing wall to be raised in height with new brickwork and metal railings, including new supporting masonry piers at regular intervals. Existing hedges to be removed and two existing small trees to be removed."

The reason for this is given as to *"provide a secure and more private front & side garden area for the house and secure the property against the impact of anti-social behaviour, vandalism, and littering (particularly glass bottles, illegal drug related paraphernalia, and other potentially harmful items)."*

Heritage Designations

Listed Buildings

The property is not a Listed Building. The nearest listed buildings are the Grade II Listed Former Mercantile Bank of Lancashire on Lapwing Lane (approx. 110m to the East of the site) and Grade II Listed Cavendish Primary School (approx. 115m North 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 Areas

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. The Conservation Area history provided online by Manchester City Council states that *"The shopping area on Burton Road was also developed at this time [the late Victorian Era] as far as no. 210 to the south, and culminated in the North with the massive Victorian public house, the Midland, on the corner with Lapwing Lane."*

Heritage Planning Policy

National level heritage focused planning guidance is located within the National Planning Policy Framework (NPPF) (2026). Policies HE4 – HE10 contain the relevant guidance on determining planning applications which include historic designations.

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In line with Policy HE5, this statement assesses the effects of the application on heritage assets. Policy HE9 has also been considered regarding the location of the site within a conservation area.

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.

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 reducing opportunities for vandalism and anti-social behaviour.

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."*

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 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....

Where boundary treatments are being renewed, walls, preferably matching the originals, should be constructed in stone or brick with stone copings. Advice should be sought from the South Area Team to establish whether or not planning permission is required for such work. Existing examples are approximately one metre high although further height may be achieved by adding an evergreen hedge.

Hedges without walls are acceptable in some roads; most existing hedges are privet, but other evergreen species may be planted.

Fences are inappropriate, unless they are wrought-iron structures to match wrought-iron gates. Gateposts should be replaced in stone or brick rather than concrete or timber. Each of these solutions requires less maintenance than the initially cheaper alternatives."

