

Heritage, Design & Access Statement

Prepared in support of a Householder Planning Application
for works and extension to a dwelling,
and for relevant demolition of an unlisted building
in a conservation area

to Manchester City Council

for
Proposed two storey rear extension, various internal alterations including new loft conversion
with flat roof rear dormer
and associated external works

at

9 Pine Road
Didsbury
Manchester M20 6UY

Prepared April 2024

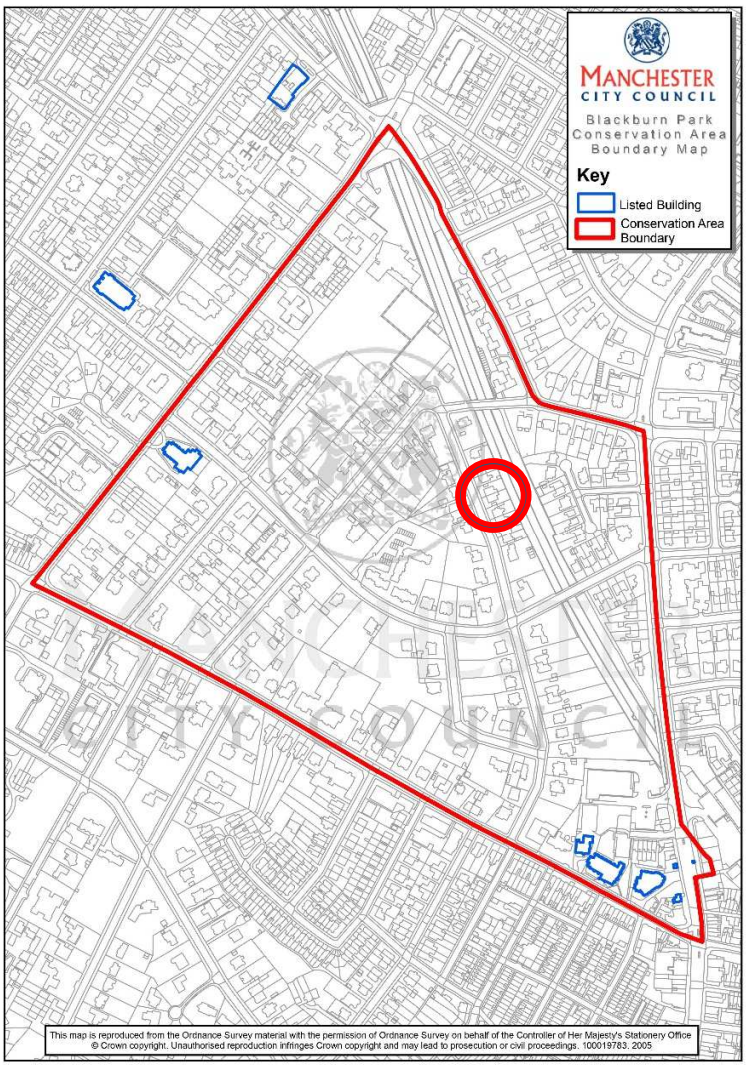


Fig. 01 Blackburn Park conservation area

Introduction

This Heritage, Design & Access Statement has been produced in support of the Householder Planning Application, submitted on behalf of A & M McNicholas, for the proposed construction of a new two-story rear extension including proposed rear dormer extension and various internal alterations to existing semi-detached dwelling and associated external works including widening of current access drive, at 9 Pine Road, Didsbury, Manchester M20 6UY

The application dwelling is situated on the eastern side of Pine Road within the existing boundaries of Blackburn Park conservation area and on that basis, a Heritage Statement has been prepared to assess the impact of these proposals on the Heritage Asset, and what measures taken as part of the design process to mitigate against that impact.

Whilst the existing dwelling is located within the Conservation area itself, the property is not listed. This statement focuses on the impact of the proposals on relevant heritage assets that may be affected.

Paragraph 189 of the National Planning Policy Framework (NPPF)- 2021, 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'.*

Para. 194 requires applicants to '*describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed on their significance'.*

Para. 195 requires local planning authorities to' *identify and assess the particular significance of any heritage asset (or its setting) when considering the impact of a proposal to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.*

These assets should be conserved in a manner appropriate to their significance, to ensure they contribute not only to the quality of life of existing but also future generations.

Historical Significance

Blackburn Park was designated a conservation area by the City Council in 1979.
The area is bounded by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road.
Blackburn Park Conservation area lies approximately 5 miles south of the city centre in a predominately residential area.

A conservation area is and as defined in section 69 of the Planning (Listed Building and Conservation area) Act 1990, '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.*

Conservation areas have their own distinctive character, derived from its landscape, historic development, use, building materials and particular features. Individual buildings, street furniture, open spaces, trees and gardens all contribute to create the particular character of the area as a whole.

In medieval times the area was composed of a number of fields with a single large property, Parkfield House, near the centre. The estate came into the possession of Charles Blackburn. who is responsible for the variety of development due to selling small portions of land, large enough to accommodate up to four houses. Wilmslow Road was the main road route to Wilmslow and other villages to the south of the city.
In 1862, a turnpike road was constructed along the line of the present Palatine Road that joined Wilmslow Road at Withington and crossed River Mersey via a bridge at Northenden. Houses built along Palatine Road over the next two decades constitute the first phase of development in Blackburn Park.
In 1880, Midland Railway opened its Manchester South District line that prompted the second phase of development up to 1905. When Blackburn died, the remainder of his estate was sold, this led to the third phase of development.

Architectural Significance

Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park.
Most houses within the park remain unchanged from their original form. On sites made vacant by demolition, for the most part these houses have been in keeping with the character of the conservation area.

High-quality detailing which can be seen on windows, door surrounds, chimney stacks, brickwork with projecting strings and corbelled brickwork. etc, all contribute to the overall architectural significance. This is further enhanced by the consistency in quality across the various properties with no single building standing out as being more significant than the others. The limited palette of materials; slate, clay tile, red brick and render with timber detailing, creates a sense of cohesiveness across the Park.

Older properties generally have textured light red or buff brick walls and slate roofs compared with houses built at turn of last century (as this application dwelling), comprise predominantly of smooth red brick, through render and half-timbering. Red tiles were used for roofs and for vertical cladding.

All houses have pitched roofs, and demonstrate a variety of roofscapes topped with ornate finials. Characteristic of the area, are windows that subdivided by glazing bars and/or, leaded with stained glass. Bay, bow and oriel windows were also common features. Each property has a covered porch, formed by projecting gable or other overhanging element of the house.
It is worth highlighting there is no built heritage within the application site and it is not within the curtilage of any of the listed buildings. Visibility of the site from elsewhere within the conservation area is limited with the only primary views being from Pine Road itself, the side and rear being well screened by other properties along Pine Road and its mature tree lined avenue.

Planning History

We understand no planning applications were submitted previously relating to the application dwelling for changes to this property.

Pre-application planning advice requests were submitted to Manchester City Council over the period from December 2023 to March 2024. The pre-app response on proposals for the alteration and extensions to this semi-detached dwelling were considered positive and principles, deemed acceptable.



Fig. 02 Aerial view of Pine Road with no.9 highlighted

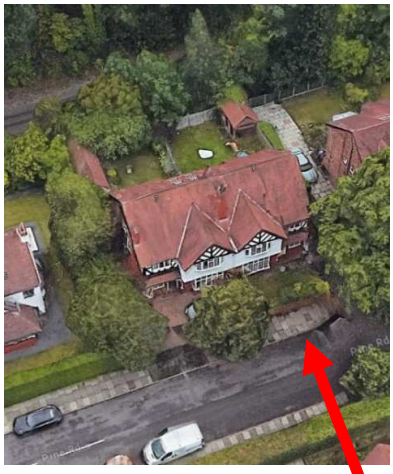


Fig.03 Front Aerial No.9 Pine Road (RHS)



Fig.04 Rear Aerial No.9 Pine Road (LHS)

The site lies is within a residential area comprising of dwellings of similar typology.