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

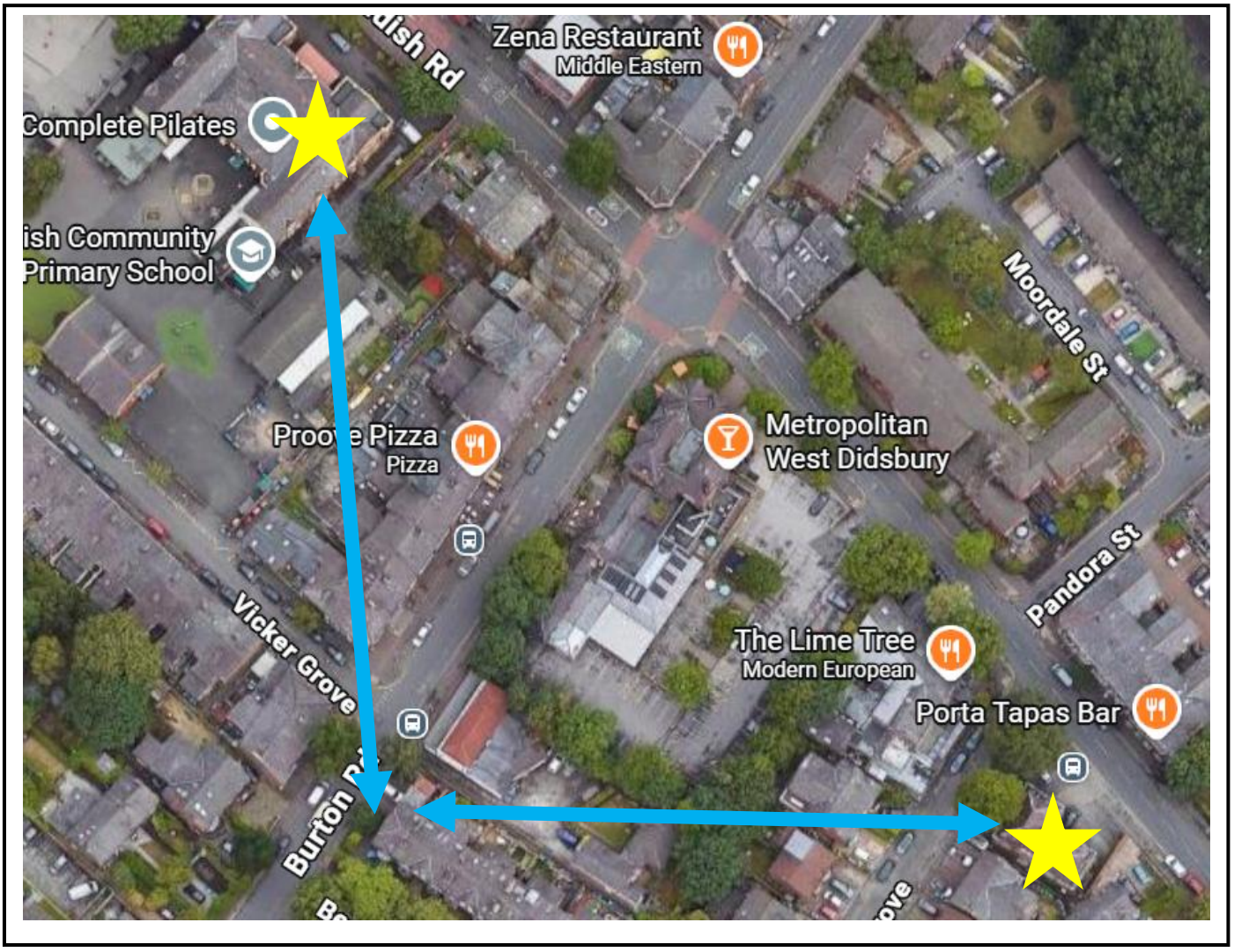
Heritage Assessment

Local Planning Policy has been considered through the preparation of the planning application.

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.

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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.



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 wall is higher than existing, as discussed above, this is required for security and protecting the property against vandalism, littering and other social behaviour. This is in part, due to the location within a mixed use area which contributes to the Conservation Area but does result in some challenges.

As per the Design and Access Statement, *"there is occasional damage to the perimeter wall & railing as well as a great deal of litter which is left on the perimeter garden walls, or left in the perimeter vegetation, or worse - thrown over the wall into their garden. This sometimes consists of glass bottles, illegal drug related paraphernalia, and other potentially harmful items (none of which is conducive to the normal & expected use of the garden by the family).*

Whilst the Applicant accepts that some level of anti-social behaviour is to be expected given the location of the

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property, it is considered that the existing perimeter wall of the front & side garden as well as the driveway is not fit for purpose in terms of providing a secure perimeter, and the height of the wall is not enough of a deterrence to those seeking to discard their litter onto the Applicant's property, or to damage the existing perimeter wall, railings, and vegetation."

Whilst the conservation area details provided by Manchester City Council consider that a hedge could be a suitable way of achieving additional height, this is what is currently in place and is not considered appropriate at preventing the antisocial behaviour mentioned previously. There have been occasions where lit cigarettes have been pushed into the hedge, which given the weather conditions over the summer, is a high fire risk and safety concern for the family and the property. It is also noted that, the majority of properties along this section of Burton Road, Beaufort Avenue and surrounding streets, do not have hedges on top of their walls. There is, however, a range of wall sizes and designs against which, this proposal would be appropriate. Given current damage and littering levels, the hedge hinders repairs to the wall and makes it more difficult to manage in terms of litter which has a negative impact on the overall appearance of the conservation area. It is therefore considered that the Council's approach to adding height with a hedge is not appropriate within this location.

The proposed design and materials have been chosen to reflect the existing wall, main property and conservation area as a whole. The design of the wall to be as per the existing, but taller, is considered a suitable way of providing the security required for the property without impacting the conservation area. The materials chosen reflect the existing wall as per Manchester City Council guidance.

Overall, it is considered that the height increase of the wall is the most appropriate way of maintaining the conservation area's appearance without having an unacceptable impact on the residential amenity and standard of living for the residents of the property.

Conclusion

The proposed development of a higher wall for added security and privacy at the property is considered to be appropriate for the location within the conservation area. The proposed materials and design are in keeping with the existing wall and overall conservation area. There are no listed buildings in close proximity to the site which would be impacted by the proposal due to the location of other buildings between them.

If you have any queries or require any further information, then please do not hesitate to contact me.

Victoria Allan

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