Fig.05 Front / Street Elevation As Existing (No.9 – RHS)



Fig.06 Existing Rear Elevation (9 – LHS)

Layout

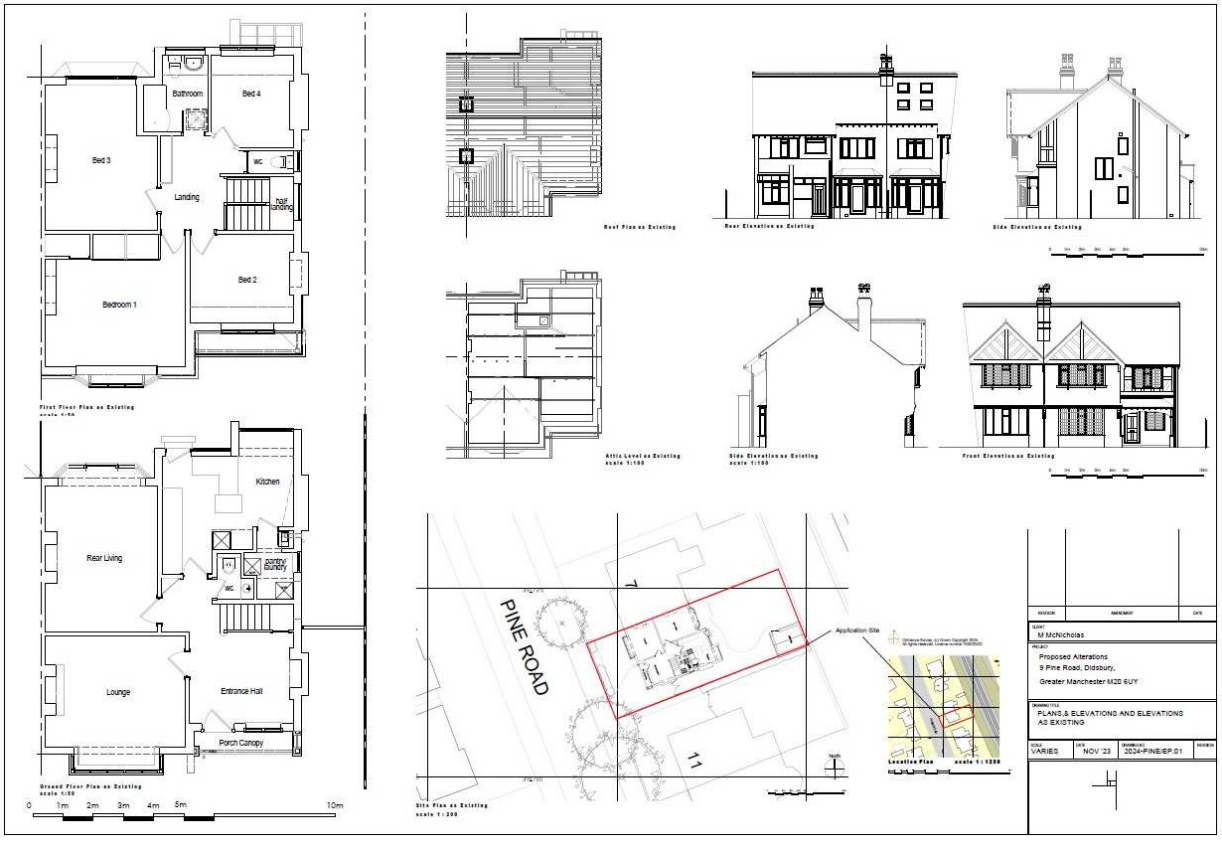


Fig. 07 Existing Plans and Elevations

The application site is generally level, comprising of a two storey semi-detached dwelling with single storey detached garage in rear garden. The property is a 4 bedroom dwelling, built in the Edwardian Arts and Crafts style. Its features comprise red brick that used predominately to ground floor front elevation and fully to side and rear elevations. The principle street elevation has a projecting gable on its upper floor, finished in roughcast render and timber detailing. The dwelling has large bay / bow windows and a covered entrance porch canopy. Its roofscape is a gable profile, finished in red tiles with exposed rafters at eaves level and has steep gables to front and on side/end. Two tall decorative chimney stacks (shared with no.7) remain in their original form with two other chimney stacks (on end elevation) having been removed/reduced to below the existing roofline.

To the rear is a bay window at ground floor serving the rear drawing room with direct access to garden. The current kitchen dining also has direct access to the rear garden and has small bay window projection with glazed roof. With exception of the kitchen bay window that is timber framed, all other windows have been replaced with white upvc framed, double glazed units. The front and rear kitchen doors are timber

The ground floor comprises of an external covered entrance porch, with large reception hall leading to a dining room, drawing room and kitchen with small utility space. The reception hall also contains a small cloaks WC and stairs with half landing leading to first floor level.

The first floor comprises of 4 bedrooms with small bathroom to rear and separate additional WC.
The property has a large roof space that has never been utilised for anything other than storage.



Fig 08 - Proposed Plans and Elevations

Scale of Proposal

The proposals are to refurbish and extend this existing two storey semi-detached property.
Proposals include partial demolitions of the existing kitchen / rear elevation to allow construction of and access into, the proposed two storey, rear extension.
In addition, proposals include conversion of the existing loft space to provide an additional bedroom and defined storage areas. Part of the loft conversion works is the introduction of a new flat roof dormer on rear elevation and roof window installations

The new two storey extension is proposed to extend approximately 4.05m from main rear building line (3m beyond the existing kitchen wall projection and full width of existing kitchen,



Fig.09 Existing Ground Floor (above) & Proposed Ground Floor (RHS)

Ground Floor layout:

The existing entrance porch canopy is to be enclosed, to make more secure (and weatherproof). That constructed in timber frame (painted white) with double glazed screen. The existing low red brick wall is to be extended up to new french doorset on LHS.

The main rear building line is set back approximately 1m from the kitchen elevation. The proposed new extension will allow the former kitchen / dining and utility spaces to be reconfigured. to provide a larger kitchen dining space. Proposals include enlarging the existing small utility space with improved access. In this new kitchen / dining space, it is proposed to install two new windows, (one on each side elevation) at line of new extension - to gain natural daylighting deeper into the internal space. These windows are proposed to be fixed casements with obscured glazing (to preserve privacy for both applicant and neighbour @ no.7) On rear elevation of new extension, propose to install new single door and window. The two main reception rooms and entrance hall (including the cloaks WC), are not affected by proposals.



Fig.10 Existing First Floor (above) & Proposed First Floor (RHS)

First Floor layout:

The existing main staircase, Bedrooms 1 and 2, are not affected by proposals. Bedroom 3 will have only minor alterations to facilitate new staircase serving proposed second floor accommodation.
The existing bathroom is to be relocated to provide access / circulation space into proposed extension containing Bedroom 4. Current Bedroom 4 location will be reconfigured to accommodate new bathroom and separate shower room.
The existing WC window opening on side elevation is to be modified to receive new, larger window for bathroom. A new window opening is to be provided for proposed shower room. These new windows both to have obscured glazing.



Fig.11 Loft conversion proposals

Second Floor Layout / Loft Conversion:

The existing attic space is to be converted into habitable accommodation comprising a new double bedroom and much needed storage areas.
To maximise useable floor area with adequate headroom, it is proposed to install new flat roof dormer on rear elevation. New dormer elevations to be finished in red plain vertical tiles and dormer roof finished in a dark grey roofing membrane (either EPDM or single ply – tba).
The proposed dormer to include new window opening with outlook across rear garden.
Access to second floor via new single stair off remodelled first floor landing.

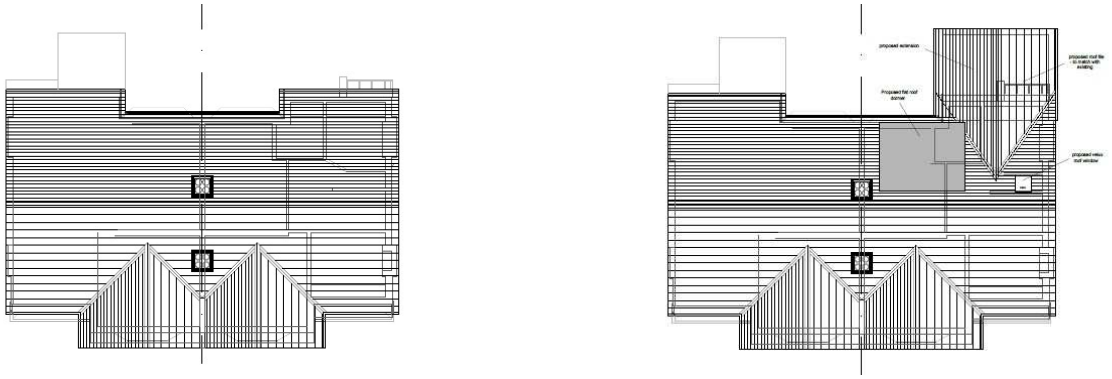


Fig.12 Existing roof scape (above) & Proposed roofscape (RHS)

Roofscape

The proposed roof of new extension to be in the form of a pitched roof with gable end – replicating pitch of gable on front elevation. Existing roof tiles removed to accommodate proposals, are to be stored for possible re-use on new roof elements. Where indicated, new roof windows to be installed (conservation style). Whilst it is acknowledged the proposed loft conversion and extension works will change the current roofscape. The new roof works have been designed to be in keeping with the original style of the dwelling. The finished heights of new gable and rear dormer are set down from the main ridgeline of the dwelling to conceal from view from the street.



Fig.13 Existing Site Plan (above) & Proposed Site Plan (RHS)

Landscaping

The proposals do not impact on any existing trees on or, adjacent to application site

Beyond the eastern boundary is the former south district railway line that now used by Metrolink
On western boundary, a low brick wall with copings, demarcates boundary of front garden and public highway that is tree lined with mature trees – Pine Road.

Front Garden Amenity
The proposals include widening of an existing private access drive. The proposals will result in a reduction of the front lawn, planter bed and low brick boundary wall along Pine Road.
The 'new' access will be demarcated by new 1.5m high (x 440mm wide) red brick piers with pcc coping - built using brick salvaged when reducing length of the existing boundary wall to achieve a 5m clear opening width. The new areas of hardstanding leading up entrance porch and gated access to side, all to be finished in block paviours.

Rear Private Amenity
The existing hardstanding on side access (beyond gate) and to rear, is to be replaced and reconfigured to suit proposals and finished in stone paving.
Subject to adjoining owner consent (no.7), partially replace existing low rear boundary fence panels running length of the new extension, with minimum 1.8m high timber fence and concrete posts to enhance privacy for both applicant and adjoining neighbour.



Fig.14 Proposed Elevations (above)

Appearance

The proposed materials palette is as follows:

- Facing bricks – Smooth red / red multi ~ to match with existing
- Windows/Doors - Front Porch - Timber frame (painted white) double glazed screen & french doorset
  Rear - White upvc framed double glazed windows and doors ~ All SBD rated
- SW & FW drainage - Upvc goods (colour: black), to match with existing
- Fascia's - Timber (painted black) to match with existing with exposed rafter tails and timber soffits (painted white) – all to match existing
- Roof - Proposed Extension – Pitched roofs: red plain tile to match existing
  Proposed Dormer - Vertical hanging tile on elevation with dark grey membrane for flat roof (EPDM or Single ply)
- Roof windows - Conservation style roof windows

The material palette has largely been driven by the existing and surrounding properties, trying to ensure that the proposals are appropriate and not incongruous to the area.

The proposed extension maintains the current gap as off-set the same distance as existing gable end from the common boundary with no.11 – to prevent any overlooking, loss of light/overshadowing.
The proposals will have some visibility in the street scene but is largely screened from view by no.11 and mature tree on roadside.

The proposed new building works that include loft conversion, to comply with current Building Regulations at time of submission (and following granting of planning approval)

Conclusion

In conclusion, the applicants key objectives are to modify and extend their existing family home to suit their needs, in a manner that fits comfortably within its immediate environment and, that complements surrounding architecture.

This dwellinghouse is part of an established frontage to Pine Road and forms part of a coherent group of houses within the conservation area It is felt both the footprint of the extension and massing of the proposals, are not considered a significant increase upon the plot curtilage.
The side/rear elevation is not a prominent element within Blackburn Park conservation area as both the proposed extension and rear dormer, are well screened from Pine Road and will not generally be seen by members of the passing public.
We feel the considered design of the proposed changes will have an acceptable impact on the character of the dwelling and help maintain the high quality of the built environment within the conservation area. Proposals suit its context and considered not harmful to the character of this property or that of wider Blackburn Park conservation area.

The scale of development / proposals is felt acceptable for the size of property & plot. We feel it accords with the requirements of the Planning (Listed Buildings and conservation areas) Act and the Local and National Policy objectives that seek to protect heritage assets including Manchester Core Strategy Development Plan and surviving UDP policies (namely DC1)

It is therefore hoped this application can be determined positively by the Planning Department at Manchester City Council.